



# Case #S-776-20-22

## Reunion Filing No. 38

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Location: Southeast corner of E 112<sup>th</sup> Ave & Chambers Rd

Applicant: Oakwood Homes

# Introduction

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- Staff enters into the public record the contents of the case file, the subdivision regulations, and this digital presentation.
- Additionally, the property is located within the City of Commerce City. All required notification and posting requirements have been met. Therefore, the City Council has jurisdiction to hear this case.

# Case Summary

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- Location: Southeast corner of E. 112<sup>th</sup> Ave & Chambers Rd
- Request: Approval of Subdivision Plat
- Current zoning: Reunion PUD (Am 5)
- Future land use: Residential - High

# Applicant's Request

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Oakwood Homes is seeking approval of the Reunion Filing No. 38 final plat, to create 153 lots and 11 associated tracts, on approx. 21.9 acres.

*NOTE: The applicant is also seeking approval for Z-781-D-482-22 PUD Development Permit (landscaping, addressing, and civil construction documents) which is reviewed and approved administratively.*

# Applicant's Request

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- There is no increase in density requested; no change in zoning requested.
- Cluster lots are allowed by right through the *Reunion PUD Zone Document, Amendment #5*



# Public Hearing Summary

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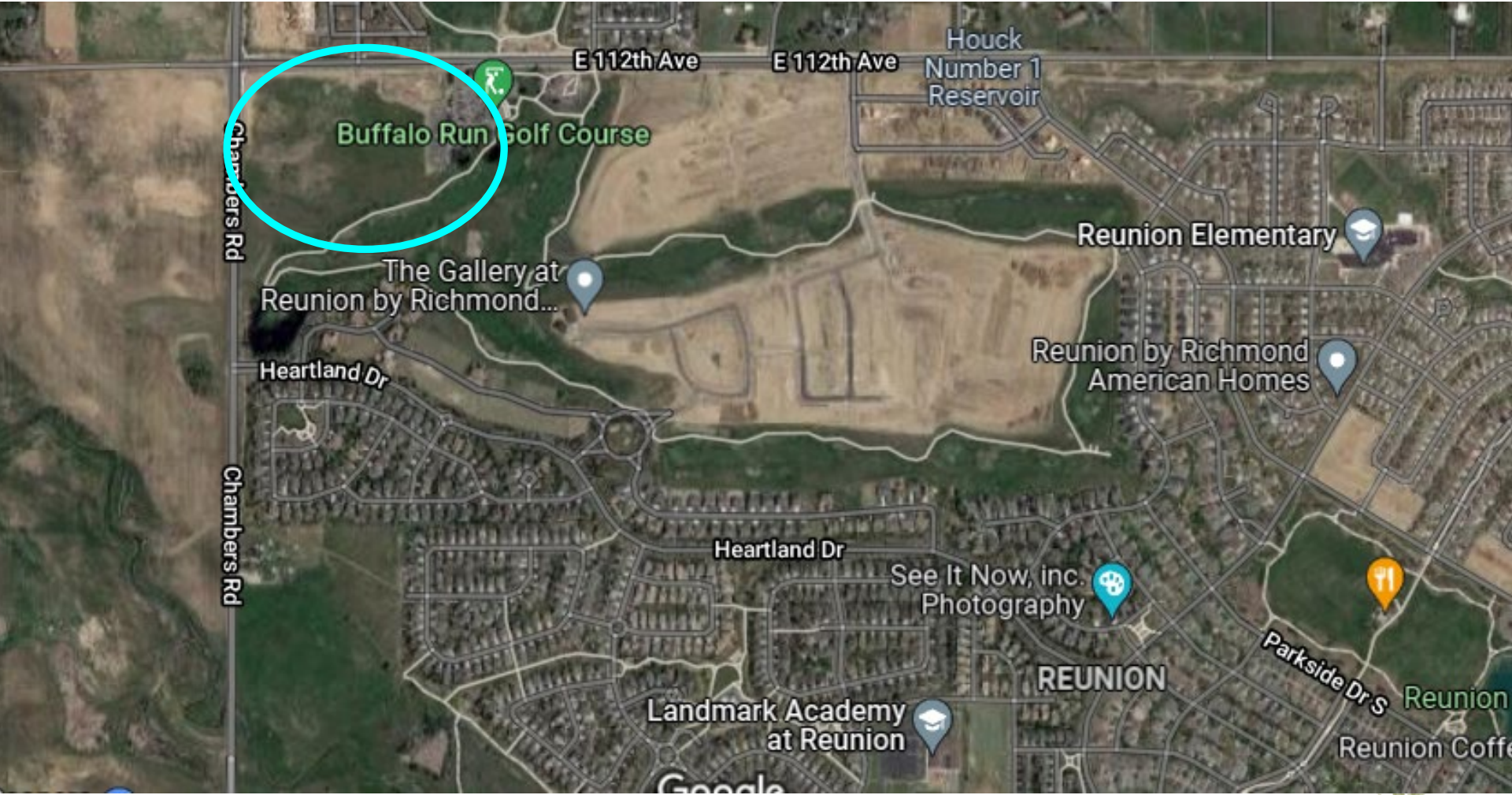
- Traditionally, subdivisions are reviewed and approved administratively in accordance with the City's Land Development Code (LDC).
- Public and Council notification is part of the administrative approval – prior to approval.
- §21-3241(4) – allows for public hearings by request of public, public entities, the CD Director, or City Council.
- Public comments resulted in this public hearing

