

# Reunion Center Filing 1 Amendment 1

Case#S-762-20-21-25

Presented by: Nic Berry, Planner II

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January 5, 2026



Commerce  
**CITY**

# Project Summary

- Location: Northwest corner of East 104th Ave and Tower Road
- The entire 35.55-acre development project includes
  - 190 residential lots
  - 10 commercial lots
  - 27 tracts for open space, roadways, and storm water detention
  - Public Rights-of-way
  - Easements for utilities, access, and drainage
- Development divided into two parts:
  - **Amendment 1** subdivides the entire 35.55-acre property and creates two tracts (total 15.25 acres) on the west side for “future development”
  - **Amendment 2** subdivides the 15.25-acre “future development” tracts **within** Amendment 1
- Why? Subdivisions are limited to no more than 150 lots at a time

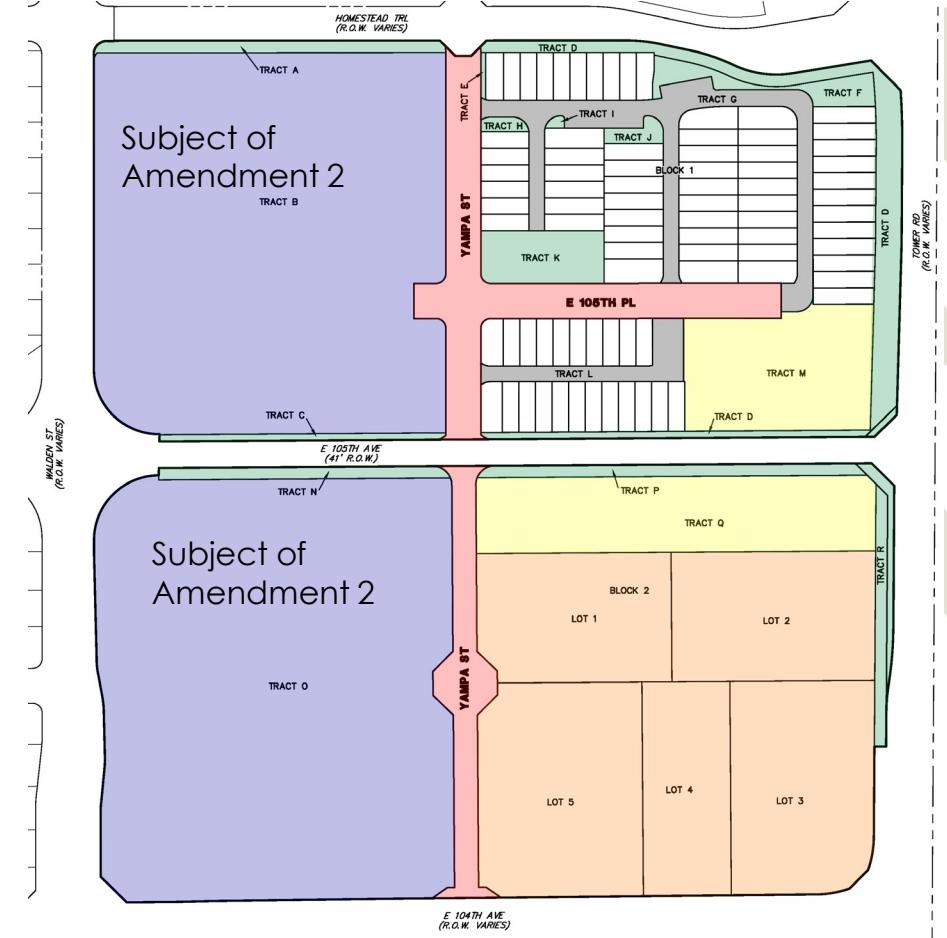
Key map



Amendment 1: 35.55 Acres  
Amendment 2: 15.25 Acres

# Case Summary Amendment 1

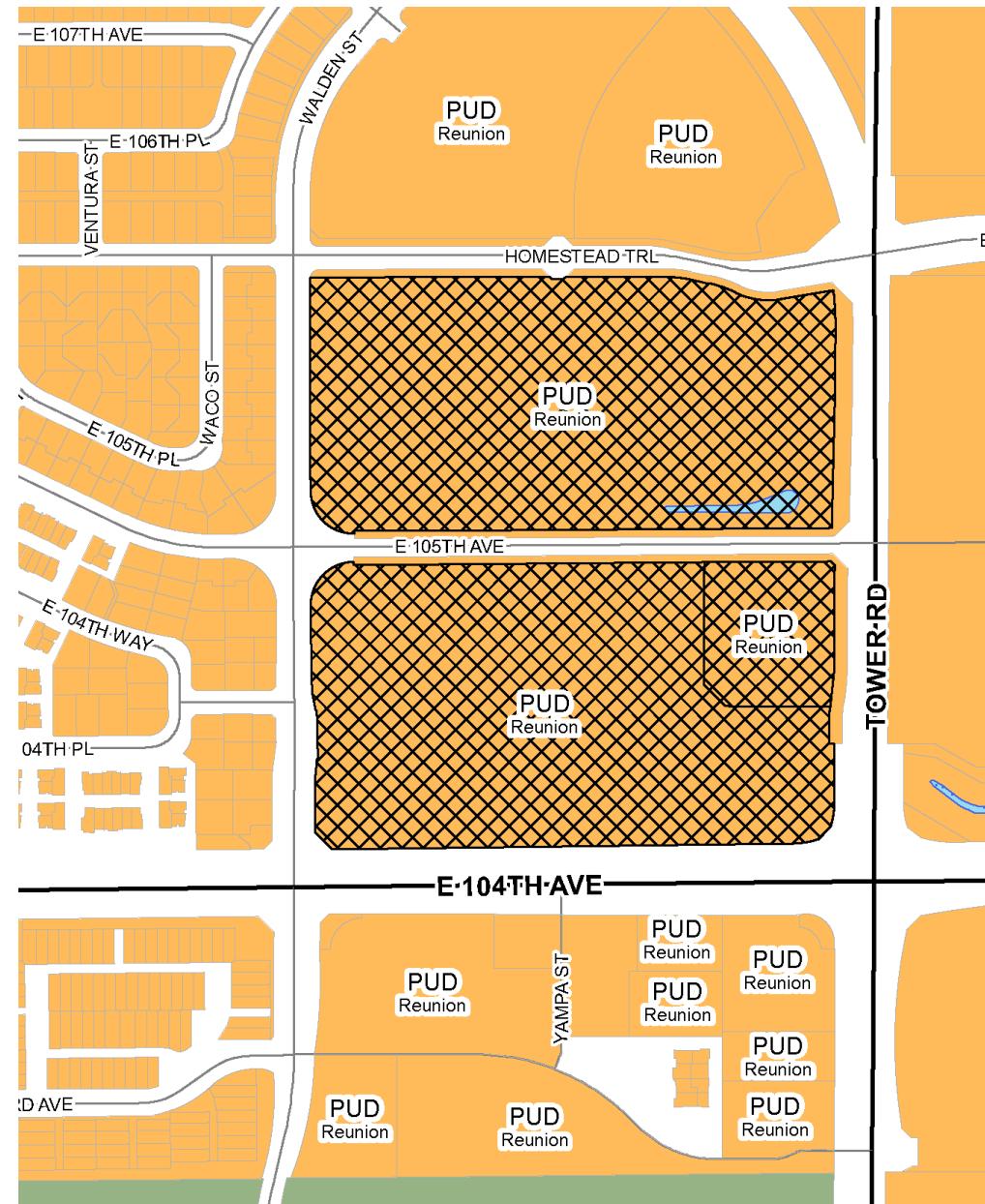
- Location: Northwest corner of East 104th Ave and Tower Road
- Request: The final plat, if approved, creates lots for residential and commercial development. This plat will create 5 commercial lots, 84 residential lots, and 16 tracts for open space, utilities, private roadways, drainage, and **2 tracts** for future development (Amendment 2 shown in purple  ).
- Site size: Approximately 35.55 acres



