



# Case #S-716-18-20-20-21

## Reunion Ridge Filing No. 1, Amendment #4

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Location: South of E. 104<sup>th</sup> Avenue, West of Vaughn Way, and East of Tucson Street

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.

# Case Summary

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- Location: South of E. 104<sup>th</sup> Avenue, West of Vaughn Way, and East of Tucson Street
- Request: Approval of Subdivision Plat
- Current zoning: Reunion PUD – (Mixed-Use)
- Future land use: Mixed-Use

# Applicant's Request

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- Oakwood Homes is seeking approval of a request for the subdivision of Reunion Ridge Filing No. 1, Amendment No. 4 to plat a 15.12 acre tract into 129 lots and 4 associated tracts.

NOTE: The applicant is also seeking approval for **D-415-20-21 PUD Development Permit** (landscaping, addressing, and civil construction documents) which is reviewed and approved administratively.

- Currently zoned as part of the Reunion PUD Amendment #5. The general purpose of the proposed plat is to create additional lots for residential development.

# 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.
- City Council requested this public hearing.

# Location



# Location



# Location

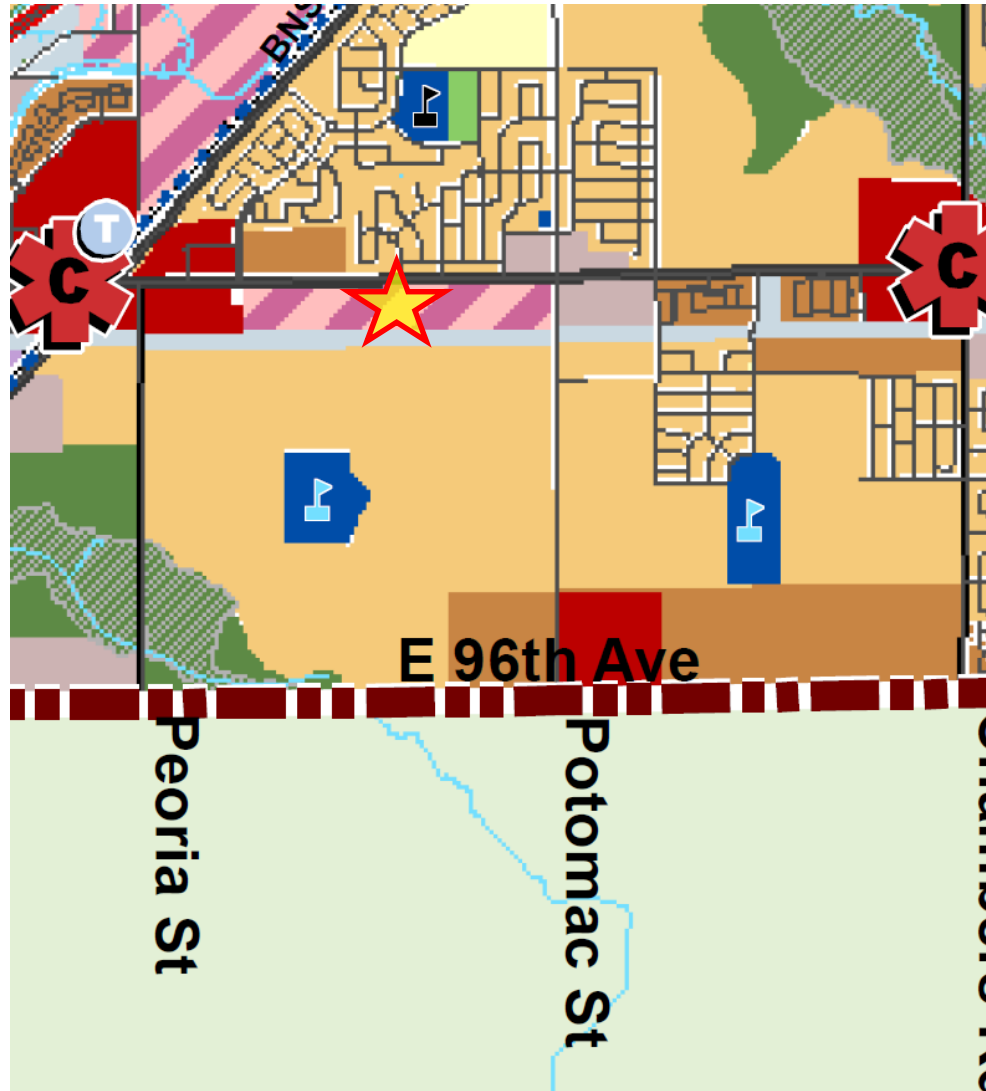




# Future Land Use Plan

## 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.

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

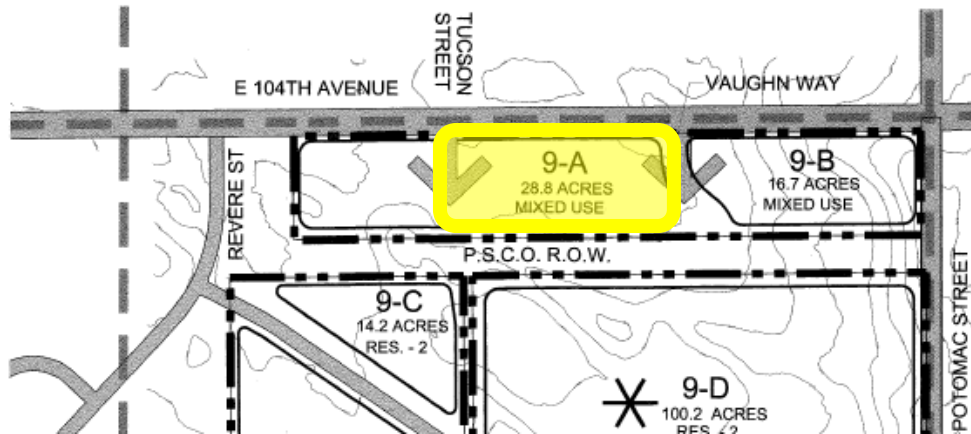
→ *The subject subdivision plat does not change or impact the allowed land uses nor change the zoning – it simply creates lots.*

# Reunion PUD Amendment 5

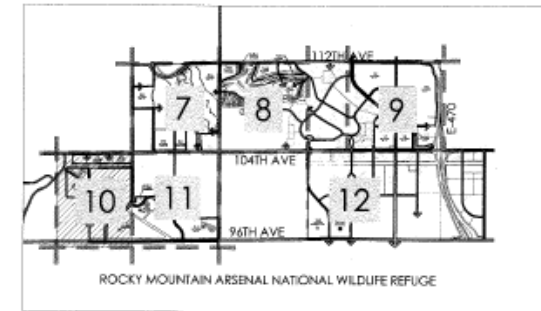
## REUNION PUD ZONE DOCUMENT

### AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,  
AND A PORTION OF SECTION 13, T.2S., R67W., OF THE 6TH P.M.,  
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO



KEY MAP



### VILLAGE 9

PARCEL	USE	GROSS ACRES	ENTITLED RANGE (1) (DU/AC)
9-A	MU	28.8	8-24
9-B	MU	16.7	8-24



Commerce CITY

# Reunion PUD Amendment 5

USE CATEGORIZATION	SPONSOR USE TYPE	R-1	R-2	R-3	MU	T-C-2	MP-1
<b>AGRICULTURE</b>	Reproduction, including the sale of agricultural products already from the grower to the consumer or vend that is part of the farm site	X	X	X	X	X	X
<b>HORTICULTURE &amp; NURSERY</b>	Community garden	X	X	X	X	X	X
	Greenhouse/hobby tree production (with no outdoor storage)	X	X	X	X	X	X
	Greenhouse/hobby tree production (with outdoor storage)	X	X	X	X	X	X
	Goat farm	X	X	X	X	X	X
<b>COMMERCIAL USES</b>							
<b>Animal Services</b>	Animal boarding (indoor/outdoor kennels) and training	X	X	X	X	X	X
	Design dog day centers	X	X	X	X	X	X
	Daycare offices or clinics	X	X	X	X	X	X
<b>Arts and Crafts</b>	Artisan for commercial/retail sale necessary to principal use	X	X	X	X	X	X
	Radio or television broadcasting offices	X	X	X	X	X	X
	All other similar uses (printing, electrical, laundries & building equipment with no outdoor storage)	X	X	X	X	X	X
<b>Building Materials &amp; Services (Retail)</b>	Landscape equipment, hardware materials (with no outdoor storage)	X	X	X	X	X	X
	Landscape equipment, hardware materials (with outdoor storage)	X	X	X	X	X	X
	Landscaping equipment, hardware materials (with outdoor storage)	X	X	X	X	X	X
	Blas, lawn, right club	X	X	X	X	X	X
	Demolition	X	X	X	X	X	X
<b>Catering and Dining</b>	Catering services	X	X	X	X	X	X
<b>Childcare</b>	Daycare with 8 or less children	X	X	X	X	X	X
	Daycare with more than 8 children	X	X	X	X	X	X
	Preschool	X	X	X	X	X	X
	Tutoring room	X	X	X	X	X	X
<b>Chemical Industries</b>	Bank or financial institution	X	X	X	X	X	X
	Commercial storage (more than 10,000 sq ft)	X	X	X	X	X	X
	Concrete store (10,000 sq ft)	X	X	X	X	X	X
<b>Food and Beverage Sales</b>	Deli store	X	X	X	X	X	X
	All other similar uses (e.g., deli, bakery, retail bakery, specialty food market, coffee shop)	X	X	X	X	X	X
	Food sales with no vehicle repair	X	X	X	X	X	X
<b>Fuel Sales</b>	Fuel sales with motor vehicle repair	X	X	X	X	X	X
	Natural gas fuel sales	X	X	X	X	X	X
	Natural gas fuel sales for trails	X	X	X	X	X	X
<b>Financial and Business Services</b>	Administrative/computer/photocopy	X	X	X	X	X	X
	Financial loans	X	X	X	X	X	X
<b>Office</b>	Business or professional (including medical/health/office/clinic)	X	X	X	X	X	X
	Customer services	X	X	X	X	X	X
	Management offices/trails	X	X	X	X	X	X
<b>Personal Services</b>	Professional services, studios	X	X	X	X	X	X
	Tempers Agency	X	X	X	X	X	X
<b>Recreation or Amusement Facilities, Events</b>	Large establishments/local gaming/entertainment centers (bowling, billiards, movie theater & similar uses)	X	X	X	X	X	X
	Party or theater	X	X	X	X	X	X
	Party club	X	X	X	X	X	X
	Outdoor recreation with lights/indoor recreation	X	X	X	X	X	X
	Outdoor recreation without lights	X	X	X	X	X	X
<b>Repair Services (Not including VEHICLES)</b>	Appliance or major household appliance repair	X	X	X	X	X	X
	Automotive services, including motor vehicles	X	X	X	X	X	X
	Motorcycle sales, excluding track trailers, heavy equipment, and farm machinery	X	X	X	X	X	X
<b>Retail Establishments</b>	Flower shop	X	X	X	X	X	X
	Retail business store <10,000 sq ft	X	X	X	X	X	X
	Retail business store >10,000 sq ft	X	X	X	X	X	X
	T-shirt parlor	X	X	X	X	X	X
	Gift/antique/collectible store	X	X	X	X	X	X
	Responsible retail	X	X	X	X	X	X
	Automobile washing facilities	X	X	X	X	X	X
	Used/rental truck (2-32 feet) / equipment self-rental facilities	X	X	X	X	X	X
<b>Vehicle/Equipment Sales and Services</b>	Motor vehicle dealer sales, new and used automobiles > 3 axes	X	X	X	X	X	X
	Motor vehicle dealer sales, new and used automobiles < 3 axes	X	X	X	X	X	X
	The shop < 3,000 sq ft	X	X	X	X	X	X
	Vehicle repair, major (includes auto body repair, paint shops, and replacement sales of parts)	X	X	X	X	X	X
	Vehicle repair, minor	X	X	X	X	X	X
<b>Visitor Accommodations</b>	Bed and breakfast establishments	X	X	X	X	X	X
	Motorist related lodging establishments	X	X	X	X	X	X

MU designation allows multiple residential & non-residential land uses.

There is no requirement for a combination of the allowable uses.

