



July 10, 2024

**City of Aurora - Planning and Development**

Erik Gates  
15151 E. Alameda Parkway, Suite 5200  
Aurora, CO 80012

**Re: Letter of Introduction for Overland Ranch – Phase 2 Residential (#1785292) Site Plan and Plat**

Mr. Gates,

On behalf of the Applicant, Integrity Land Ventures LLC, and the Land Owner, JEN Colorado 19, LLC, we are pleased to submit this Site Plan and Plat application for the second phase of residential development at the Overland Ranch community (previously called “Trails at Overland Ranch”) located within the City of Aurora. This application includes the 3<sup>rd</sup> Site Plan and 2<sup>nd</sup> Subdivision Plat for the community.

The overall neighborhood moving forward will be known as “Overland Ranch” to avoid naming conflicts with surrounding developments that also include the reference to “Trails” in their name. Herein, we will refer to this development as “Overland Ranch” but will continue to reference the approved Master Plan by its title, “Trails at Overland Ranch Master Plan”. Enclosed please find the submittal items requested.

The following team members contributed to this submittal:

<p><b>Owner:</b> JEN Colorado 19 LLC 680 5<sup>th</sup> Ave FL 25, New York, NY 10019</p>	<p><b>Applicant Representative:</b> Integrity Land Ventures LLC Jerry B Richmond III 7200 S. Alton Way Centennial, CO 80112 720-937-8692 <a href="mailto:jerry@integritylandventures.com">jerry@integritylandventures.com</a></p>	<p><b>Civil Engineer:</b> JRE Engineering, LLC Kurtis W. Williams 7200 S Alton Way, Ste. C400 Centennial, CO 80112 303-740-9393 <a href="mailto:kwilliams@jreengineering.com">kwilliams@jreengineering.com</a></p>
<p><b>Surveying:</b> Aztec Consultants, Inc. Jim Lynch 300 E. Mineral Avenue #1 Littleton, CO 80122 720-724-3870 <a href="mailto:jlynch@azteconsultants.com">jlynch@azteconsultants.com</a></p>	<p><b>Planning &amp; Entitlements:</b> Norris Design Samantha Pollmiller 1101 Bannock Street Denver, CO 80204 303-892-1166 <a href="mailto:spollmiller@norris-design.com">spollmiller@norris-design.com</a></p>	<p><b>Landscape Architect:</b> Norris Design John Norris 1101 Bannock Street Denver, CO 80204 303-892-1166 <a href="mailto:inorris@norris-design.com">inorris@norris-design.com</a></p>
<p><b>Traffic Engineering:</b> Aldridge Transportation Engineering &amp; Planning John Aldridge 1082 Chimney Rock Road Highlands Ranch, CO80126 303-703-9112 <a href="mailto:john@atceng.com">john@atceng.com</a></p>		



### Community Character

Overland Ranch fuses contemporary life on the prairie with the celebrated heritage of the Overland Trail. 'Home' is the center of gravity in the community as a respite for relaxing life, with bright colors and welcoming porches that invite neighbors to gather. Modern materials blend with natural and rustic elements rooting this community in the past all while living in the present. Meandering trails through rustic and natural landscapes bring residents to the edge of the prairie and off the beaten path. Abundant open space creates wide-open views in every direction for a "live in the elements" feel, through both sunny days and starry nights.

Overland Ranch is a 360+ acre medium-density single-family residential community located east of Monaghan Road and north of County Line Road in southeast Aurora, Colorado. The site is zoned R-1 and includes a mix of single-family detached and attached/paired residences, parks, amenities, and trails.

### Description of Land Use

The second phase of residential development within the larger Overland Ranch community includes the Porch View, Stargaze and Prairie's Edge neighborhoods, as established with the Trails at Overland Ranch Master Plan. The Porch View neighborhood welcomes residents and visitors alike as a safe respite from the hustle and bustle of daily life and is characterized by distinguished front porches and welcoming entrances as well as areas for community gathering. The Stargaze neighborhood embraces a life under the stars and encourages residents to take a moment to look up and slow down and is characterized by low levels of light pollution and areas for star gazing throughout. The Prairie's Edge neighborhood is characterized by expansive and unobstructed views of the eastern prairies which are bolstered through the utilization of natural edges and vistas that create a soft transition along the eastern and northern perimeters of the Master Plan area to the surrounding prairie landscape.

The second phase of residential within the community proposes a collection of front-loaded and rear-loaded single-family homes. There are five different home types in Residential-Phase 2 consisting of the following lot types:

- 30' wide rear-load small lot homes (paired)
- 45' wide front-load small lot homes
- 50' wide front-load standard lot homes
- 60' wide front-load standard lot homes
- 70' wide front-load standard lot homes

### Application Description

Phase 2 of the community's residential development is an approximately 200-acre Single-Family Residential neighborhood. Full movement access to the neighborhood is provided via the proposed S. Emmett St, a looped residential-collector road that accesses from the existing Monaghan Road near the northwest corner of the community and accesses from County Line Road at the southern portion of the community. Additional access from Monaghan Road is provided by the proposed E. Otero Place which connects through Site Plan No. 1 via E. Mineral Ave and E. Elmhurst Ave to Residential Phase 2. Water and sewer infrastructure exists within the Monaghan and County Line right-of-way and connections to existing infrastructure is developed through Site Plan No. 1, with water and sewer infrastructure for Phase 2 residential looping off of the infrastructure provided in Phase 1. Also included is an existing drainage corridor running north-south throughout the community. The natural topography of the land provides elevated view corridors and interesting viewsheds as they relate to both the drainage corridor area and surrounding area. The drainage corridor areas will be utilized for open space and trail corridors for residents connecting them to the City's larger trail network and nearby Aurora Reservoir.