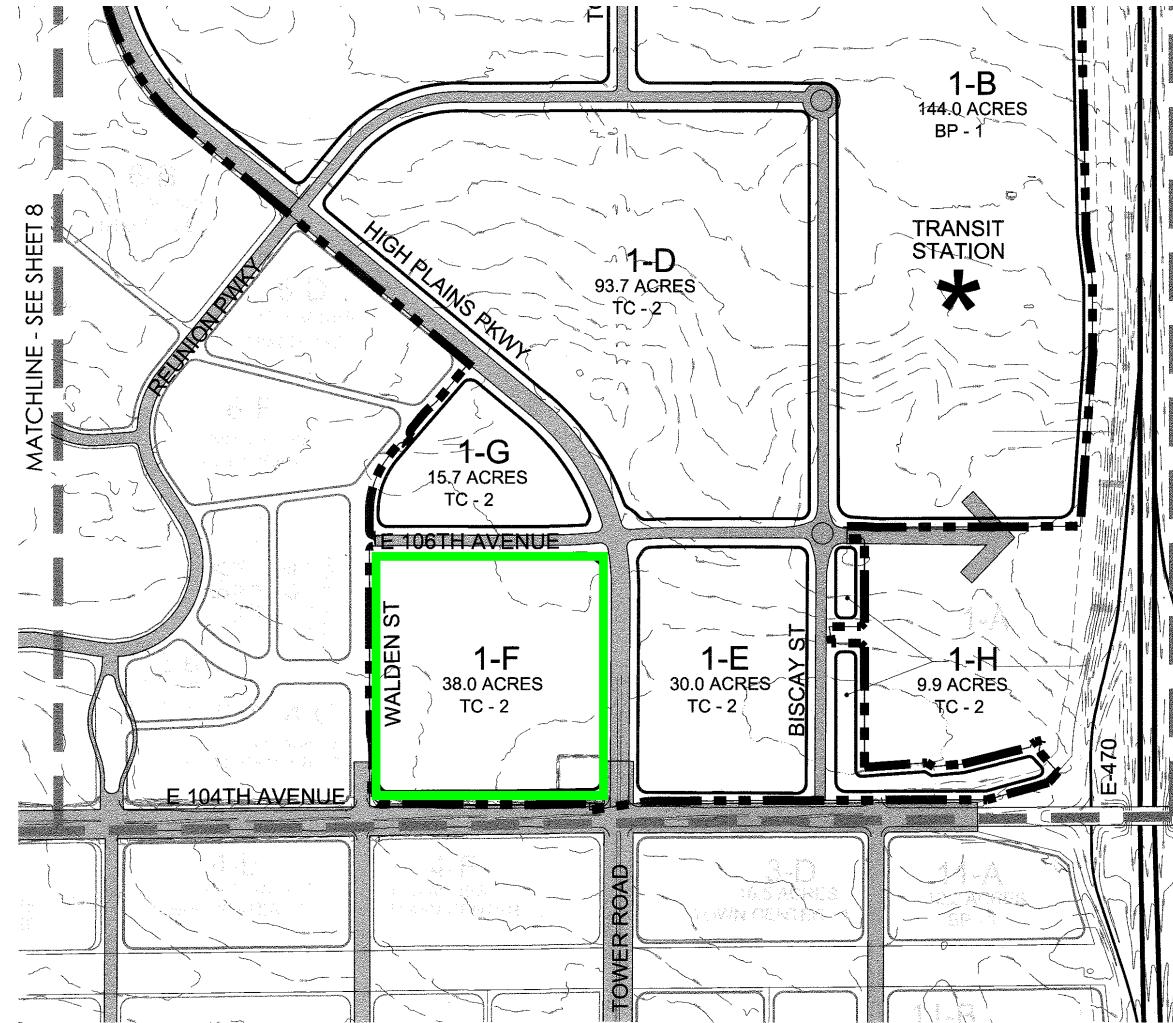
# Aerial



# Vicinity/Zoning Map



# Zoning



# Zoning<sub>2</sub>

Land Use Matrix from  
pages 16 and 17 of the  
Existing PUD Zone  
Document

Single-family attached  
homes and commercial  
lots are allowed within  
the planning area



