

# Reunion Center Filing 1 Amendment 1

Case # S-762-20-21-25

Presented by: Nic Berry, Planner II

January 5, 2026



# 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

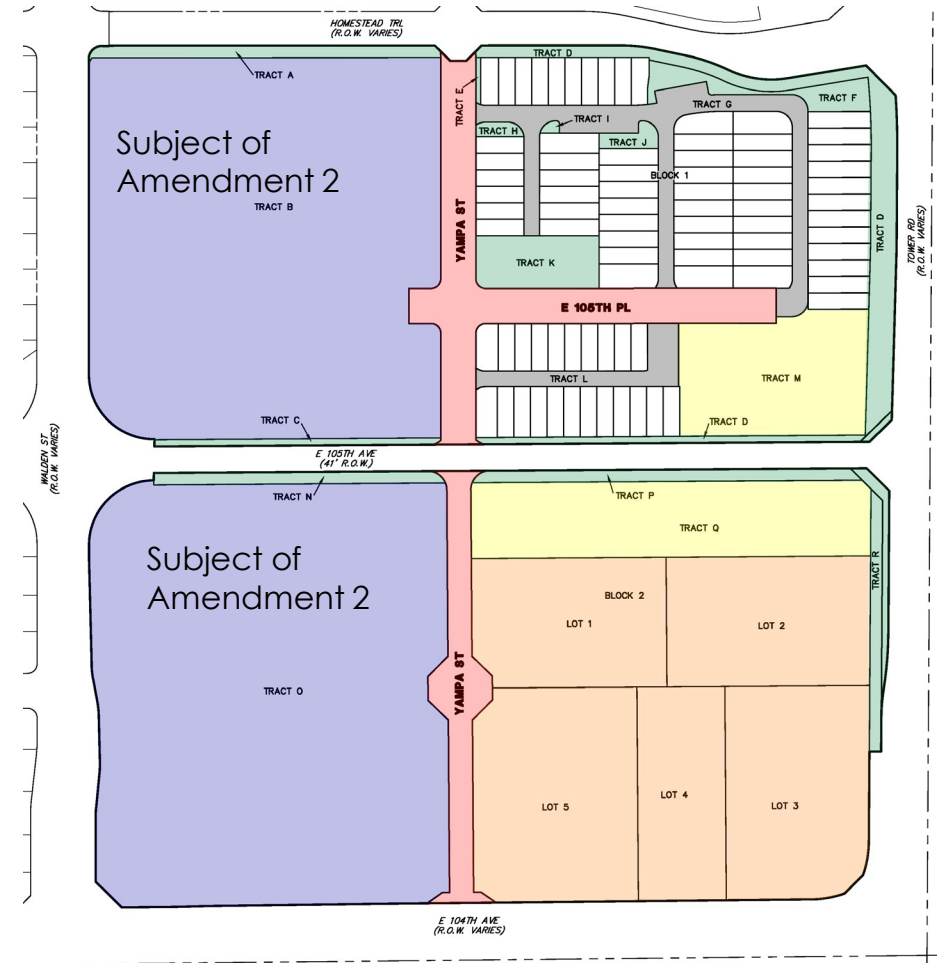


Amendment 1: 35.55 Acres  
Amendment 2: 15.25 Acres



# Case Summary Amendment 1

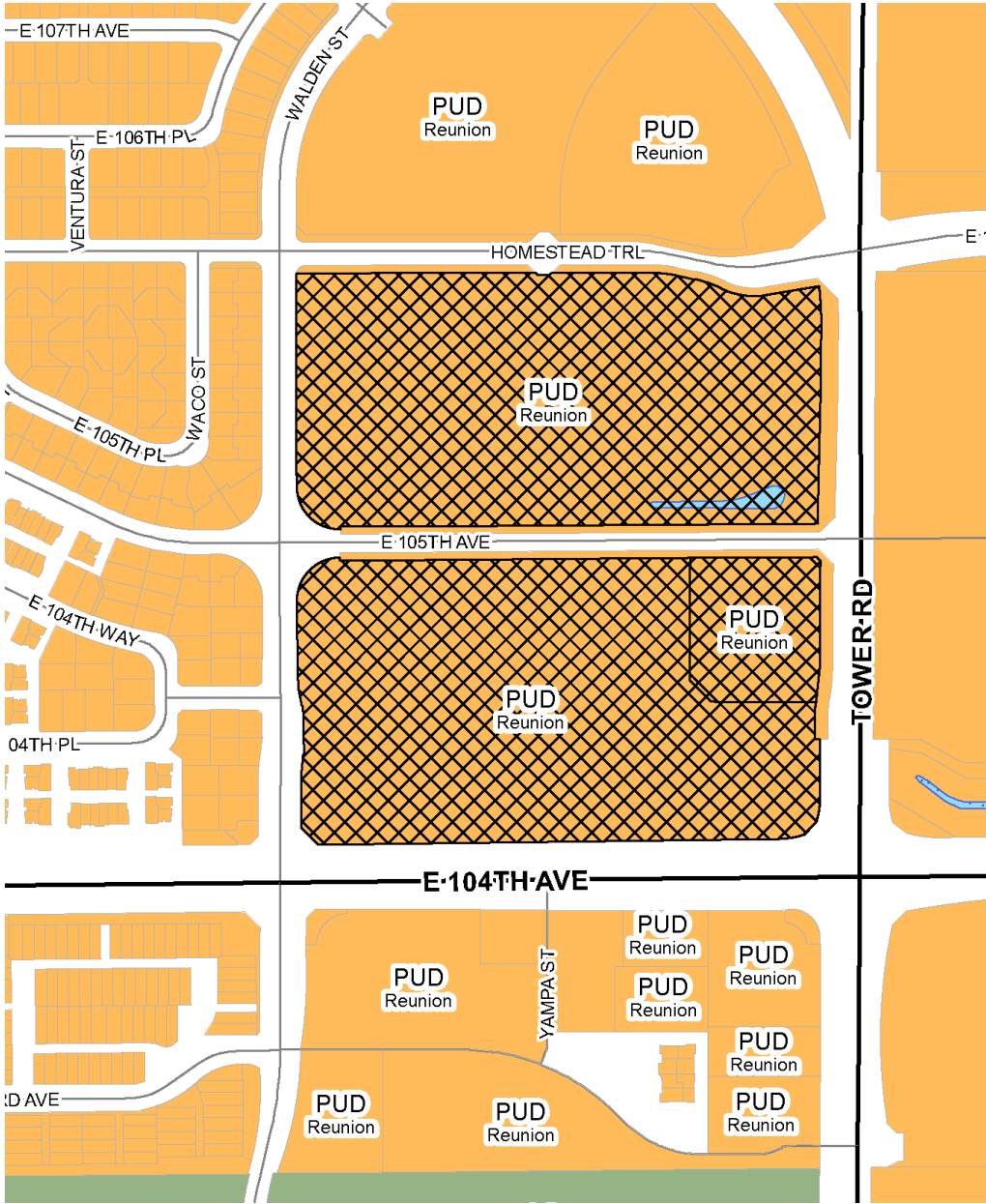
- Location: Northwest corner of East 104th Ave and Tower Road
- Request: The final plat, if approved, creates lots for residential and commercial development. This plat will create 5 commercial lots, 84 residential lots, and 16 tracts for open space, utilities, private roadways, drainage, and **2 tracts**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