# Location





# Location





# Location



# Location



Looking west to F38



# Future Land Use Plan

## Future Land Use

- Residential - Low
- Residential - Medium
- Residential - High
- Mixed-Use - E-470
- Mixed-Use (Corridor and Commercial)
- Commercial
- Office / Flex
- DIA Technology
- Industrial / Distribution
- General Industrial
- DIA Reserve
- Utility
- Public/State
- Park
- Open Space



# Zoning/Comp Plan

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**Comp Plan** – The FLUP within the Comp Plan is a guiding document for future land use decisions (such as re-zonings).

**Zoning** – Reunion PUD Am. 5 is the regulatory document governing the land use.

→ *The subject subdivision plat does not change or impact the allowed land uses nor change the zoning – it simply creates lots.*

# Case History

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**2000** Buffalo Hills Ranch PUD – Original Zone  
Doc for ~3,138 Acres

**2002** Rezoned from Buffalo Hills Ranch PUD  
to Reunion PUD (Amendment #1)

→ *Approval of current land uses & densities*

**2019** Reunion PUD Zone Document Amendment #5

→ *Approval of adjusted lot sizes, dwelling sizes,  
etc.*

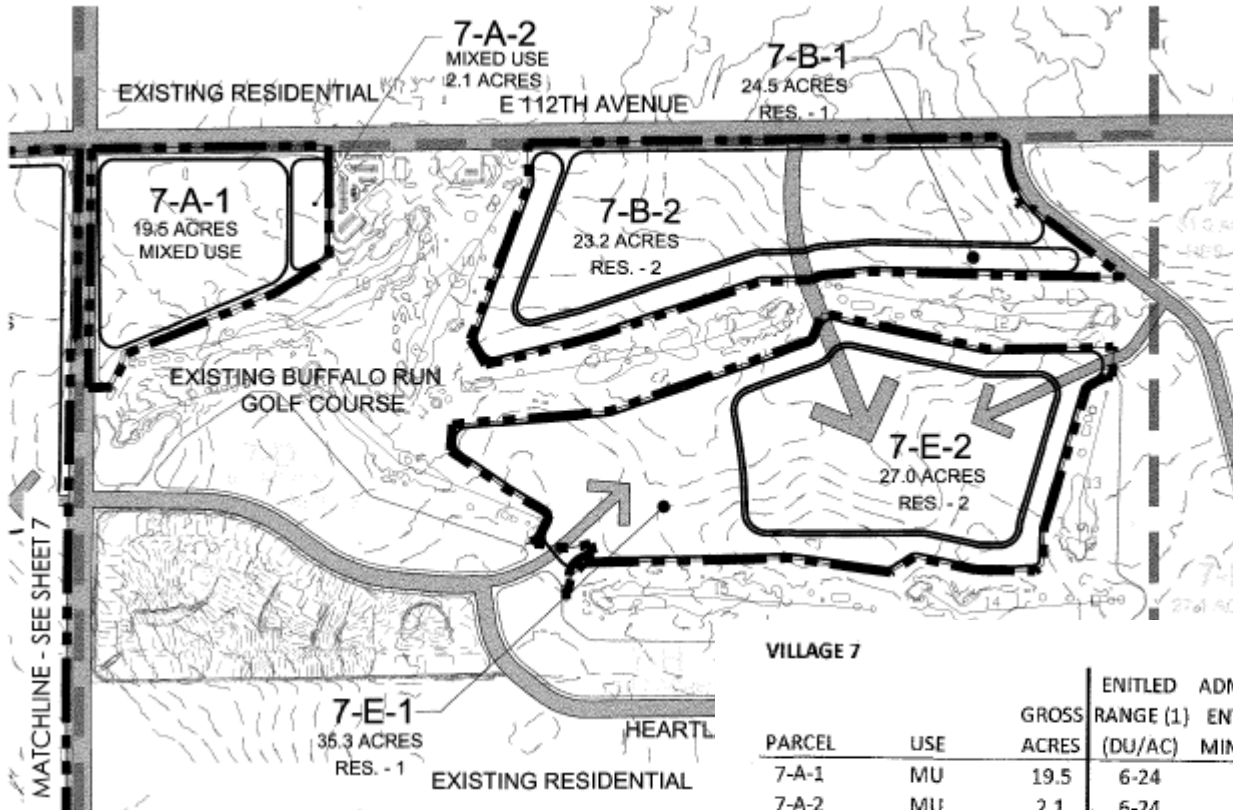
**2020-2022** *Reunion Filing No. 38*







# Reunion PUD Amendment 5



R-2, R-3, MU TC-2, BP-1
CLUSTER HOMES
2,200 SF
900 SF
N/A
2 SP. / UNIT (11)
35'
N/A
ENTIRE FRONT YARD (3)(6)
1 TREE/600 SF
1 SHRUB/300 SF
ENTIRE SIDE YARD(6)(7)

## VILLAGE 7

PARCEL	USE	GROSS ACRES	RESIDENTIAL					
			ENTITLED RANGE (1) (DU/AC)	ADMIN. (2) ENTITLED MINIMUM	ADMIN. (2) APPROVED MAXIMUM	MINIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS (+20%)
7-A-1	MU	19.5	6-24	<6	>24			
7-A-2	MU	2.1	6-24	<6	>24			
7-B-1	R-1	24.5	2-4	<2	>4			
7-B-2	R-2	23.2	3-24	<3	>24			
7-E-1	R-1	35.3	3-14	<3	>14			
7-E-2	R-2	27	2-4	<2	>4			
<b>TOTAL</b>		<b>131.6</b>				<b>750</b>	<b>1,455 CAP</b>	<b>1,746</b>