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COMMERCIAL USES		USE CLASSIFICATION PUBLIC, INSTITUTIONAL & CIVIL USES						SPECIFIC USE TYPE		R-1	R-2	R-3	MU	TC-2	BP-1	
Animal Services	Animal boarding (indoor/outdoor kennels) and training	X	X	X	P	R	R	Agriculture (As Accessory to Education)	Food manufacturing, miscellaneous, all other, exclusively grown on premises	X	X	X	X	X	C	
	Doggie day care centers	X	X	R	R	R	R	Agricultural Services (Education)	Agricultural support businesses and services	R	R	R	R	R	R	
	Veterinary offices or clinics	X	X	R	R	R	R		Animal production, excluding NAICS 112990	X	X	X	X	X	R	
Antennas	Antennas for commercial/industrial use accessory to principal use	X	X	X	R	R	R		Animal production support services	X	X	X	X	X	R	
	Radio or television broadcasting offices	X	X	X	R	R	R		Riding stables / equestrian training	X	X	X	X	X	R	
Building Materials & Services (Retail)	All other similar uses (plumbing, electrical, lumber & building equipment- with no outdoor storage)	X	X	X	X	R	R		Veterinary services (livestock)	X	X	X	X	R	R	
	Landscape equipment, hardscape materials (without outdoor storage)	X	X	X	X	X	R	Clubs and Lodges	Community Center/Clubhouse	P	R	R	R	R	R	
	Landscape equipment, hardscape materials (with outdoor storage)	X	X	X	X	X	R		Gun club (indoor)	X	X	X	X	X	P	
Eating and Drinking Establishments	Bar, tavern, night club	X	X	H	R	R	R	Community Services	Events center < 15,000 sf	X	X	X	R	R	R	
	Brewpub	X	X	R	R	R	R		Events center > 15,000 sf	X	X	X	R	R	R	
	Catering services	X	X	R	R	R	R	Day Care Facilities, Adult or Child	Child care center	X	X	R	R	R	R	
	Restaurant with drive-thru/up	X	X	R	R	R	R		Adult day care center	X	X	R	R	R	R	
	Restaurant without drive thru/up	X	P	R	R	R	R		Day care home	R	R	R	R	R	R	
	Testing room	X	X	R	R	R	R	Dog Park	Dog Park	R	R	R	R	R	R	
Financial Institutions	Bank or financial institution	X	X	R	R	R	R	Golf Course	Golf course/driving range	R	R	R	R	R	R	
	Convenience store/grocery store (<5,000 sf)	X	P	R	R	R	R		Garage and office for ambulance service (Ancillary Uses)	X	X	X	R	R	R	
Food and Beverage Sales	Grocery store (>5,000 sf)	X	X	X	X	X	R	Hospitals	Hospital	X	X	X	X	R	R	
	Liquor Store	X	X	P	R	R	R		Outpatient surgical centers	X	X	X	R	R	R	
	All other similar uses (e.g., delicatessen, retail bakery, specialty food market, coffee shop)	X	R	R	R	R	R		Public or private airport or heliport (Ancillary Uses)	X	X	X	R	R	R	
	Fuel sales with no vehicle repair	X	X	X	X	R	R		Substance Abuse Treatment Facility, Inpatient residential (Ancillary Uses)	X	X	X	R	R	R	
Fuel Sales	Fuel sales with minor vehicle repair	X	X	X	X	X	R		Substance abuse treatment facility, Outpatient clinic (Ancillary Uses)	X	X	X	R	R	R	
	Natural gas fuel sales	X	X	X	X	R	R	Public Lands, Parks, and Buildings	Library	R	R	R	R	R	R	
	Natural gas fuel sales for trucks	X	X	X	X	X	R		Public administrative office or service building	X	X	R	R	R	R	
Funeral and Internment Services	Cemetery/pet cemetery/mausoleum	X	X	X	X	X	C		Public park or recreational facilities	R	R	R	R	R	R	