# 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)



# Case History

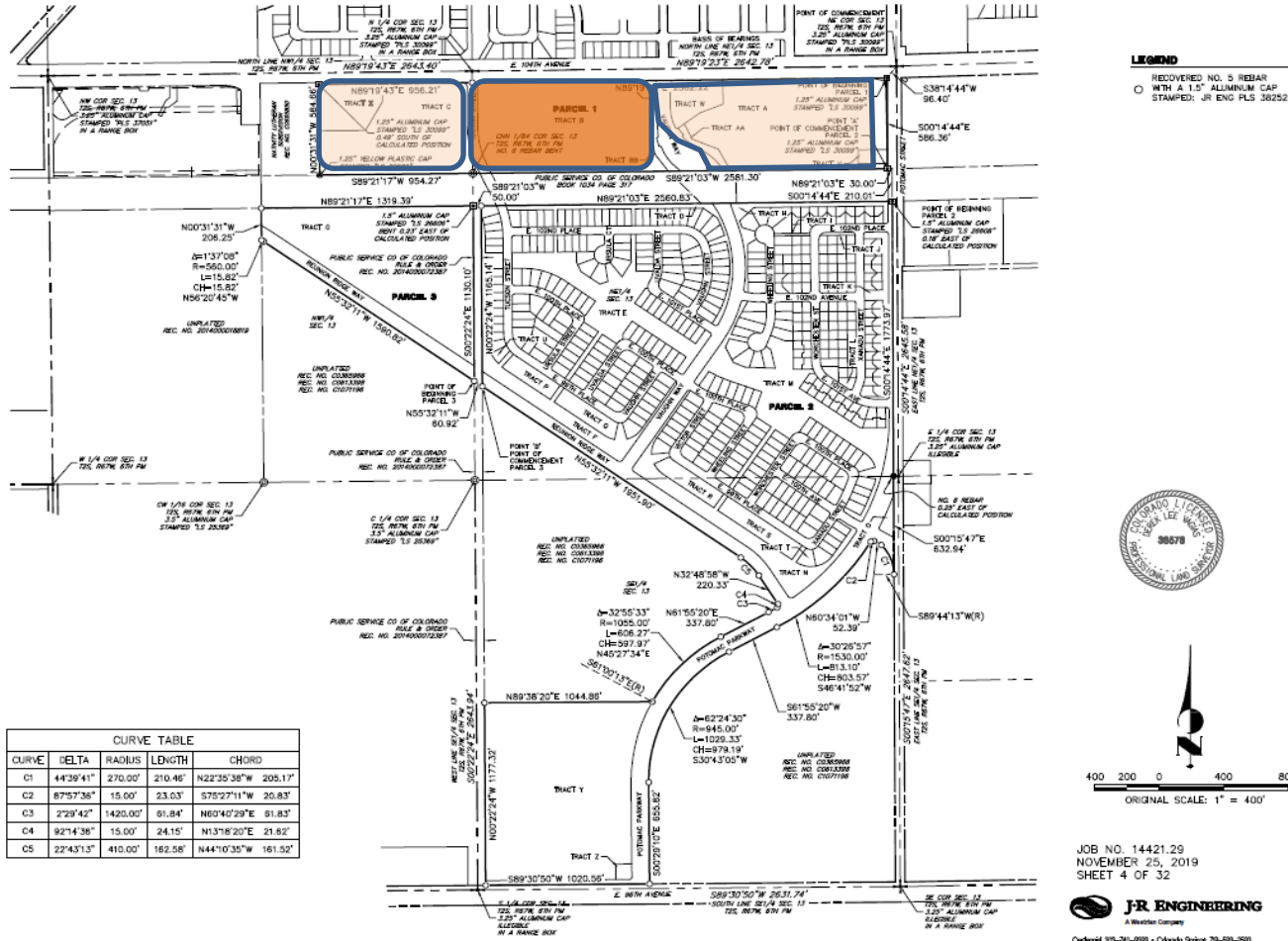
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- 2000** Buffalo Hills Ranch PUD – Original Zone  
Doc for ~3,138 Acres
- 2002** Rezoned from Buffalo Hills Ranch PUD to  
Reunion PUD (Amendment #1)
- 2019** Reunion PUD Amendment #5
  - Adjusted allowed land uses, lot sizes, and dwelling sizes
- 2020** *Reunion Ridge Filing No. 1* Plat
  - 447 residential lots w/ tracts for future development
- 2021** *Reunion Ridge Filing No. 1, Amendment #4*