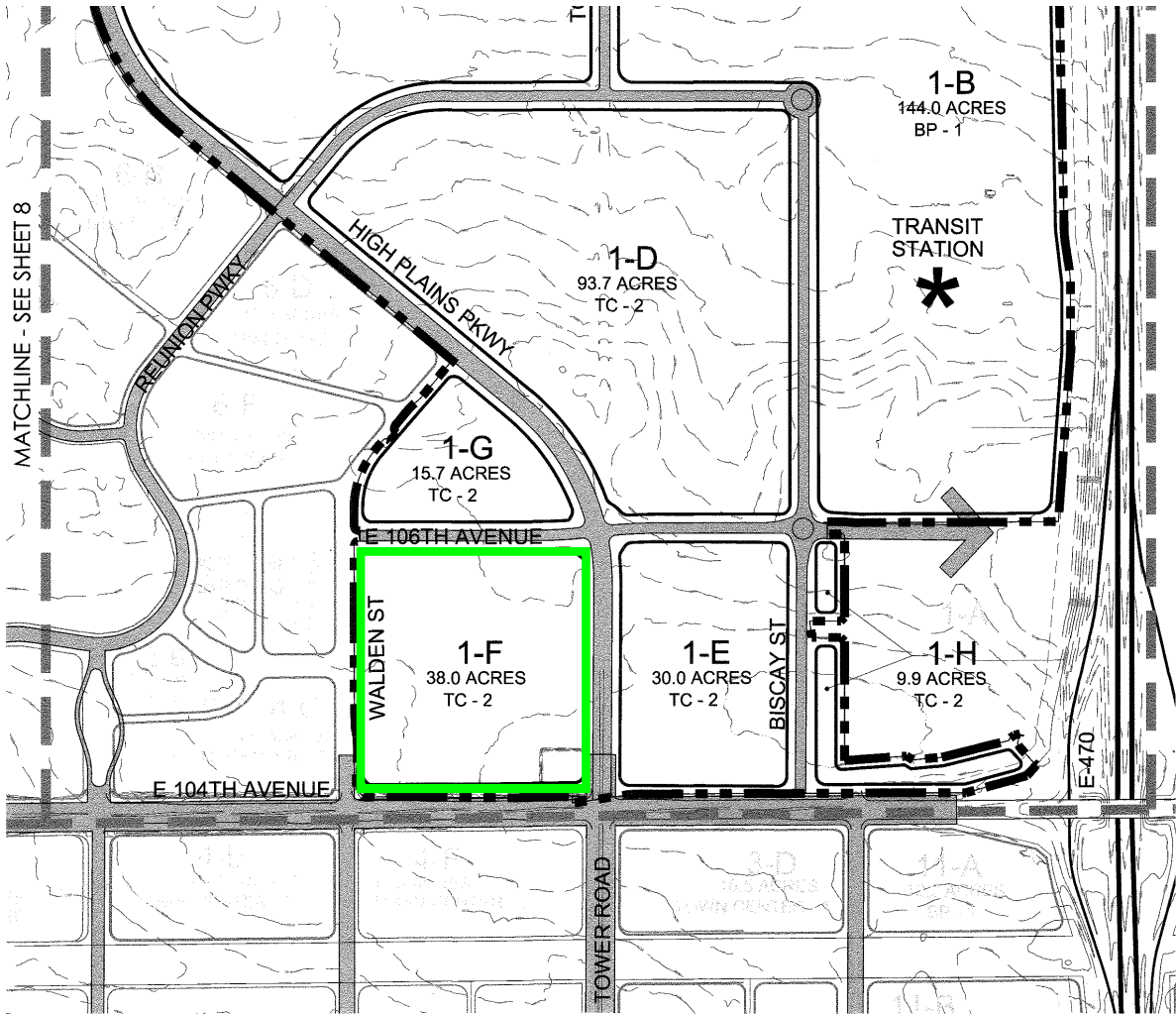
# Aerial



# 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



COMMERCIAL USES							
Animal Services	Animal boarding (indoor/outdoor kennels) and training	X	X	X	P	R	R
	Doggie day care centers	X	X	R	R	R	R
	Veterinary offices or clinics	X	X	R	R	R	R
Antennas	Antennas for commercial/industrial use accessory to principal use	X	X	X	R	R	R
	Radio or television broadcasting offices	X	X	X	R	R	R
Building Materials & Services (Retail)	All other similar uses (plumbing, electrical, lumber & building equipment with no outdoor storage)	X	X	X	X	R	R
	Landscape equipment, hardscape materials (without outdoor storage)	X	X	X	X	R	R
	Landscape equipment, hardscape materials (with outdoor storage)	X	X	X	X	R	R
Eating and Drinking Establishments	Bar, tavern, night club	X	X	R	R	R	R
	Brewpub	X	X	R	R	R	R
	Catering services	X	X	R	R	R	R
	Restaurant with drive-thru/up	X	X	R	R	R	R
	Restaurant without drive-thru/up	X	P	R	R	R	R
	Testing room	X	X	R	R	R	R
Financial Institutions	Bank or financial institution	X	X	R	R	R	R
	Convenience store/grocery store (<5,000 sf)	X	P	R	R	R	R
	Grocery store (>5,000 sf)	X	X	X	X	R	R
Food and Beverage Sales	Liquor Store	X	X	P	R	R	R
	All other similar uses (e.g., delicatessen, retail bakery, specialty food market, corner shop)	X	R	R	R	R	R
	Fuel sales with no vehicle repair	X	X	X	X	R	R
Fuel Sales	Fuel sales with minor vehicle repair	X	X	X	X	R	R
	Natural gas fuel sales	X	X	X	X	R	R
	Natural gas fuel sales for trucks	X	X	X	X	R	R
Funeral and Intermment Services	Cemetery/pet cemetery/memorial	X	X	X	X	R	C
	Funeral home	X	X	X	R	R	R