	Funeral home	X	X	X	R	R	R		Public stadium, arena, or auditorium	X	X	X	R	R	R	
Office	Business or professional (including medical/dental office/clinics)	X	P	R	R	R	R		Police or fire station	X	R	R	R	R	R	
	Courier services	X	P	R	R	R	R		Other public facility	X	C	C	R	R	R	
Personal Services	Massage therapy office/clinics	X	P	H	R	R	H	Religious Institutions	Church or religious institution	P	P	R	R	R	R	
	Instructional services, studios	X	P	R	R	R	R		Elementary and secondary education schools	P	R	R	R	R	R	
	Temporary Agency	X	X	X	X	X	R	Educational Facilities	Private business, trade, and vocation schools	X	X	X	R	R	R	
	Bingo establishments/social gaming outlet/performance centers	X	X	R	R	R	R		Post secondary colleges and universities	X	X	X	R	R	R	
Recreation or Amusement Facilities, Private	Bowling, billiards, movie theaters & similar uses	X	X	R	R	R	R		Schools of special instruction	X	X	X	R	R	R	
	Drive-in theater	X	X	X	X	X	C	Transportation Facilities	Private automobile parking lots or parking garages as a principal use	X	X	P	R	R	R	
	Health clubs	X	R	R	R	R	R		Parking garage	X	X	C	R	R	R	
	Outdoor recreation with lights/indoor recreation	X	X	X	R	R	R		Public parking lot	X	X	P	R	R	R	
	Outdoor recreation without lights	X	R	R	R	R	R		Electric substation or gas regulator station	X	X	X	C	C	C	
Repair Services (Not Including Vehicles)	Furniture or major household appliance repair	X	X	X	X	R	R		Oil and Gas	C	C	C	C	C	C	
	Farmers Market, Flea markets, indoor/outdoor	X	X	X	R	R	R		Public utility installation	R	R	R	R	R	R	
	Machinery sales, excluding truck trailers, heavy equipment, and farm machinery	X	X	X	X	X	R		Public utility office	X	X	X	R	R	R	
Retail Establishments	Pawn shop	X	X	X	X	P	P		Wind energy conversion systems (windmills)	P	P	P	P	P	P	
	Retail business store <25,000 sf	X	P	R	R	R	R	Zoos, Arboretum, Botanical Gardens	Zoos, arboretum, botanical gardens	X	X	X	X	R	R	
	Retail business store >25,000 sf	X	X	R	R	R	R	RESIDENTIAL USES								
	Tattoo parlor	X	X	X	X	R	R		Group Living Facilities	Group home - Type A	X	R	R	R	R	R
	Thrifty/consignment store	X	X	X	R	R	R		Group home - Type B	X	X	C	C	C	C	
	Automobile rentals	X	X	X	X	R	R		Foster care home	R	R	R	R	R	R	
	Automobile washing facility	X	X	R	R	R	R		Multi-family dwelling	X	R	R	R	R	R	
	Limited moving truck (>30 feet) / equipment self-rental facilities	X	X	X	X	R	R		Single-family detached dwelling	R	R	R	R	(1)	X	
Vehicle/Equipment Sales and Services	Motor vehicle dealer/sales, new and used automobiles < 3 acres	X	X	X	X	P	P		Cluster home	X	R	R	R	R	P	
	Motor vehicle dealer/sales, new and used automobiles > 3 acres	X	X	X	X	X	R		Boarding or rooming house	R	R	R	R	R	R	
	Tire shop <10,000 sf	X	X	X	R	R	R		Home occupation	X	X	R	R	R	R	
	Vehicle repair, major (includes auto body repair, paint shops, and incidental sales of parts)	X	X	X	X	X	R		Assisted living facility	X	X	R	R	R	R	
	Vehicle repair, minor	X	X	X	R	R	R		Nursing homes	X	X	P	R	R	R	
Visitor Accommodations	Bed and breakfast establishments	X	P	R	R	R	R									
	Hotel or motel lodging establishments	X	X	X	R	R	R									

