



# REUNION CENTER

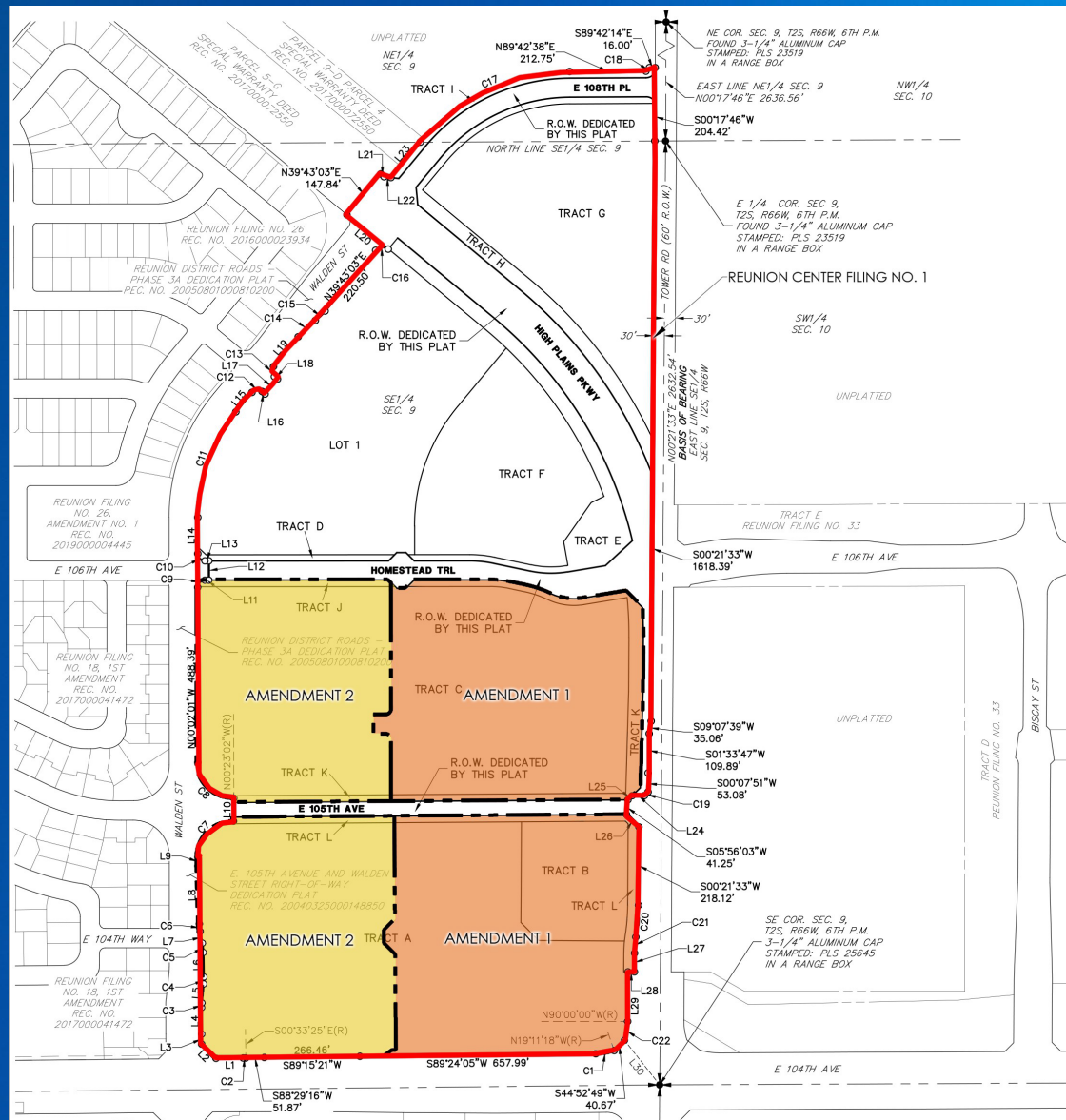
FILING 1 AMENDMENTS 1 & 2

January 5th, 2026



**J·R ENGINEERING**  
A Westrian Company

# WHY AMENDMENTS?



- REUNION CENTER FILING NO. 1 WAS PLATTED IN 2020 TO CREATE THE STEAD SCHOOL LOT AND DEDICATE SURROUNDINGS RIGHT OF WAY FOR ROADS
- 2 AMENDMENTS DUE TO PREVIOUS CITY POLICY OF NO MORE THAN 150 LOTS PER PLAT
- NO CHANGES TO UNDERLYING ZONING AND USE



# MIXED USE NEIGHBORHOOD



- 190 RESIDENTIAL PAIRED HOMES
- 10 COMMERCIAL LOTS (TC-2 ZONE)
- 5-40 DU/AC ALLOWED
- 11.1 DU/AC PROPOSED
- 0.5 AC OPEN SPACE REQUIRED
- 3.4 AC OPEN SPACE PROPOSED