Office	Business or professional (including medical/dental office/clinics)	X	P	R	R	R	R
	Courier services	X	P	R	R	R	R
	Massage therapy office/clinics	X	P	R	R	R	R
Personal Services	Instructional services, studios	X	P	R	R	R	R
	Temporary Agency	X	X	X	X	R	R
Recreation or Amusement Facilities, Private	Binge establishments/social gaming outlet/performance centers	X	X	R	R	R	R
	Bowling, billiards, movie theaters & similar uses	X	X	R	R	R	R
	Drive-in theater	X	X	X	X	C	C
	Health clubs	X	R	R	R	R	R
	Outdoor recreation with lights/indoor recreation	X	X	X	R	R	R
	Outdoor recreation without lights	X	R	R	R	R	R
Repair Services (Not Including Vehicles)	Furniture or major household appliance repair	X	X	X	X	R	R
	Farmers Market, Flea markets, indoor/outdoor	X	X	X	R	R	R
	Machinery sales, excluding truck trailers, heavy equipment, and farm machinery	X	X	X	X	R	R
Retail Establishments	Pawn shop	X	X	X	X	P	P
	Retail business store <25,000 sf	X	P	R	R	R	R
	Retail business store >25,000 sf	X	X	R	R	R	R
	Tattoo parlor	X	X	X	X	R	R
	Thrift/consignment store	X	X	X	R	R	R
Vehicle/Equipment Sales and Services	Automobile rentals	X	X	X	X	R	R
	Automobile washing facility	X	X	R	R	R	R
	Limited moving truck (<30 feet) / equipment self-rental facilities	X	X	X	X	R	R
	Motor vehicle dealer/sales, new and used automobiles < 3 acres	X	X	X	X	P	P
	Motor vehicle dealer/sales, new and used automobiles > 3 acres	X	X	X	X	R	R
	Tire shop <10,000 sf	X	X	X	R	R	C
	Vehicle repair, major (includes auto body repair, paint shops, and incidental sales of parts)	X	X	X	X	R	R
	Vehicle repair, minor	X	X	X	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