# Reunion PUD Amendment 5

RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

R-1	R-2, R-3, MU TC-2	R-2, R-3, MU TC-2, BP-1	R-3, MU BP-2, TC-2	R-2, R-3, MU,	TC-2, BP-1
SINGLE FAMILY DETACHED	SINGLE FAMILY DETACHED	CLUSTER HOMES	SINGLE FAMILY ATTACHED	MULTI-FAMILY	MULTI-FAMILY
7,000 SF	4,000 SF	2,200 SF	N/A	N/A	N/A
2,200 SF	1,100 SF	900 SF	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
2 SP. / UNIT (11)					(9)(11)(13)
35'	35'	35'	35'	50'	75'
N/A	N/A	N/A	N/A	500(5)	500(5)
ENTIRE FRONT YARD (3)(6)	ENTIRE FRONT YARD (3)(6)	ENTIRE FRONT YARD (3)(6)	REMAINDER OF LOT (8)	LANDSCAPE(3)(4)	LANDSCAPE(3)(4)
1 TREE/600 SF	1 TREE/600 SF	1 TREE/600 SF	1 TREE/600 SF	1 TREE/1,000 SF	1 TREE/1,000 SF
1 SHRUB/300 SF	1 SHRUB/300 SF	1 SHRUB/300 SF	1 SHRUB/300 SF	5 SHRUB/1,000 SF	5 SHRUB/1,000 SF
ENTIRE SIDE YARD(6)(7)	ENTIRE SIDE YARD(6)(7)	ENTIRE SIDE YARD(6)(7)	ENTIRE SIDE YARD(6)(7)	N/A	N/A

The Reunion PUD Am. 5 allows a variety of land uses (including various residential uses) within the MU designation, but does not require any set combination of uses (no min/max %s)





# Proposed Plat

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- **153 Lots and 11 Tracts**
- Access from **Chambers Rd (E 110<sup>th</sup> Pl) and E 112<sup>th</sup> Ave (Helena St)**
- Tract D → 0.624 acre **private park**
- **Trail connection** from golf course to Chambers Rd
- Tract I → **Golf Course parking lot expansion;** constructed as part of E 112<sup>th</sup> Ave improvements