NOTES:

# Zoning<sub>3</sub>

Land Use Schedule and Development Standards from pages 13 and 14 of the Existing PUD Zone Document

All proposed lots, commercial and residential, meet lot standards

RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX									
STANDARDS	R-1	R-2, R-3, MU		R-2, R-3, MU		R-3, MU		R-2	
		TC-2	TC-2, BP-1	TC-2	BP-2, TC-2	MU			
		SINGLE FAMILY DETACHED	SINGLE FAMILY DETACHED	CLUSTER HOMES	SINGLE FAMILY ATTACHED				
MIN. LOT SIZE	7,000 SF	4,000 SF	2,200 SF	N/A					
MIN. DETACHED DWELLING SIZE	2,200 SF	1,100 SF	900 SF	N/A					
LOT FRONTAGE	N/A	N/A	N/A	N/A					
PARKING REQ.	2 SP. / UNIT (11)	2 SP. / UNIT (11)	2 SP. / UNIT (11)	2 SP. / UNIT (11)					
MAX. HEIGHT	35'	35'	35'	35'					
FLOOR AREA MINIMUM	N/A	N/A	N/A	N/A					
LANDSCAPE (7)	ENTIRE FRONT YARD (3)(6) 1 TREE/600 SF 1 SHRUB/300 SF ENTIRE SIDE YARD(6)(7)	ENTIRE FRONT YARD (3)(6) 1 TREE/600 SF 1 SHRUB/300 SF ENTIRE SIDE YARD(6)(7)	ENTIRE FRONT YARD (3)(6) 1 TREE/600 SF 1 SHRUB/300 SF ENTIRE SIDE YARD(6)(7)	REMAINDER OF LOT (8) 1 TREE/600 SF 1 SHRUB/300 SF ENTIRE SIDE YARD(6)(7)	LAND 1 TRI 5 SHR				
PRIMARY USE									
FRONT SETBACK (2)(10)	10'	10'	10'	10'					
SIDE SETBACK	5'	5'	5'	5'					
BUILDING SEPARATION	N/A	N/A	N/A	N/A					
REAR SETBACK (12)	15'	15'	10'	15'					
SIDE ON STREET SETBACK	15'	15'	15'	15'					
EXCEPTION:									
(from arterial) FRONT SETBACK	50' (1)	50' (1)	50' (1)	50' (1)					
MAX. LIVING SPACE SETBACK	30'	30'	30'	30'					
SIDE SETBACK	25'	25'	25'	25'					
REAR SETBACK (12)	25'	25'	25'	25'					
SIDE ON PUBLIC STREET SETBACK	25'	25'	25'	25'					
ACCESSORY USE									
MAX. HEIGHT	15'	15'	15'	15'					
FRONT SETBACK (10)	20'	20'	20'	20'					
FRONT SETBACK OF A SIDE									
LOADED GARAGE	10'	10'	10'	10'					
SIDE SETBACK	5'	5'	5'	5'					
REAR SETBACK (NON-GARAGE)	5'	5'	5'	5'					
REAR SETBACK (GARAGE) (12)	3'	3'	3'	3'					
SIDE ON STREET SETBACK	10'	10'	10'	10'					
EXCEPTION: FRONT SETBACK	20'	20'	20'	20'					
(from arterial) SIDE SETBACK	15'	15'	15'	15'					
REAR SETBACK (12)	15'	15'	15'	15'					
SIDE ON STREET SETBACK	20'	20'	20'	20'					
NOTES:	(1) PARKING SPACES FOR MULTI-FAMILY UNITS								