# MIXED USE NEIGHBORHOOD



## AMENDMENT 1

- 84 RESIDENTIAL DUPLEX HOMES
- 5 COMMERCIAL LOTS (TC-2 ZONE)
- 5-40 DU/AC ALLOWED
- 8.5 DU/AC PROPOSED
- 0.3 AC OPEN SPACE REQUIRED
- 3 AC OPEN SPACE PROPOSED



# MIXED USE NEIGHBORHOOD



## AMENDMENT 2

- 106 RESIDENTIAL DUPLEX HOMES
- 5 COMMERCIAL LOTS (TC-2 ZONE)
- 5-40 DU/AC ALLOWED
- 14.7 DU/AC PROPOSED
- 0.2 AC OPEN SPACE REQUIRED
- 0.4 AC OPEN SPACE PROPOSED



# COMMERCIAL RENDERINGS



RENDERINGS AND CONCEPTS MAY VARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE



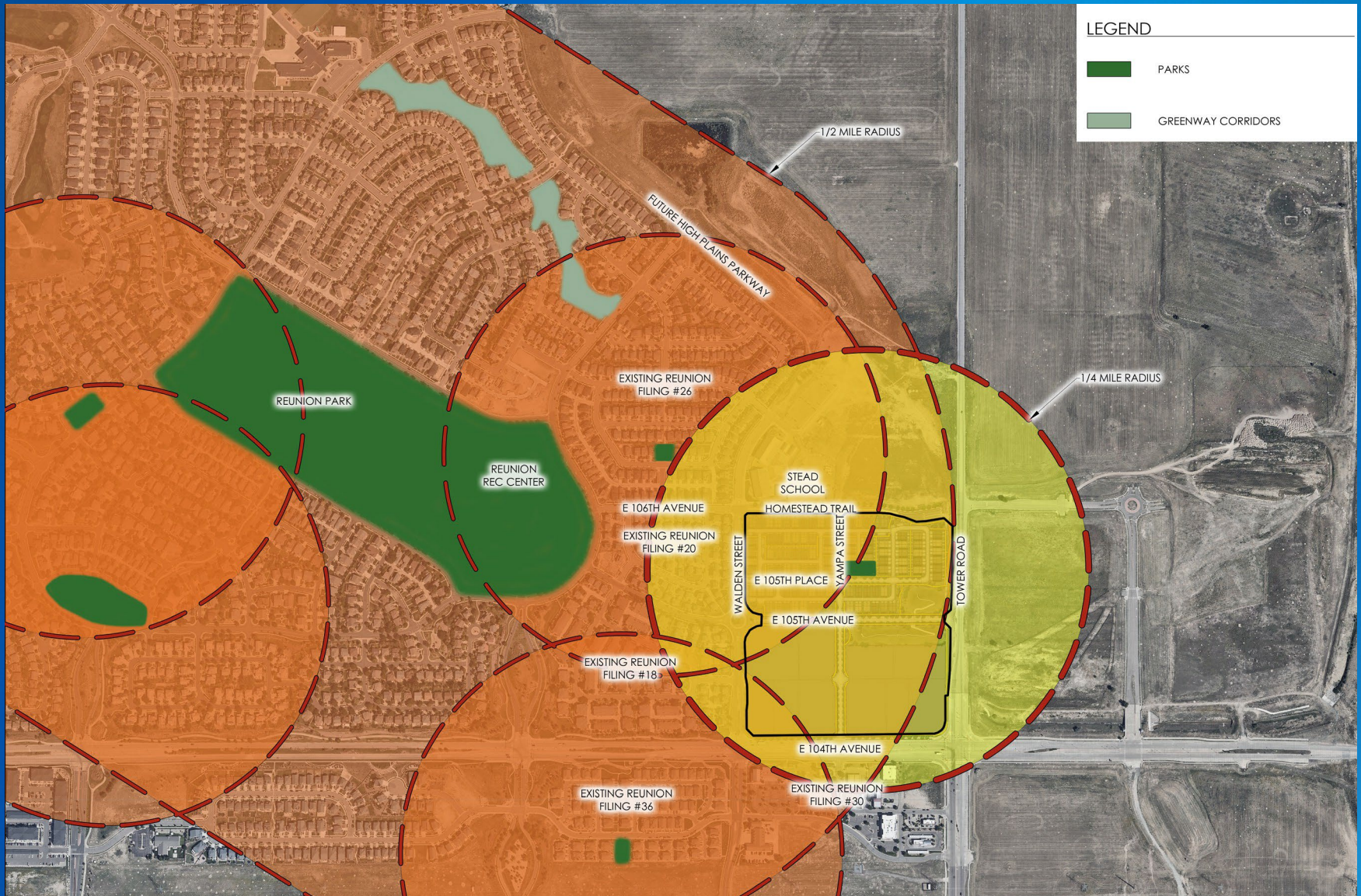
# RESIDENTIAL RENDERINGS



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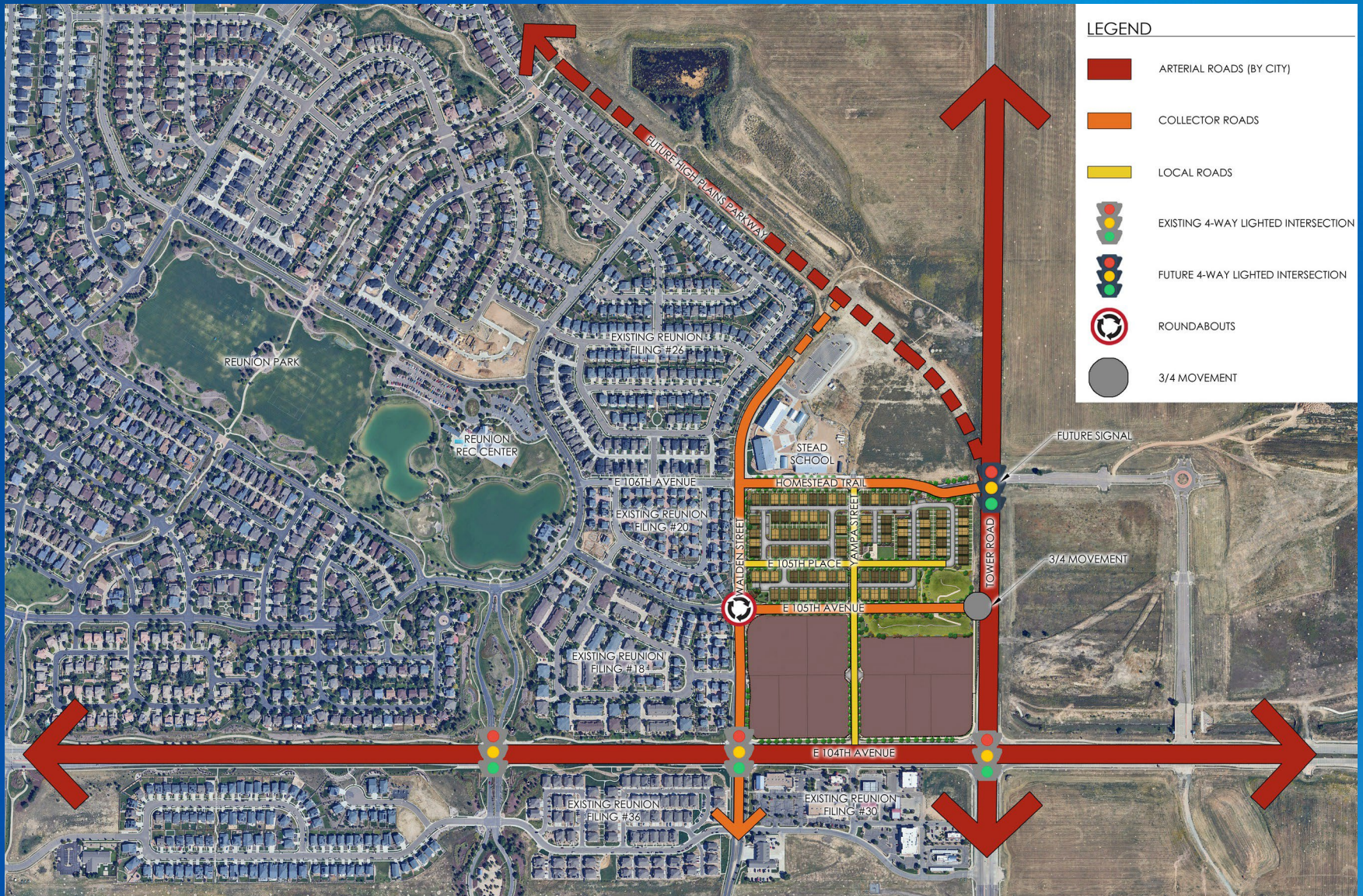


