



Planning Division
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Aurora, Colorado 80012
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AuroraGov.org

Administrative Decision

Project Name: Overland Ranch Phase 2 Residential – Site Plan and Plat
Location: Northeast of the Corner of S Monaghan Road & E County Line Road
Development Application: DA-1692-06
Case Number: 2024-4019-00

January 16, 2025

Dear Jerry Richmond:

Pursuant to the Low-Density Single-Family Residential (R-1) regulations and Section 146-5.4.3.B.3 of the Unified Development Ordinance, City of Aurora, Colorado, the administrative application for Overland Ranch Phase 2 Residential is:

☐ Approved

☒ Approved with three conditions. Note the end of the decision for the conditions.

☐ Denied

This decision shall become effective after the second City Council meeting following notice of this decision to City Council. Prior to the effective date of this decision, City Council may move to consider the application and affirm, overrule or modify this decision. You may also appeal this decision to the City Council. An appeal must be filed with the City Manager's office within ten calendar days from the date of this decision. Abutting property owners may also file an appeal within ten calendar days from the date of this decision.

Based on the information contained in the application, the following are findings of fact as applied to the criteria for approval in Section 146-5.4.3.B.3 of the Unified Development Ordinance:

Minor Site Plan Criteria for Approval

1. *The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to the development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.*
 - The Site Plan is compliant with the standards of the UDO and compatible with the Emerging Neighborhood placetype found in the Aurora Places Comprehensive Plan;
 - The Site Plan is compatible with the standards and guidelines of the Trails at Overland Ranch Master Plan; and,
 - The Site Plan accounts for the timing and buildout of surrounding City and County infrastructure.

Conditions of Approval:

1. Resolution of outstanding technical issues prior to the recordation of the Site Plan and issuance of any building permits.
2. County Line Road from S Monaghan Road to S Del Ray Street must be constructed prior to the development of PA-13 and PA-27 as defined in the Master Plan.



3. County Line Road from S Del Ray Street to the eastern development boundary must be constructed prior to the development of PA-9, PA-12, and PA-31 as defined in the Master Plan.

Please address all remaining comments outlined in the last review letter and resubmit the requested documents for a technical corrections review at your convenience. Please contact your Case Manager at 303.739.7132 or egates@auroragov.org for any questions you may have about the next steps in the process.

In our Aurora Advantage 4 Business initiative, we are endeavoring to improve our customer service. Below is a link to a survey that will help us measure how we are doing in our efforts. We would greatly appreciate your participation. Please visit the link and take the survey at your earliest convenience. Thank you!
https://www.surveymonkey.com/s/CityofAurora_DevelopmentReviewSurvey.

Jeannine Rustad, JD
Director of Planning & Business Development

January 15, 2025

Date