



Planning Division  
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Administrative Decision  
Overlook at Sorrel Ranch – Preliminary Plat and Final Plat  
Location: West of the Intersection of E. Ida Pl and S. De Gaulle St  
Development Application – DA-1379-26

April 22, 2020

Dear Mr. Babbitt:

Pursuant to Section 146-5.4.2.A.3.b of the City Code, City of Aurora, Colorado, your administrative application for a Preliminary Plat is:

\_\_\_\_\_ Approved  
  X   Approved with conditions  
\_\_\_\_\_ Denied

This decision shall become effective after the second City Council meeting following notice of this decision to City Council, or May 18, 2020. Prior to the effective date of this decision, City Council may move to consider the preliminary plat and affirm, overrule or modify this decision. You or an adjacent property owner may appeal a decision to the Planning and Zoning Commission. An appeal must be filed with the City Manager's office within ten calendar days of the decision.

Based upon the information contained in the application, the following are my findings of fact as applied to the criteria for approval in the City Code Section 146-5.4.2.A.3.b:

- Consistent with the "Established Neighborhood" Placetype within the Aurora Places Plan, and is consistent with the Aurora Places Plan goal to increase high-quality housing options;
- Compliant with all applicable standards in the UDO and no adjustments are requested;
- Complies with adopted City standards and the Sorrel Ranch Framework Development Plan; and,
- Does not place undue burden on existing City infrastructure or public improvements.

Conditions of Approval:

1. The Framework Development Plan Amendment to modify the subject parcel designation from a school site to single-family detached residential must be approved and completed prior to the recordation of the Final Plat; and,
2. Resolution of outstanding technical issues prior to the recordation of the Final Plat and issuance of any building permits.

A copy of the Staff Report is attached.

  
George Adams, Planning Director

April 22, 2020  
Date

File:SDA\1379-26add