USE CLASSIFICATION / PUBLIC, INSTITUTIONAL & CIVIL USES		SPECIFIC USE TYPE				R-1	R-2	R-3	MU	TC-2	BP-1
Agriculture (As Accessory to Education)	Food manufacturing, miscellaneous, all other, exclusively grown on premises	X	X	X	X	X	X	X	X	X	C
	Agricultural support businesses and services	R	R	R	R	R	R	R	R	R	R
	Animal production, excluding NAICS 112990	X	X	X	X	X	X	X	X	X	R
	Animal production support services	X	X	X	X	X	X	X	X	X	R
Agricultural Services (Education)	Riding stables / equestrian training	X	X	X	X	X	X	X	X	X	R
	Veterinary services (livestock)	X	X	X	X	X	X	X	X	X	R
	Community Center/Clubhouse	P	R	R	R	R	R	R	R	R	R
	Gun club (indoor)	X	X	X	X	X	X	X	X	X	P
Clubs and Lodges	Events center < 15,000 sf	X	X	X	X	R	R	R	R	R	R
	Events center > 15,000 sf	X	X	X	X	R	R	R	R	R	R
Community Services	Child care center	X	X	R	R	R	R	R	R	R	R
	Adult day care center	X	X	R	R	R	R	R	R	R	R
	Day care home	R	R	R	R	R	R	R	R	R	R
Day Care Facilities, Adult or Child	Dog Park	R	R	R	R	R	R	R	R	R	R
Dog Park	Dog Park	R	R	R	R	R	R	R	R	R	R
Golf Course	Golf course/driving range	R	R	R	R	R	R	R	R	R	R
	Garage and office for ambulance service (Ancillary Uses)	X	X	X	X	R	R	R	R	R	R
Hospitals	Hospital	X	X	X	X	R	R	R	R	R	R
	Outpatient surgical centers	X	X	X	X	R	R	R	R	R	R
	Public or private airport or heliport (Ancillary Uses)	X	X	X	X	R	R	R	R	R	R
	Substance Abuse Treatment Facility, Inpatient residential (Ancillary Uses)	X	X	X	X	R	R	R	R	R	R
	Substance abuse treatment facility, Outpatient clinic (Ancillary Uses)	X	X	X	X	R	R	R	R	R	R
Public Lands, Parks, and Buildings	Library	R	R	R	R	R	R	R	R	R	R
	Public administrative office or service building	X	X	R	R	R	R	R	R	R	R
	Public park or recreational facilities	R	R	R	R	R	R	R	R	R	R
	Public stadium, arena, or auditorium	X	X	X	R	R	R	R	R	R	R
Religious Institutions	Police or fire station	X	R	R	R	R	R	R	R	R	R
	Other public facility	X	C	C	R	R	R	R	R	R	R
	Church or religious institution	P	P	R	R	R	R	R	R	R	R
	Elementary and secondary education schools	P	R	R	R	R	R	R	R	R	R
Educational Facilities	Private business, trade, and vocation schools	X	X	X	R	R	R	R	R	R	R
	Post secondary colleges and universities	X	X	X	R	R	R	R	R	R	R
	Schools of special instruction	X	X	X	R	R	R	R	R	R	R
	Private automobile parking lots or parking garages as a principal use	X	X	X	P	R	R	R	R	R	R
Transportation Facilities	Parking garage	X	X	X	P	R	R	R	R	R	R
	Public parking lot	X	X	P	R	R	R	R	R	R	R
	Electric substation or gas regulator station	X	X	X	X	C	C	C	C	C	C
	Oil and Gas	C	C	C	C	C	C	C	C	C	C
Utilities	Public utility installation	R	R	R	R	R	R	R	R	R	R
	Public utility office	X	X	X	R	R	R	R	R	R	R
