



OAKWOOD

HOMES

Oakwood Land Company

Reunion Filing 38

March 7, 2022

Reunion Filing 38

- ▶ Application History
- ▶ Final Plat Approval Criteria
- ▶ Application Elements
- ▶ Conclusion

Reunion Filing 38

Application History

- ▶ Submitted for administrative approval
- ▶ Staff completed technical review
 - ▶ Determined application was ready for notification Nov. 29, 2021
 - ▶ Proceeded with public notice on Dec. 3, 2021
 - ▶ Notice period was set to expire on Dec. 13, 2021
- ▶ City Council considered call up for public hearing on Dec. 6, 2021 – vote failed
- ▶ Public comments were received on December 12-13, 2021
 - ▶ Four comments were received within 300-foot notice area
 - ▶ None of the comments outlined specific violations of the Land Development Code
 - ▶ CD Director decided to refer Plat to PC and City Council on Dec. 16, 2021
 - ▶ Planning Commission recommended approval (3-2) on February 10, 2022

Reunion Filing 38

Final Plat Approval Criteria

- ▶ Nine criteria for Final Plat approval. Oakwood Homes will show the Application,
 - ▶ Is consistent with the approved PUD Zone Document;
 - ▶ Is consistent with the Zone District intent;
 - ▶ Complies with applicable laws and regulations;
 - ▶ Complies with the intent of the Land Development Code;
 - ▶ Complies with City development standards;
 - ▶ Has no adverse effects on surrounding properties;
 - ▶ Has adequate public services;
 - ▶ Has an executed Development Agreement with the City;
 - ▶ Is properly phased

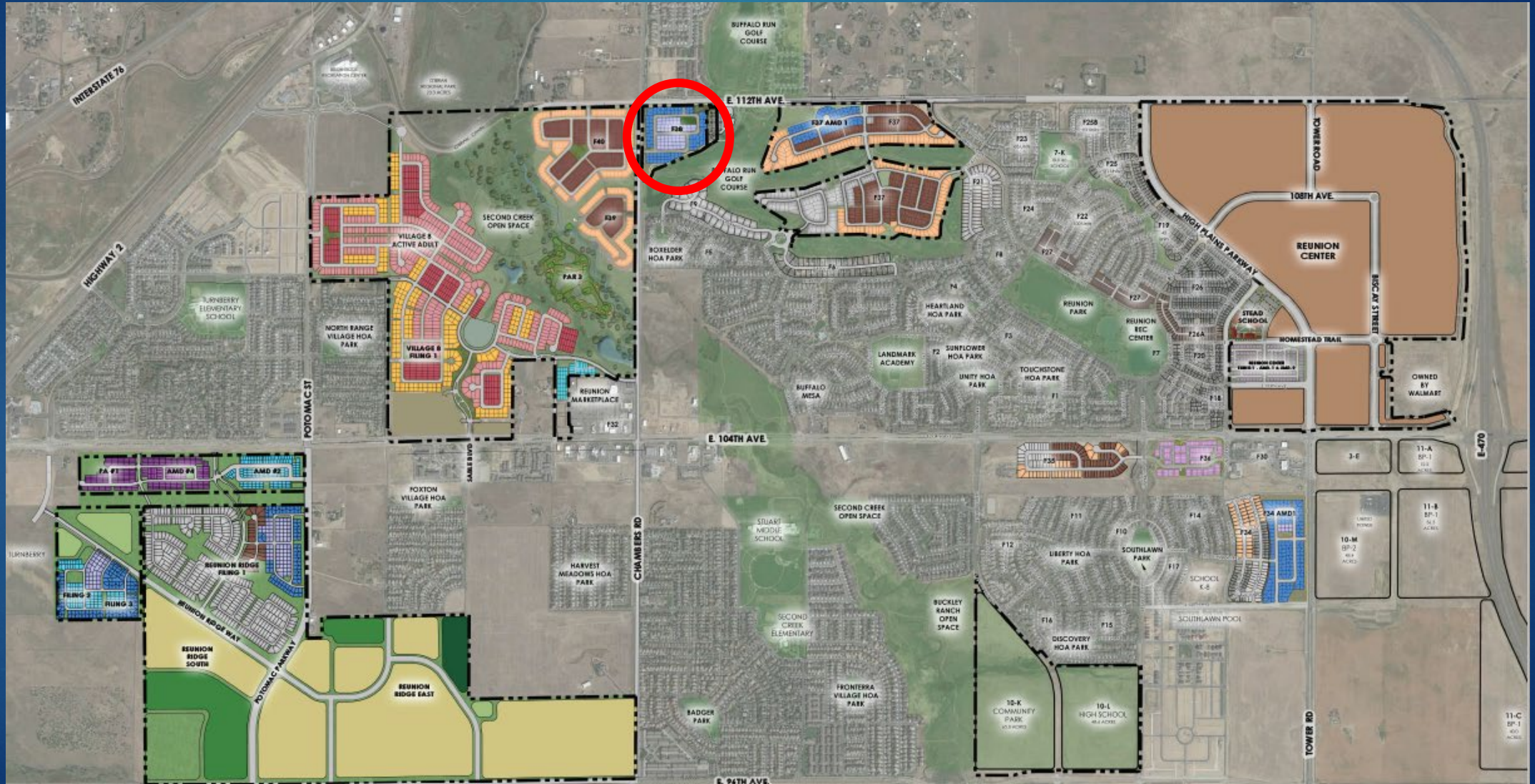
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Areas of Resident Concerns

