



OAKWOOD

HOMES

Oakwood Land Company
Reunion Ridge Filing 1 Amendment 4
September 20, 2021

Reunion Ridge Filing 1 Amend 4

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

Reunion Ridge Filing 1 Amend 4

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

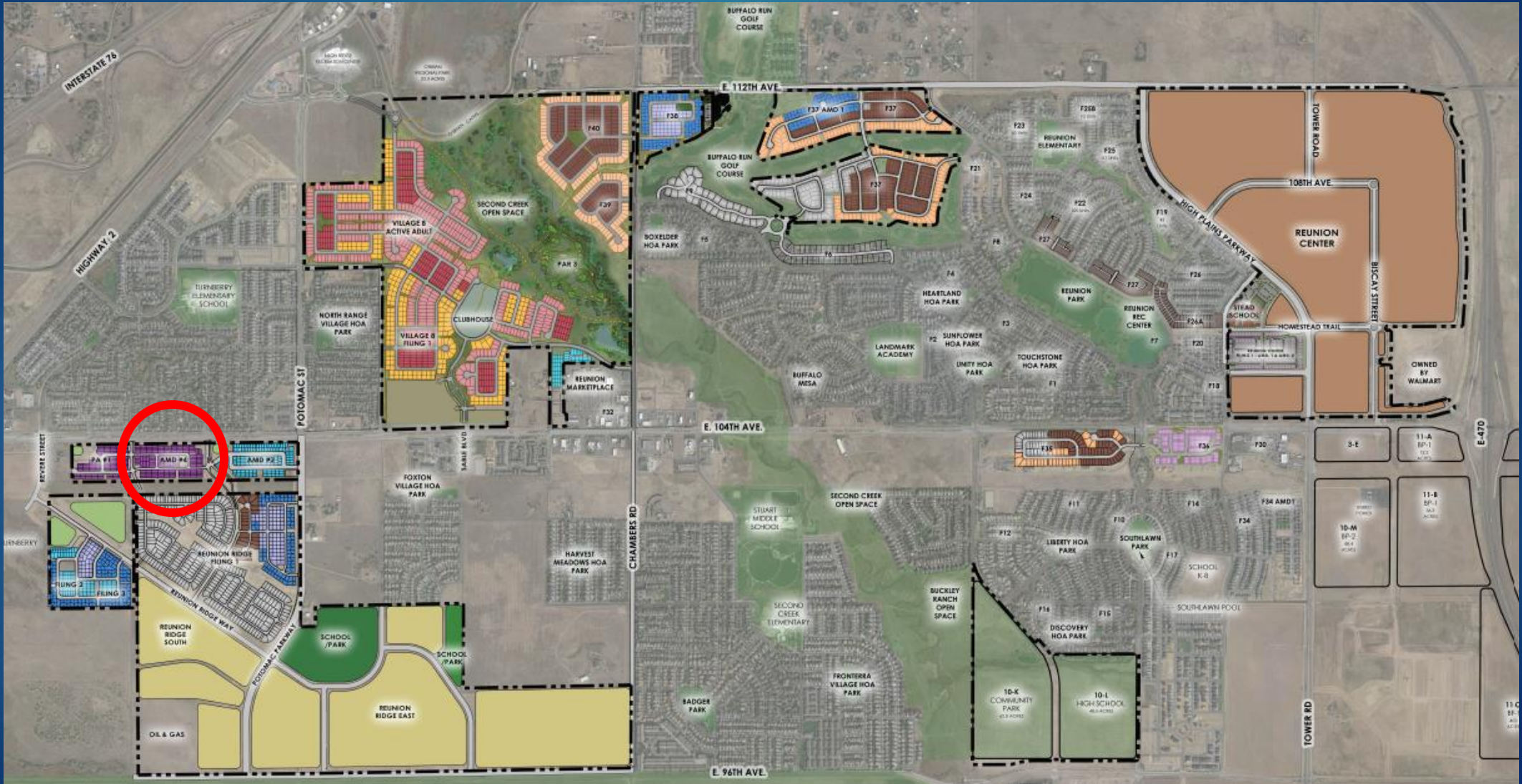
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Application History

- ▶ Submitted for administrative approval
- ▶ Staff completed technical review
 - ▶ Determined application was ready for notification
 - ▶ Proceeded with the public comment period on June 29, 2021
 - ▶ Notice period was set to expire on July 13, 2021
- ▶ City Council called up for public hearings on July 12, 2021
- ❏ Planning Commission August 24, 2021
 - ❏ Public Hearing and Recommendation for Approval 5-0
- ▶ Mayor Huseman provided two reasons for call-up that are not part of the Approval Criteria:
 - ▶ Lack of Commercial uses in the Final Plat
 - ▶ Oakwood Homes' 27J CFFF contribution history