# PARK LOCATION PLAN





# TRAFFIC CIRCULATION PLAN



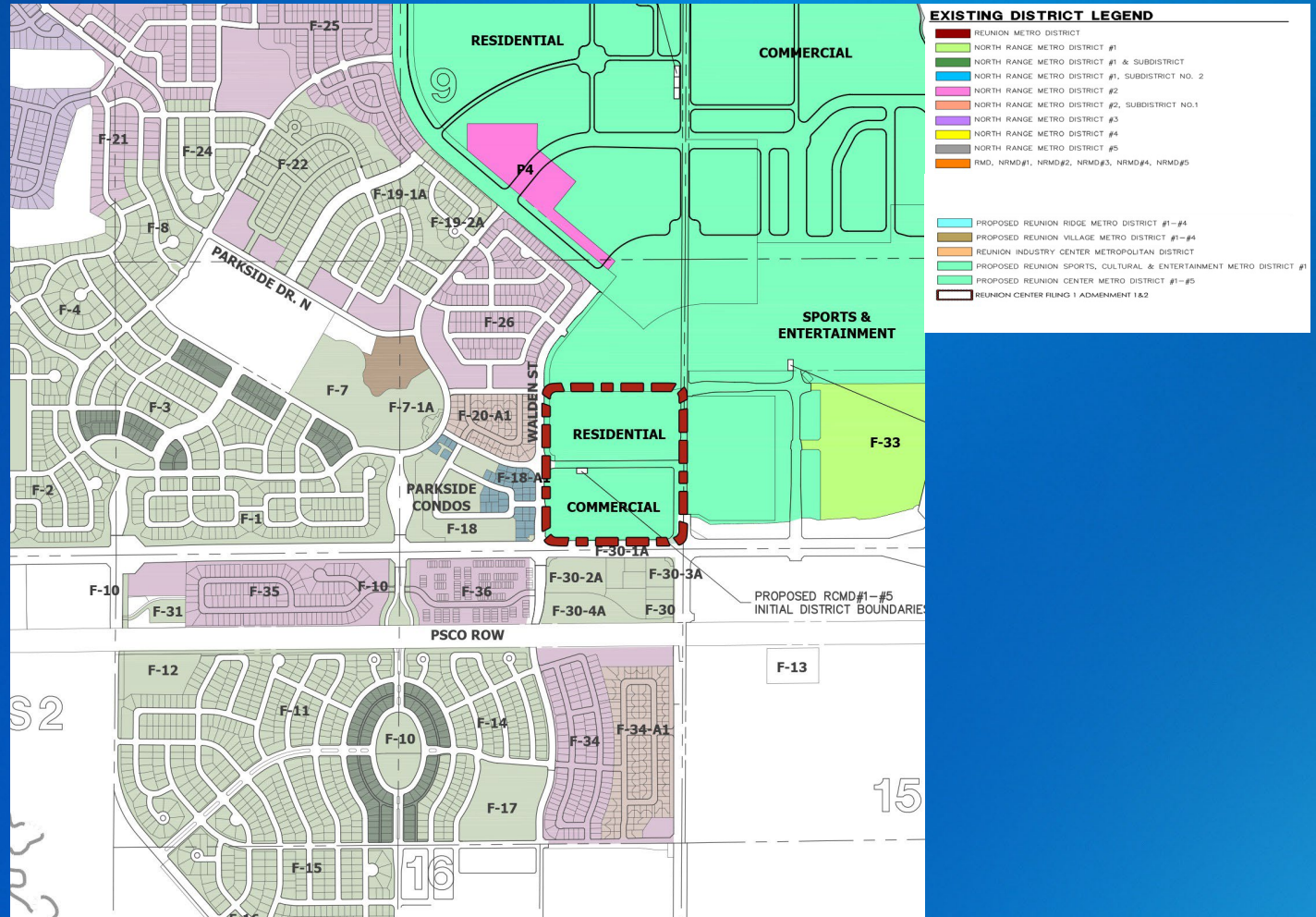


# RESIDENTIAL PARKING PLAN





# METRO. DISTRICT MAP



# SUBDIVISION APPROVAL CRITERIA

## Article III – Development Review / Sec/ 21-3241 Final Plats

(a) The subdivision is consistent with any approved rezoning, concept plan or PUD Zone Document;



(b) The subdivision is consistent with and implements the intent of the specific zoning district in which it is located;



(c) There is no evidence to suggest that the subdivision violates any state, federal, or local laws, regulations, or requirements;



(d) The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, and otherwise accomplishes the purposes and intent of this land development code;



(e) The subdivision complies with all applicable city standards and does not unnecessarily create lots or patterns of lots that make compliance with such standards difficult or infeasible;



(f) The subdivision:

(i) Will not result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, public improvements, either as they presently exist or as they may in the future exist as a result of the implementation of provisions and policies of the comprehensive plan, this land development code, or any other plan, program or ordinance adopted by the city; or



(ii) Any adverse effect has been or will be mitigated to the maximum extent feasible;





# SUBDIVISION APPROVAL CRITERIA

## Article III – Development Review / Sec/ 21-3241 Final Plats

(g) Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development;



(h) A development agreement between the city and the applicant has been executed and addresses the construction of all required public improvements; and



(i) As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.



**For the above reasons, applicant requests approval of the Final Plat without conditions.**



*thank you*

OAKWOODHOMESCO.COM