- ▶ High Density Use
- ▶ Lack of a Grocer/New Commercial Development
- ▶ Views
- ▶ Schools
- ▶ Increased Traffic

Reunion

Overall Map



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Area Map



- ▶ **Village 7A / Filing 38**
- ▶ Reunion PUD Zone Document
 - ▶ Approved March 4, 2019
 - ▶ Compliant with Comp Plan
- ▶ Final Plat submitted Sep. 3, 2020
- ▶ Resubmittals in Jan and May 2021
- ▶ Resolved PW comments Oct-Nov 2021
- ▶ Staff approval Nov. 29, 2021
- ▶ Public Notice Dec. 3, 2021
- ▶ Referred for public hearing Dec. 16, 2021

NEW SIGNALIZED INTERSECTION
(COMPLETED 2020)

E. 112TH AVE

DETENTION

E. 111TH PL.

HELENA CT.

BUFFALO RUN CLUBHOUSE

E. 111TH AVE.

HELENA ST.

FUTURE DEVELOPMENT

NEW GOLF PARKING
(COMPLETED 2020)

PROPERTY BOUNDARY

E. 110TH PL.

CHAMBERS CT.

PROPOSED CHAMBERS ROAD

BUFFALO RUN GOLF COURSE

TRAIL TO SECOND CREEK TRAIL

UNDERPASS

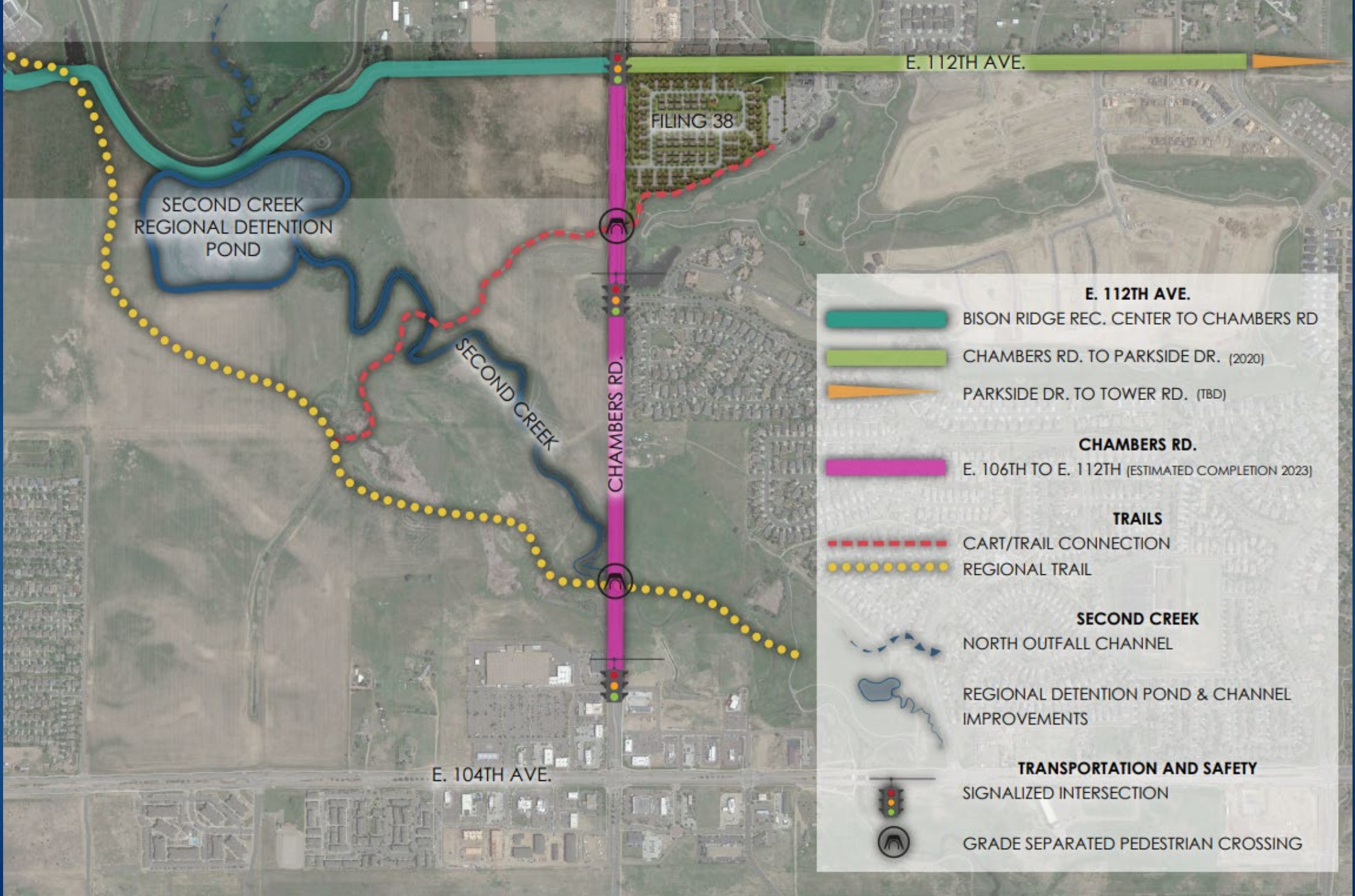
-  CARRIAGE HOUSE
-  PORCHLIGHT



REUNION FILING 38
ILLUSTRATIVE SITE PLAN



Scale: 1" = 150'
0 150 300 600
January 26, 2022



E. 112TH AVE.

FILING 38

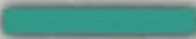
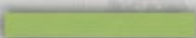
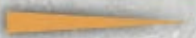
SECOND CREEK
REGIONAL DETENTION
POND

SECOND CREEK

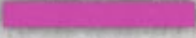
CHAMBERS RD.

E. 104TH AVE.



E. 112TH AVE.

-  BISON RIDGE REC. CENTER TO CHAMBERS RD
-  CHAMBERS RD. TO PARKSIDE DR. (2020)
-  PARKSIDE DR. TO TOWER RD. (TBD)


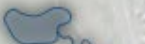
CHAMBERS RD.

