



February 19, 2024

City of Aurora - Planning and Development

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

Re: Letter of Introduction for Trails at Overland Ranch 1 – Site Plan and Plat (DA-1692-03)

Mr. Gates,

On behalf of Integrity Land Ventures LLC, we are pleased to submit this second submittal of a Site Plan and Plat application for Site Plan 1 at Trails at Overland Ranch located within the City of Aurora. Enclosed please find the submittal items requested.

The following team members contributed to this submittal:

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



Trails at 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 agrarian 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 in through both sunny days and starry nights.

The Trails at 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. The community includes a mix of single-family detached and attached/paired residences, parks, amenities, and trails.

Description of Land Use

Site Plan 01 is the first filing within the larger Trails at Overland Ranch community and includes the Overland Spirit and portions of the Porch View neighborhoods, established with the Trails at Overland Ranch Master Plan. The Overland Spirit neighborhood, located along the westernmost edge of the community embraces the history and cultural significance of the Overland Trail and the frontier spirit. The Porch View neighborhood welcomes residents and visitors alike as safe respite from the hustle and bustle of daily life and is characterized through distinguished front porches and welcoming entrances as well as areas for community gathering.

Site Plan 01 proposes a collection of front-loaded single-family homes. There are five different home types in Site Plan 01 with front lot widths ranging from 45' to 70'. Open space both frames and intertwines the site. Open space is designed to provide amenities to facilitate active pedestrian connections and active recreation. Activated open space areas border the western and southern boundaries of neighborhood and provide trail connections along the perimeter that connect to internal trails that follow collector streets and the amenitized drainage corridor through the center of the community. The amenitized drainage corridor, referred to as Tract B, spans the center of the community and provides pedestrian connections to a future Recreation Center located within Site Plan 01 known as Tract E. The recreation center is located near the main entrance of the community from Monaghan Road and will include an amenity building and park. The Recreation Center will be designed as part of a future Site Plan application. Included with this Site Plan is a 5.22 acre open space area located to the north of the recreation center within Tract F consisting of 5.22 acres of open space area being designed to provide a park amenity associated with the recreation center.

Location and Size of the Project

Site Plan 01 is a 169.78-acre Single-Family Residential community. Full movement access to the neighborhood is provided via the proposed E. Mineral Ave, a looped 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. Water and sewer infrastructure exists within the Monaghan and County Line right-of-way and will be utilized for this community. 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.

Architecture

Homes within the community include a mix of single-family detached homes. All homes front onto either a public road or shared green court 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 Trails at Overland Ranch Master Plan.



Intensity of Development

The proposed residential intent for this first phase of development includes 425 single-family homes. The overall density of the area is 2.5 dwelling units per acre (288 over 68.3-acres).

Adjustment Requests

A minor adjustment is being requested as follows:

Code Section 146-4.3.10.C: Double Frontage Lots. Double frontage lots shall not be permitted adjacent to local or collector streets, and shall be avoided to the maximum extent practicable along arterial streets. Where double frontage lots cannot be avoided, buffering of back yards from those streets shall include a landscaped buffer at least 20 feet in width between the rear lot line of any residential lot and the closest edge of curbside landscaping area adjacent to the street, per Section 146-4.7.3.

Request: Allowance of sixteen (16) homes adjacent to E. Mineral Avenue to permit a double-frontage condition.

Justification: In an effort to reduce driveway access onto the E. Mineral Avenue collector and at the main entrance of the community, sixteen (16) homes are oriented to front and gain access via the E. Elmhurst Avenue, thereby forcing a double-frontage condition. As mitigation for this condition, a 20' landscape buffer is provided between back of lot and the adjacent ROW. The remaining frontage of this ROW (94%) is in compliance with this section.

Approval Criteria

The Trails at Overland Ranch Site Plan 01 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 Trails at Overland Ranch Phase 1 residential 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 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 providing spaces for views and opportunities for trail corridors.

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



The Site Plan 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 The Residential Parkway, Three-Lane Collector, County Line Road, Two-Lane Collector, and 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 Trails at Overland Ranch neighborhood will be compatible with the nearby commercial and 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 01 of Trails at Overland Ranch 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

A handwritten signature in black ink, appearing to read 'Samantha Pollmiller'.

Samantha Pollmiller
Principal