Reunion

Overall Map



Reunion Ridge Filing 1 Amend 4

Village 9 Map



- ▶ **Village 9 / Planning Area 2**
- ▶ Reunion PUD Zone Document
 - ▶ Approved March 4, 2019
 - ▶ Compliant with Comp Plan
- ▶ Platted as Future Development Tract in Reunion Ridge Filing 1
- ▶ Final Plat (Amendment) submitted August 18, 2020
- ▶ Staff approval June 22, 2021
- ▶ City Council action July 12, 2021
- ▶ Planning Commission approval Aug 24, 2021



DEVELOPMENT SUMMARY (PA-2)

LAND USE	ACRES	% ACRES	UNITS	% UNITS	DU/AC
OH2	8.3	55.0%	129	100.0%	
R.O.W.	2.9	19.2%			
OPEN SPACE	3.9	25.7%			
TOTAL	15.1	100.0%	129	100.0%	8.5

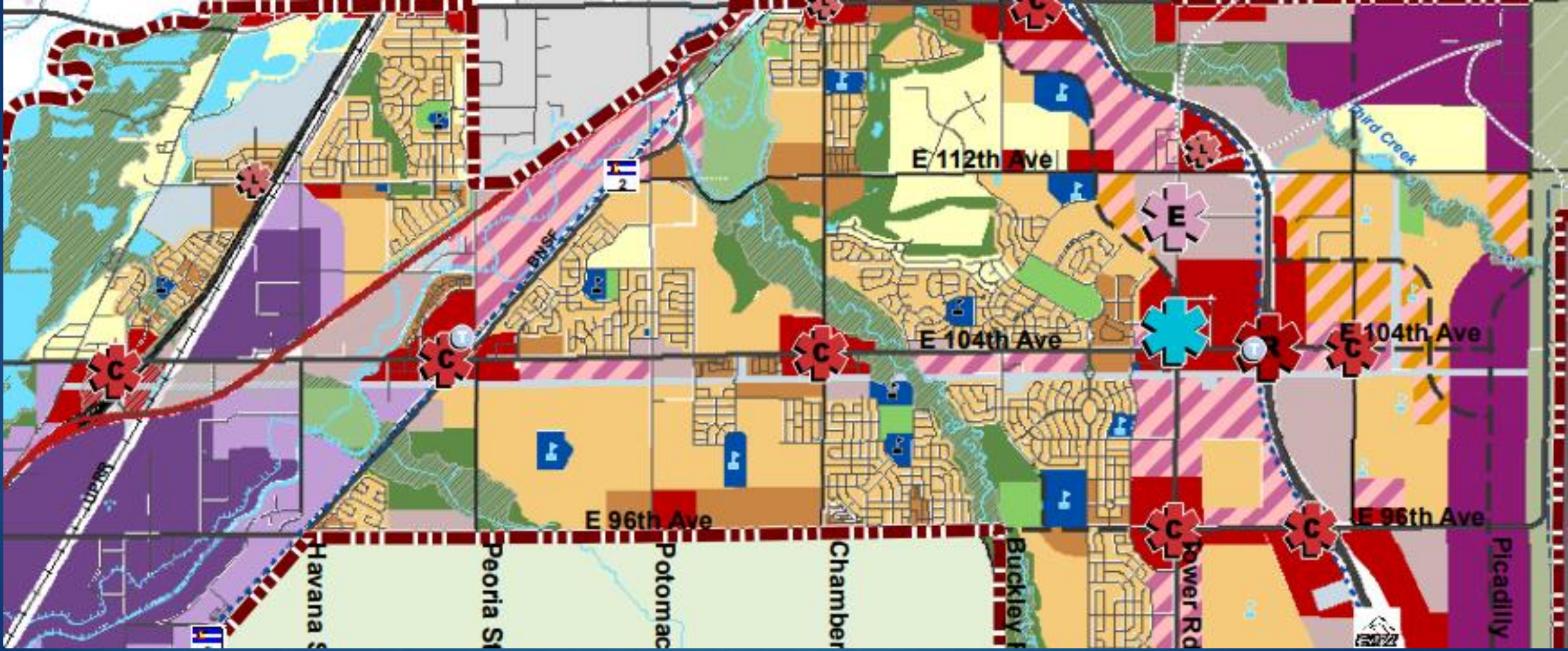






Comprehensive Plan

104th Avenue corridor



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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.



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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.



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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.