	Wind energy conversion systems (windmills)	P	P	P	P	P	P	P	P	P	P
	Zoos, Arboretum, Botanical Gardens	X	X	X	X	R	R	R	R	R	R
RESIDENTIAL USES											
Group Living Facilities	Group home - Type A	X	R	R	R	R	R	R	R	R	R
	Group home - Type B	X	X	C	C	C	C	C	C	C	C
	Foster care home	R	R	R	R	R	R	R	R	R	R
	Multi-family dwelling	X	R	R	R	R	R	R	R	R	R
Household Living	Single-family detached dwelling	R	R	R	R	R	R	R	R	R	R
	Single-family attached dwelling	X	R	R	R	R	R	R	R	R	P
	Cluster home	R	R	R	R	R	R	R	R	R	R
	Boarding or rooming house	X	X	R	R	R	R	R	R	R	R
	Home occupation	R	R	R	R	R	R	R	R	R	R
	Assisted living facility	X	X	R	R	R	R	R	R	R	R
Senior Housing	Nursing homes	X	X	P	R	R	R	R	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 TC-2	R-2, R-3, MU TC-2, BP-1	R-3, MU BP-2, TC-2	R-2 MU
	SINGLE FAMILY DETACHED	SINGLE FAMILY DETACHED	CLUSTER HOMES	SINGLE FAMILY ATTACHED	
	MIN. LOT SIZE 7,000 SF MIN. DETACHED DWELLING SIZE 2,200 SF LOT FRONTAGE N/A PARKING REQ. 2 SP. / UNIT (11) MAX. HEIGHT 35' FLOOR AREA MINIMUM N/A LANDSCAPE (7) ENTIRE FRONT YARD (3)(6) 1 TREE/600 SF 1 SHRUB/300 SF ENTIRE SIDE YARD(6)(7)	4,000 SF 1,100 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)	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)	N/A N/A N/A 2 SP. / UNIT (11) 35' N/A REMAINDER OF LOT (8) 1 TREE/600 SF 1 SHRUB/300 SF ENTIRE SIDE YARD(6)(7)	
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		RESIDENTIAL							NON-RESIDENTIAL					PARK OR S (AC)
PARCEL	USE	GROSS ACRES	ENTITLED	ADMIN. (2)	ADMIN. (2)	MINIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS (+20%)	MAX. AREA SQ. FT.	ADMIN. (2)	MINIMUM ENTITLED F.A.R. (3)	MAXIMUM ENTITLED F.A.R. (3)	ADMIN. (2)	
			RANGE (1) (DU/AC)	ENTITLED MINIMUM	APPROVED MAXIMUM					APPROVAL MIN. F.A.R. (3)			APPROVAL MAX F.A.R. (3)	
1-B	BP-1	144.0	12-40	<12	>40				6,272,640	<2	0.2	1	>1.0	
1-C	TC-2	92.6	5-40	<5	>40				4,033,656	<2	0.2	1	>1.0	
1-D	TC-2	93.7	5-40	<5	>40				4,081,572	<2	0.2	1	>1.0	
1-E	TC-2	30.0	5-40	<5	>40				1,306,800	<2	0.2	1	>1.0	
1-F	TC-2	38.0	5-40	<5	>40				1,655,280	<2	0.2	1	>1.0	
1-G	TC-2	15.7	5-40	<5	>40				683,892	<2	0.2	1	>1.0	
1-H	TC-2	9.9	5-40	<5	>40				431,244	<2	0.2	1	>1.0	
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
Walden Street & Homestead Trail	All-way stop
Tower Road & East 105th Avenue	Northbound-left and southbound-right turn lanes
East 104th Avenue & Yampa Street	Reconfigure existing street stub
Walden Street & East 104th Way	Reconfigure existing street stub
Walden Street & East 105th Place	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.



Commerce  
**CITY**