-  E. 106TH TO E. 112TH (ESTIMATED COMPLETION 2023)



TRAILS

-  CART/TRAIL CONNECTION
-  REGIONAL TRAIL

SECOND CREEK

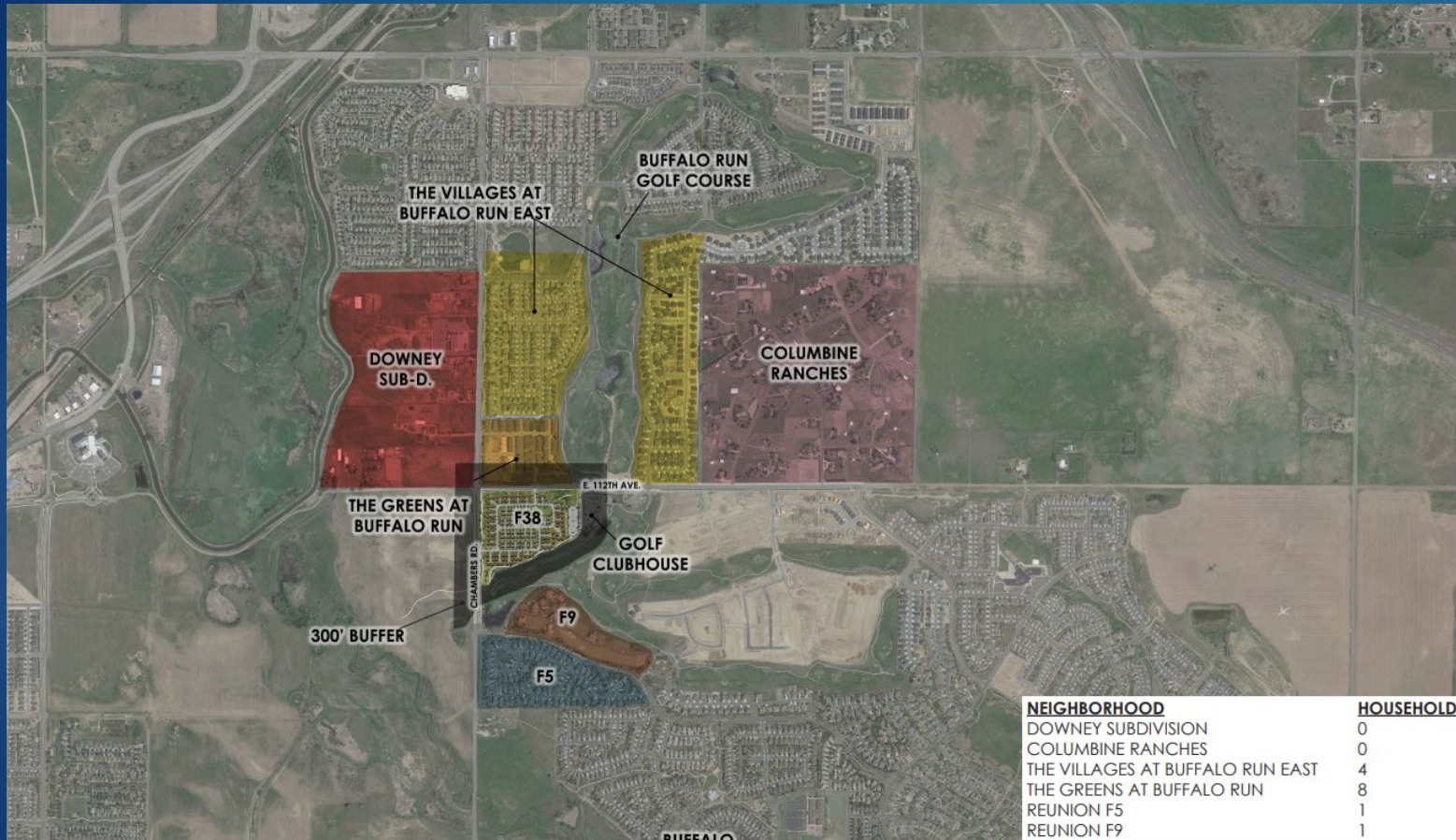
-  NORTH OUTFALL CHANNEL