# Proposed Plat



# Proposed Plat

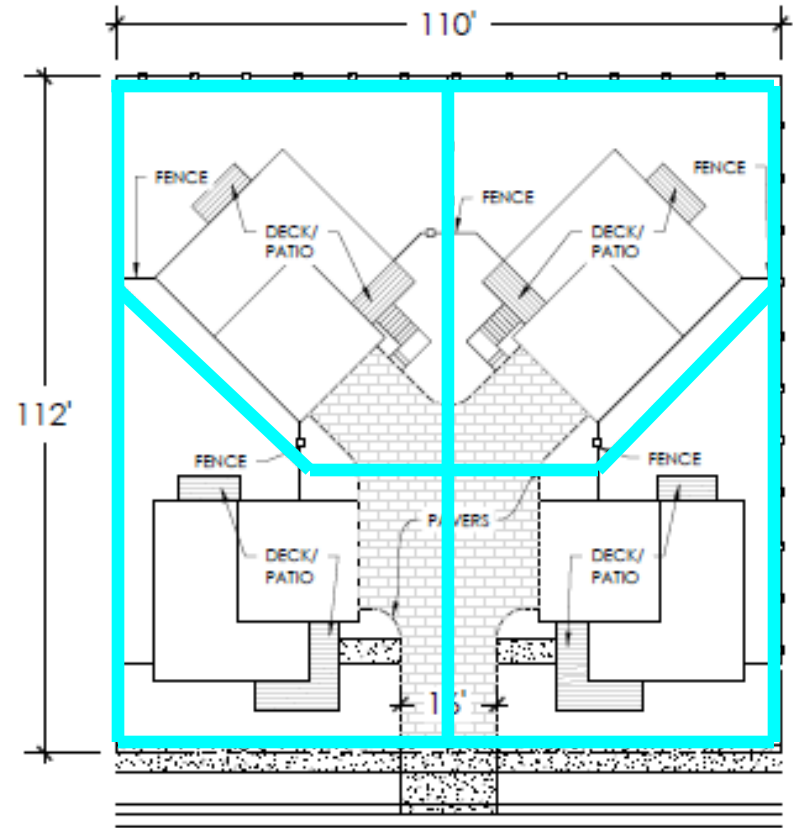
## LAND SUMMARY CHART

TRACT	AREA (S.F.±)	AREA (AC)	USE	OWNERSHIP	MAINTAINED BY
A	14,013	0.322	OPEN SPACE, UTILITIES	RMD	RMD
B	2,994	0.069	OPEN SPACE, UTILITIES	RMD	RMD
C	135	0.003	OPEN SPACE, UTILITIES	RMD	RMD
D	27,170	0.624	OPEN SPACE, PARK	RMD	RMD
E	22,412	0.515	OPEN SPACE, UTILITIES	RMD	RMD
F	46,133	1.059	OPEN SPACE, UTILITIES	RMD	RMD
G	6,547	0.150	GOLF COURSE, UTILITIES	CCC	CCC
H	56,869	1.306	DRAINAGE, POND	RMD	RMD
I	49,724	1.142	GOLF COURSE, UTILITIES	CCC	CCC
J	49,724	0.651	OPEN SPACE, UTILITIES	RMD	RMD
K	2,662	0.061	OPEN SPACE, UTILITIES	RMD	RMD
TOTAL TRACT AREA	257,013	5.902	RMD = REUNION METROPOLITAN DISTRICT CCC = CITY OF COMMERCE CITY  THIS SUBDIVISION PLAT CONTAINS 153 LOTS AND 11 TRACTS		
TOTAL LOT AREA	523,264	12.010			
TOTAL ROW AREA	176,060	4.042			
TOTAL SITE AREA	<b>956,337</b>	<b>21.954</b>			



# Cluster Lots

- Single-family detached lots & homes
- Arranged in a “cluster” style with shared driveways
- Carriage House “4-Pack” lot layout example
- Homes approved through the master model process
- 35-ft height limit; same as all other SF homes



CARRIAGE HOUSE 4 PACK CLUSTER  
SITE FEATURES

# Subdivision Plat Analysis

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- The plat was reviewed against the technical requirements of the **Reunion PUD Zone Document** and the **city's subdivision standards**.
- The plat was reviewed against the policies of the **Comprehensive Plan**.
- The plat has been distributed to and reviewed by all relevant **referral agencies**, including 27J school district, utility companies, SACFD, SACWSD, and internal City departments.

# Subdivision Plat Analysis

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## Road Network and Traffic Impacts

- Existing roads in Northern Range were studied, designed and constructed to accommodate future development.
- E. 112<sup>th</sup> Ave & Chambers Rd is now signalized
- No DRT concerns related to the impacts to the road network.
- Development Agreement between Oakwood & the City



# Subdivision Plat Analysis

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## Impacts to School District