VILLAGE 1												
PARCEL	USE	GROSS ACRES	RESIDENTIAL				NON-RESIDENTIAL					
			ENTITLED RANGE (1)	ADMIN. (2) MINIMUM	ADMIN. (2) MAXIMUM	ENTITLED UNITS	ENTITLED UNITS	MAXIMUM (+20%)	MAX. AREA SQ. FT.	ADMIN. (2) APPROVAL	MIN. F.A.R. (3)	MAX. F.A.R. (3)
1-B	BP-1	144.0	12-40	<12	>40				6,272,640	<2	0.2	1
1-C	TC-2	92.6	5-40	<5	>40				4,033,656	<2	0.2	1
1-D	TC-2	93.7	5-40	<5	>40				4,081,572	<2	0.2	1
1-E	TC-2	30.0	5-40	<5	>40				1,306,800	<2	0.2	1
1-F	TC-2	38.0	5-40	<5	>40				1,655,280	<2	0.2	1
1-G	TC-2	15.7	5-40	<5	>40				683,892	<2	0.2	1
1-H	TC-2	9.9	5-40	<5	>40				431,244	<2	0.2	1
TOTAL		423.9				300	3800 CAP	4,650	18,465,084			0

# Project Analysis

- Site Overview
  - Surrounded by a mix of uses
- Schools
  - Land dedication satisfied
  - 27J comment letter indicated sufficient capacity for all schools
- Parks and Recreation
  - No Cash-in-Lieu is required
- Traffic Study
  - Traffic Study contemplated the Residential and Commercial Development.
  - Traffic Study identified issues with turning movement queues at Tower Road and Walden Street, the City modified the timing of those lights to mitigate the issues.
- Development Agreement
  - Traffic impacts can be mitigated with improvements to Tower Road, East 104th Avenue, and Walden Street
  - Includes infrastructure improvements for the public roadways, rights of way, storm sewer systems, sidewalks (including multiuse paths), and landscaping
  - Agreement also identifies all private streets that the Developer agrees to construct and maintain

Intersection	Improvement
<b>Walden Street &amp; Homestead Trail</b>	All-way stop
<b>Tower Road &amp; East 105th Avenue</b>	Northbound-left and southbound-right turn lanes
<b>East 104th Avenue &amp; Yampa Street</b>	Reconfigure existing street stub
<b>Walden Street &amp; East 104th Way</b>	Reconfigure existing street stub
<b>Walden Street &amp; East 105th Place</b>	Southbound-left turn lane

# Public Comment

- As a part of the review of a Final Plat, public notice is required prior to a plat being approved
  - 11 comments received
- No additional comments have been received since this was re-noticed

## Considerations for Subdivisions

- Allowable uses for the property have been determined by zoning.  
A final plat is a technical document that divides the property into lots, tracts, and rights-of-way.  
It also establishes property interests such as easements.
- A Development Agreement has been finalized detailing the required improvements.

# Approval Criteria

Approval Criteria. An application may be approved if:

- ✓ The subdivision is consistent with any approved rezoning, concept plan or PUD Zone Document;
- ✓ The subdivision is consistent with and implements the intent of the specific zoning district in which it is located;
- ✓ There is no evidence to suggest that the subdivision violates any state, federal, or local laws, regulations, or requirements;
- ✓ 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;
- ✓ 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;
- ✓ The subdivision will either
  - 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
    - ✓ Any adverse effect has been or will be mitigated to the maximum extent feasible;
- ✓ 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;
- ✓ A development agreement between the city and the applicant has been executed and addresses the construction of all required public improvements; and
- ✓ As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.



# Planning Commission Recommendation

- This subdivision case was heard by the Planning Commission on October 7, 2025. The Planning Commission voted 5-0 to recommend approval of this final plat.

## Staff recommendation:

- Approval

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Staff is available to answer to questions.