Open space both frames and intertwines the site. Open space is designed to provide amenities to facilitate active pedestrian connections along with both active and passive recreational opportunities. Activated open space areas border the northern and southern boundaries of the neighborhood and connect centrally through the site as a part of the above noted drainage corridor. Trail connections along the perimeter that connect to



internal trails follow collector streets, connect to the amenitized drainage corridors located in Phase 1, and connect park spaces provided in this neighborhood. Central to this neighborhood is a large open space, park and drainage area located within Tract AA, Tract Z, and Tract A that is connected to the neighborhood via enhanced walkways and trails. This Site Plan Number 3 also includes a large detention pond located in Tract A in the northeast corner of the site that will feature trail connections and views of nearby prairie lands. Within Tract AA, located just north of E. Phillips Avenue in the Stargaze neighborhood is an amenitized open space which features a small playground, gathering space, sculpted star-gazing landforms and a community sledding hill. The space is accessible from both the roadway and the trails that traverse the drainage corridor.

There are two neighborhood parks proposed within the Overland Ranch Residential Phase II neighborhood and are located in Tract R and Tract W. These neighborhood parks will be designed as part of future Site Plan applications; however, they are envisioned to provide a variety of active and passive amenities for both sport, play, exploration and community gathering. Amenities and facilities provided will be consistent with the approved Form J within the Trails at Overland Ranch Master Plan. The Community Center and Park (under review currently as Site Plan Number 2) is located just west of the proposed neighborhood with trail connections and enhanced walkways provided to connect Residential Phase 2 with the Community Center and Park.

### Architecture

Homes within the community include a mix of single-family detached front-loaded and rear-loaded homes. All homes front onto a public road and include a prominent entry with welcoming covered porches or stoops. All home elevations shall comply with the Architectural Standards set forth in Tab 12 of the Overland Ranch Master Plan. Elevations for the proposed paired product are unknown at this time, as a specific builder has not yet been determined. The Applicant and development team will continue to work with the City on these required elevations as the Site Plan application progresses or as a future amendment.

### Intensity of Development

The proposed residential intent for this second phase of development includes 569 single-family homes. The overall density of the area is 2.8 dwelling units per acre (569 over 200-acres).

### Adjustment Requests

No adjustment requests are anticipated at this time.

### Approval Criteria

Overland Ranch Residential Phase 2 conforms to the Site Plan Approval Criteria required by Code Section 146-5-4 through the following:

- (a) 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 development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.

*The Residential Phase 2 neighborhood is a part of the Trails at Overland Ranch Master Plan, which was approved late Spring 2023. The Site Plan proposed is fully compliant with the Master Plan, and with the UDO on any details not specifically identified with the approved Master Plan.*

- (b) The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.

*The infrastructure proposed with this Site Plan No.3 has been analyzed against city, state, and industry standards to ensure that improvements proposed are adequate to properly serve the users.*



(c) Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.

*There are no existing floodplains, streams or arroyos on site, however there are existing drainage channels throughout. These areas will remain intact with minor modifications to ensure appropriate capacity for the community. These drainage corridors shall provide space for views and opportunities for trail corridors across the community.*

(d) The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.

*This Site Plan No. 3 proposes a multitude of off-street pedestrian corridors that are part of a larger trail network serving the area. These corridors will facilitate safe pedestrian circulation to and from key points of interest within the community as well as connect users to offsite locations as part of the regional trail system. In addition, bike lanes are provided as part of S. Emmett Street collector road, County Line Road, interior 2-lane collector roads, and the Monaghan Road improvements (Re: Public Improvement Plan).*

(e) The application is compatible with surrounding uses in terms of size, scale and building façade materials.

*The Residential Phase 2 neighborhood will be compatible with the nearby residential developments, with maximum building heights of 35 feet, pedestrian-scale massing, and traditional residential façade materials.*

(f) The application mitigates any adverse impacts on the surrounding area to the degree practicable.

*Negative impacts associated with the development of Site Plan No. 3 of the Overland Ranch community are limited to standard impacts from construction and new development. Adverse impacts shall be mitigated, where possible, to ensure the health, safety, and welfare of the future residents as well as development crews.*

We look forward to continuing to work alongside the City of Aurora on creating another unique community. If you have any questions or concerns regarding the application, please feel free to contact me.

Sincerely,  
Norris Design

Samantha Pollmiller  
Principal