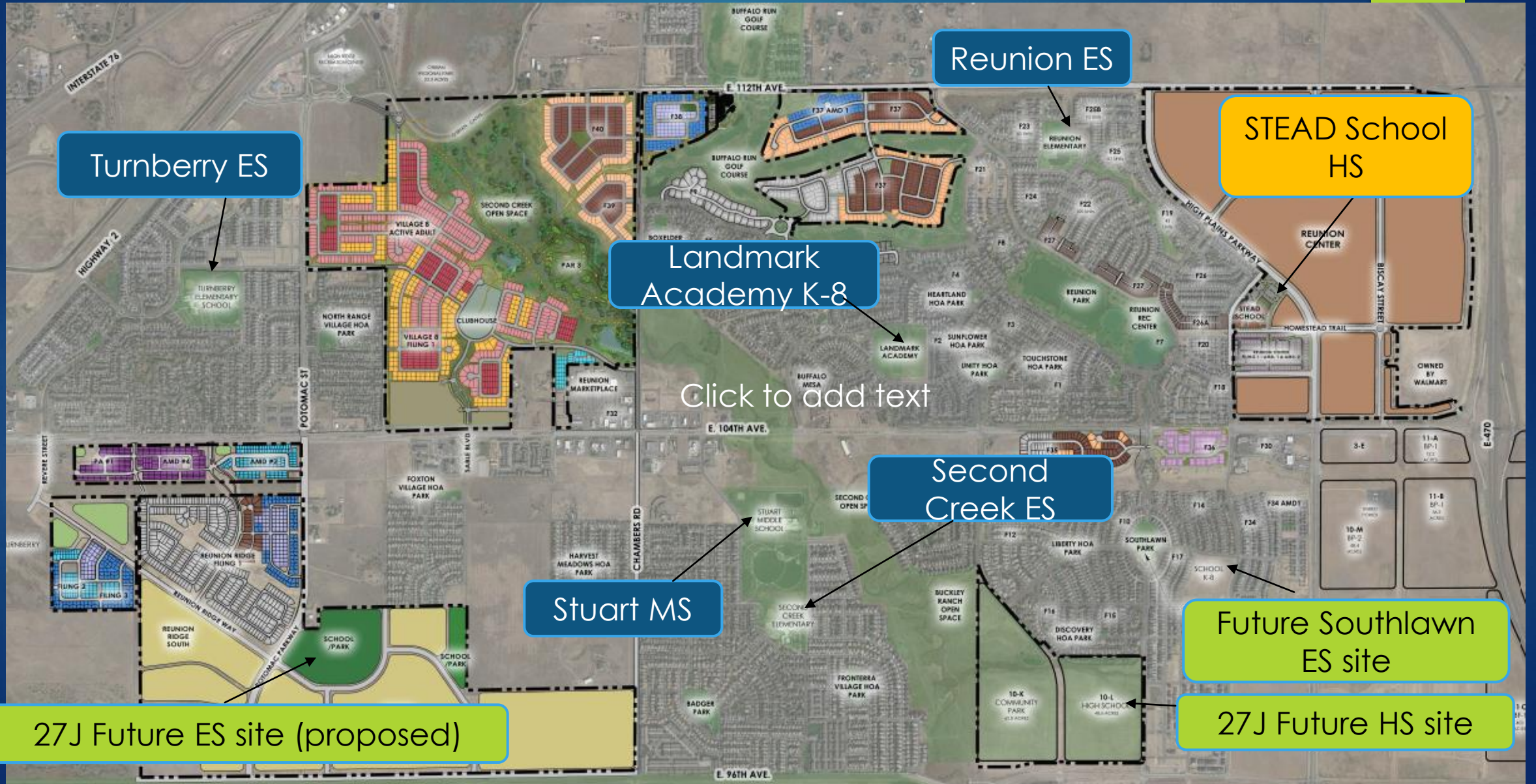


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Schools

- ▶ Current and Future School Sites
- ▶ Oakwood Homes and 27J Partnership
- ▶ Reunion Community Foundation
- ▶ STEAD School
- ▶ RCF v. CFFF potential subdivision contributions

Reunion Area Current & Future School Sites



Reunion Community Foundation (RCF) - 27J Partnership

- ▶ 27J school district leadership and the Oakwood Homes team have created a great partnership around shared interests.
- ▶ RCF investment directly benefits Reunion/area families and 27J need for school seats now.
- ▶ RCF has pledged **\$2.75 million** initially as part of an estimated **\$27 million STEAD School Plan of Finance**, a new 27J approved 9-12 charter high school that, at full build out provide space for up to 700 students.
- ▶ By way of example, based upon 129 home sites x **\$950/home**, Reunion Ridge RCF funds are anticipated to generate, \$122,550 vs \$111,585 for CFFF (**\$865/home**).

Source	Amount
Reunion RCF Builder Pledges	\$486,614
Oakwood Homes Land Company Support for STEAD	\$243,000
BuildStrong Education Foundation STEAD Start-Up	\$400,000
STEAD Capital Campaign Pledges	\$224,375
Total (to date)	\$1,353,989

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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 —