-  REGIONAL DETENTION POND & CHANNEL IMPROVEMENTS

TRANSPORTATION AND SAFETY

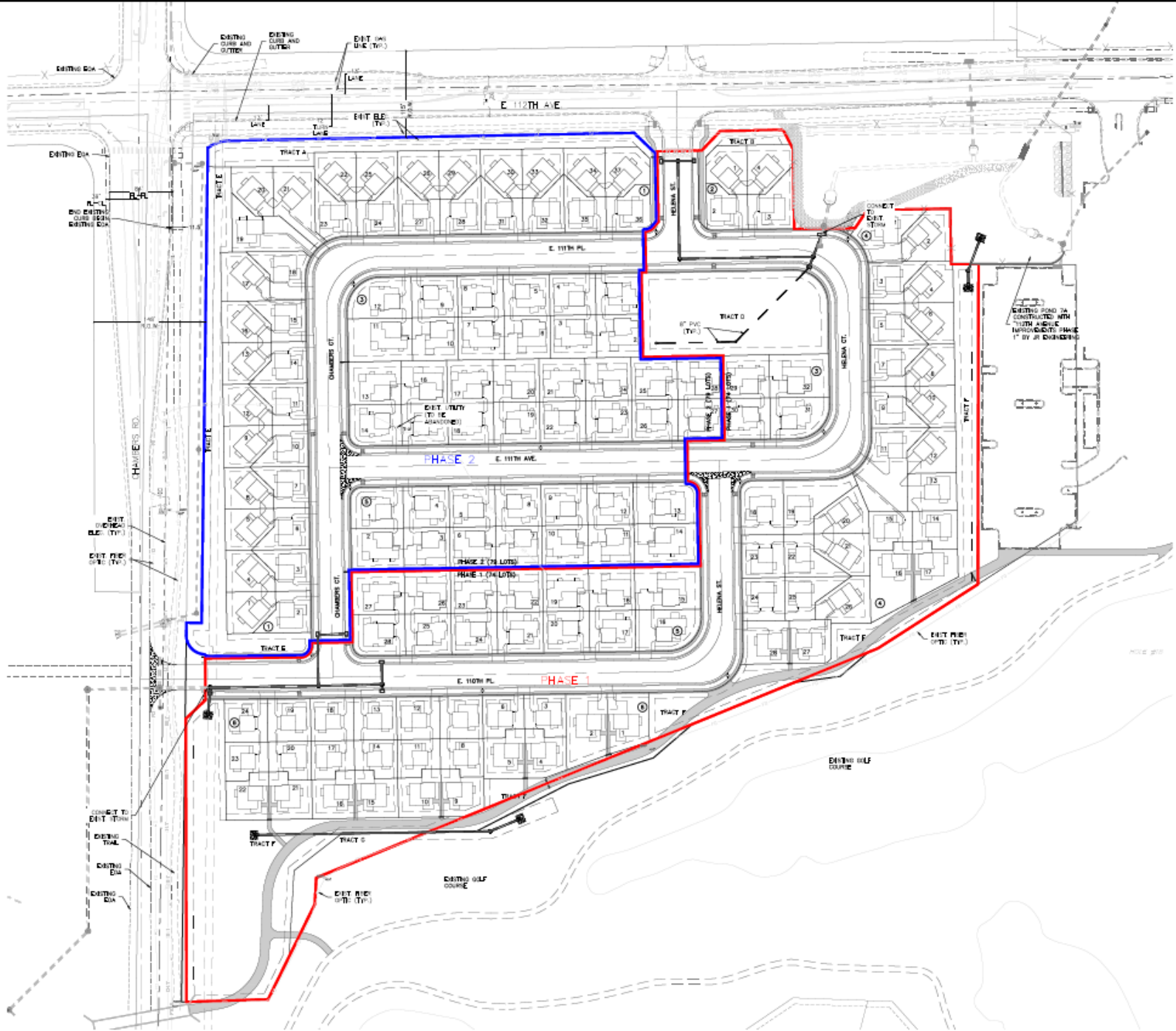
-  SIGNALIZED INTERSECTION
-  GRADE SEPARATED PEDESTRIAN CROSSING

Reunion

Map of comment addresses (as provided)