- Future School locations planned collaboratively with District 27J throughout the Reunion Development – via Comprehensive Plan and Future Land Use Map.
- No school site identified in this area; no school site dedicated through this plat
- Land dedication requirement previously satisfied; no fee-in-lieu
- Students to attend: Turnberry ES; Stuart MS; Prairie View HS

# Subdivision Plat Analysis

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## Impacts to School District

- Based on the latest information from 27J, no issues have been raised with the available and future capacity of schools related to this subdivision.



# Subdivision Plat Analysis

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## Private Parks & Amenities

- Filing 38 private park located on Tract D.
- Golf course trail connection to Chambers Rd

## Public Parks

- No fee-in-lieu required
- Nearest public park is at 116<sup>th</sup> & Chambers Rd



Commerce  
CITY

# Subdivision Plat Approval Criteria

## LDC Sec. 21-3241

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

**Analysis:** *The Reunion PUD Zone Document, 5<sup>th</sup> Amendment is the approved zoning for this location. This plat application is consistent with the allowable uses and lot standards in the PUD Zone Document. Cluster Homes are a specifically identified residential use allowed in this particular area. All standards of the PUD are met with this proposal.*

*PC\* finds this application **meets this criterion.***

*(\*PC voted 3-2 in favor of the request)*

# Subdivision Plat Approval Criteria

## LDC Sec. 21-3241

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

**Analysis:** This subdivision is consistent with the intent of the Reunion PUD Zone Document, 5<sup>th</sup> Amendment. The PUD allows this area to develop with any of the following: single-family detached, cluster homes, single-family attached, multi-family, or non-residential. The allowable density range is 6-24 dwelling units per acre. The Reunion PUD Zone Document, 5<sup>th</sup> Amendment *allows* for a variety of uses, but does not *require* a mix of uses. This proposal is consistent with and implements the intent of the Reunion PUD.

