



Planning Division
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AuroraGov.org

January 22, 2025

Subject: City Council Notice of Administrative Decision

This is to give notice to City Council that on January 22, 2025, the following application was approved with one condition:

Applicant:	Integrity Land Ventures LLC
Application Name:	E. County Line Road - Infrastructure Site Plan
Application Number:	DA-1692-07
General Location:	North side of E. County Line Road between Monaghan Road and Del Ray Street
Call-Up Deadline:	February 10, 2025

Project Summary

The applicant, Integrity Land Ventures LLC, is requesting approval of an Infrastructure Site Plan (ISP) to construct the north side of E. County Line Road between S. Monaghan Road and S. Del Ray Street. Construction of these streets is needed to support future development in The Trails at Overland Ranch Master Plan and to comply with the approved Public Improvements Plan. The Trails at Overland Ranch Master Plan is an approximately 360-acre low-density residential community bounded by S. Haysmount Street on the east, E. County Line Road on the south, and S. Monaghan Road on the west. The property is zoned Low-Density Single-Family Residential (R-1) District and is designated as the “Established Neighborhood” placetype in the Aurora Places Comprehensive Plan.

The proposed improvements to E. County Line Road would add a raised median, two additional travel lanes, curbside landscaping, and a 14-foot detached sidewalk on the north side to complete the 114-foot, Four-Lane Arterial section. The southern portion of E. County Line Road is in the Elbert County jurisdiction and will be constructed by the adjacent developer. The City of Aurora, Arapahoe County, and Elbert County have coordinated design and maintenance of the multi-jurisdictional roadway through Intergovernmental Agreements (IGAs).

The ISP includes transitions to the existing road section to the east of S. Del Ray Street and west of S. Monaghan Road. Additional phases of improvements east of S. Del Ray Street and internal to future subdivisions in the Trails at Overland Ranch Master Plan will be coordinated with future development, consistent with the Public Improvements Plan for this Master Plan.

Neighborhood Comments

Three registered neighborhood organizations and forty-one adjacent property owners were notified of the application. No written comments were received.

Adjustments

The Site Plan complies with all applicable Unified Development Ordinance requirements, and no adjustments are requested.

Approval Criteria

The project complies with the applicable approval criteria in Section 146-5.4.3.B.3.c of the Unified Development Ordinance for the following reasons:

The Infrastructure Site Plan is consistent with the Aurora Places Comprehensive Plan, which identifies this area as



Established Neighborhood. It also complies with the Unified Development Ordinance regulations and standards for the R-1 District, as well as the applicable requirements in the Trails at Overland Ranch Master Plan.

Condition of Approval

1. Resolution of outstanding technical issues prior to recordation of the Infrastructure Site Plan and issuance of any permits.

Jeannine Rustad, JD
Director of Planning & Business Development

January 22, 2025
Date

cc: Mayor Mike Coffman
Members of City Council
Jason Batchelor, City Manager
Laura Perry, Deputy City Manager
Lena McClelland, Assistant City Attorney
Planning and Zoning Commission

Attachments

Vicinity Map



Planning and
Business Development

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City of Aurora, Colorado

E. County Line Rd. Infrastructure Site Plan

Case Number: 2024-6034-00
Development Application: #1692-07