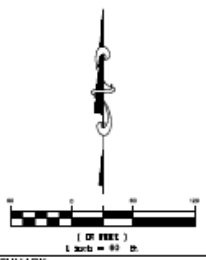
- ▶ **109 Comments submitted via email**
- ▶ 14 within surrounding neighborhoods
- ▶ 95 outside of immediate area of Filing 38



LEGEND

PHASE 1 (74 LOTS)

PHASE 2 (79 LOTS)



BENCHMARK:
 4" BRASS CAP STAMPED "TENA HANCO, OMAHA, NE"
 ALICE CONTROL POINT ON THE EAST SIDE OF JONES ROAD, SOUTHWEST CORNER OF 10TH AVENUE, 38.2' ELEV. OF THE WLY LINE OF THE NORTHWEST 1/4 OF SECTION 15, T.22S. R. 12E. W. 1E AND 1200.0' SLY OF THE WLY LINE OF 540' NORTHWEST 1/4 OF SECTION 15.
 N=1,747,354.81 E=2,205,144.99 ELEV=5243.54 (NAVD 83)

THE COORDINATE AND ELEVATION SHOWN ABOVE ARE UNADJUSTED STATE PLANE COORDINATE VALUES (BUFFALO HILLS LOCAL COORDINATE SYSTEM) DERIVED FROM A G.P.S. FIELD SURVEY PERFORMED BY AT&T CONSULTANTS, INC. IN AUGUST AND SEPTEMBER, 2003.

811
 Know what's below.
 Call before you dig.

THE LOCATION OF BURIED UTILITIES IS NOT GUARANTEED. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.



DEVELOPER:
 CLAYTON PROPERTIES GROUP II
 4808 TOWER ROAD
 DENVER, CO 80248
 (303) 498-8500

PROJECT:
 CLAYTON PROPERTIES GROUP II
 REUNION SUBDIVISION FILING NO. 38
 COMMERCIAL CITY, COLORADO

OVERALL UTILITY & PHASING PLAN

DATE: 10/28/20

SCALE: 1" = 40' (AS SHOWN)



DATE: 10/28/20

SCALE: 1" = 40' (AS SHOWN)

BY: [Signature]

CHK: [Signature]

APP: [Signature]

REV: [Signature]

NO: 3

Comprehensive Plan

112th Ave and Chambers Road



Reunion Filing 38

Subdivision Approval Criteria

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

- ▶ The subdivision is consistent with the PUD Zone Document.
- ▶ The subdivision is consistent with Mixed Use zoning district intent.
- ▶ The subdivision complies with all state, federal, or local laws, regulations or requirements.



Reunion Ridge Filing 38

Subdivision Approval Criteria

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

- ▶ The general layout of lots, roads, , driveways, utilities, and drainage facilities complies with the intent of the LDC by,
 - ▶ Minimizing land disturbance,
 - ▶ Maximizing open space, and
 - ▶ Preserving existing trees, vegetation and riparian areas.
- ▶ The subdivision complies with all applicable City standards.
- ▶ The subdivision will not result in adverse effects on adjacent properties, traffic conditions, parking, or public improvements.



Reunion Ridge Filing 38

Subdivision Approval Criteria

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

- ▶ Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property.
- ▶ A development agreement between the City and Oakwood Homes has been executed and addresses the construction of all required public improvements; and
- ▶ The proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.



Reunion Filing 38

Conclusion

▶ Approval Criteria – The Application

- ▶ Is consistent with the PUD Zone Document
 - ▶ Is consistent with the Mixed Use Zone District intent
 - ▶ Complies with applicable laws and regulations
 - ▶ Complies with the intent of the Land Development Code
 - ▶ Complies with City development standards
 - ▶ Has no adverse effects on surrounding properties
 - ▶ Has adequate public services available
 - ▶ Has an executed development agreement
 - ▶ Is properly phased
- ▶ Oakwood Homes requests approval of the Final Plat with no conditions



Thank you

— OAKWOODHOMESCO.COM —