***PC finds this application meets this criterion.***

# Subdivision Plat Approval Criteria

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## LDC Sec. 21-3241

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

**Analysis:** There is no indication that the proposed subdivision violates any laws, regulations, or requirements.

*PC finds this application **meets this criterion.***





# Subdivision Plat Approval Criteria

## LDC Sec. 21-3241

(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;

**Analysis:** *The overall layout is orderly and the utilization of shared driveways allows for less impervious surfacing. The internal circulation as established by the street network and the cluster lot configuration of the plat are designed in a way that will minimize land disturbance and maximize open space. The access points identified onto Chambers Road and E. 112<sup>th</sup> Ave will create minimal disruption to regional traffic flows, and will provide orderly egress/ingress to the development.*

***PC finds this application meets this criterion.***

# Subdivision Plat Approval Criteria

## LDC Sec. 21-3241

(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;

**Analysis:** *The subdivision plat complies with the requirements and standards for lot design from the LDC and the PUD Zone Document, as applicable. The subdivision is designed in such a way as to ensure compliance with the relevant development standards.*

*PC finds this application **meets this criterion.***



# Subdivision Plat Approval Criteria

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## LDC Sec. 21-3241

(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 Plat Approval Criteria

## LDC Sec. 21-3241 (f)

**Analysis:** *The plat will not result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, or public improvements. This assertion is supported by numerous reviews by the various agencies and departments of the DRT, which have concluded that the proposed plat adequately addresses access and the additional traffic created by this development will not put undue burden on the existing road network. Drainage, and other infrastructure impacts will not have undue adverse effect on adjacent properties.*

***PC finds this application meets criterion (i).***



# Subdivision Plat Approval Criteria

## LDC Sec. 21-3241

(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;

**Analysis:** *All referral agencies that reviewed this proposal, including utility providers, City Parks Department, Brighton 27J School District, South Adams County Water and Sanitation District, and South Adams County Fire Department have indicated an ability to serve the proposed lot, and have not raised objections to the proposed plat/development.*

***PC finds this application meets this criterion.***



# Subdivision Plat Approval Criteria

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## LDC Sec. 21-3241

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

**Analysis:** *The City has worked closely with the applicant in order to execute a Development Agreement. This Development Agreement includes all public improvements such as roadways, drainage, and landscaping, in accordance with the plat's associated Construction Documents and PUD Development Permit.*

*PC finds this application **meets this criterion.***





# Subdivision Plat Approval Criteria

## LDC Sec. 21-3241

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

**Analysis:** *The improvements related to Filing 38 are divided into two phases and are reasonable in terms of development construction.*

*PC finds this application **meets this criterion.***



# Public Comments

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- Public comments during the initial posting period resulted in this public hearing.
- Those comments generally focused on:
  - Density
  - Infrastructure
  - Grocery Store
  - Schools
  - Traffic



# Public Comments

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- A number of written comments were received prior to the PC meeting
- Four members of the public commented at PC on 02/10/22

→ Comments mostly focused on:

Density/Cluster Design

Safety & Traffic

Aesthetics/Views

# Required Public Notification

(Pursuant to LDC Sec. 21-3285)

Type of Notification	Code Required	Code Required Minimum Met	Notification Provided
Mail/Postcard to Adjacent Property Owners	Mailed Notification to property owners within 300 feet	✓	63 Adjacent Property Owners Notified
Publication/ Newspaper Notice	Notice in local newspaper	✓	Notice in Commerce City Sentinel-Express
Placard/Sign on Property	At least one sign on subject property	✓	Two Signs Posted

*Additional comments received since posting?*



# PC Recommendation

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Filing 38 presented to the DRT in December 17, 2020

Hearing before the Planning Commission on February 10, 2022

**The PC voted 3-2 to recommend approval of the Reunion Filing 38 final plat.**



The applicant and their representatives have a presentation and are present to answer any questions.

Planning & Public Works Staff is also available to answer any questions.