# Case History

## 2020

**REUNION RIDGE FILING NO. 1**  
 LOCATED IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 4 OF 32



JOB NO. 14421.29  
 NOVEMBER 25, 2019  
 SHEET 4 OF 32

**J.R. ENGINEERING**  
 A Western Company

Central 303-761-8800 • Colorado Springs 719-593-2800  
 Fort Collins 970-491-8888 • www.jreng.com



Commerce  
**CITY**

# Case History – PUD

## 2000 – Buffalo Hills Ranch → MU

STANDARDS	R-1	R-2, R-3, MU BP-2, TC-2	R-2, R-3, MU, TC-2, BP-2	R-3, MU, BP-2, TC-2	R-2, R-3, MU, TC-1 TC-2, BP-1, BP-2
	SINGLE FAMILY DETACHED	SINGLE FAMILY DETACHED	CLUSTER HOMES	SINGLE FAMILY ATTACHED	MULTI-FAMILY
MIN. LOT SIZE	7,000 SF	4,000 SF	2,500 SF	N/A	N/A
MIN. DETACHED DWELLING SIZE	2,200 SF	1,100 SF	1,100 SF	N/A	N/A
LOT FRONTAGE	N/A	N/A	N/A	N/A	N/A
PARKING REQ.	2 SP. / UNIT (10)	2 SP. / UNIT (10)	2 SP. / UNIT (10)	2 SP. / UNIT (10)	(8) (11)
HEIGHT	35'	35'	35'	35'	(8)
FLOOR AREA MINIMUM	N/A	N/A	N/A	N/A	500 (5)
LANDSCAPE (7)	ENTIRE FRONT YARD (3)(6) 1 TREE/600 SQ.FT. 1 SHRUB/300 SQ.FT. ENTIRE SIDE YARD (6) (7)	ENTIRE FRONT YARD (3)(6) 1 TREE/600 SQ.FT. 1 SHRUB/300 SQ.FT. ENTIRE SIDE YARD (6) (7)	ENTIRE FRONT YARD (3)(6)(8) 1 TREE/600 SQ.FT. 1 SHRUB/300 SQ.FT. ENTIRE SIDE YARD (6) (7)	REMAINDER OF LOT (8) 1 TREE/600 SQ.FT. 1 SHRUB/300 SQ.FT. ENTIRE SIDE YARD (6) (7)	100% (3)(6) 1 TREE/600 SQ.FT. 1 SHRUB/300 SQ.FT. N/A
LANDSCAPE - CORNER LOT					

## 2019 – Reunion, Amendment #5 → MU

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, R-3, MU	TC-2, BP-1
	SINGLE FAMILY DETACHED	SINGLE FAMILY DETACHED	CLUSTER HOMES	SINGLE FAMILY ATTACHED	MULTI-FAMILY	MULTI-FAMILY
MIN. LOT SIZE	7,000 SF	4,000 SF	2,200 SF	N/A	N/A	N/A
MIN. DETACHED DWELLING SIZE	2,200 SF	1,100 SF	900 SF	N/A	N/A	N/A
LOT FRONTAGE	N/A	N/A	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)	(9)(11)	(9)(11)(13)
MAX. HEIGHT	35'	35'	35'	35'	50'	75'
FLOOR AREA MINIMUM	N/A	N/A	N/A	N/A	500(5)	500(5)
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(5)(7)	LANDSCAPE(3)(4) 1 TREE/1,000 SF 5 SHRUB/1,000 SF N/A	LANDSCAPE(3)(4) 1 TREE/1,000 SF 5 SHRUB/1,000 SF N/A





# Proposed Plat

## REUNION RIDGE FILING NO. 1, AMENDMENT NO. 4

A REPLAT OF TRACT B AND BB, REUNION RIDGE FILING NO. 1

LOCATED IN THE NE1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

### ORIGINATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION BEING THE OWNER OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED HEREIN (SEE SHEET 2 FOR LOCAL IDENTIFICATION) HERE BY THESE PRESENTS LATE SET, LATED AND QUINTED BY THE SAME INTL. LOTS, TRACTS AND STREETS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF REUNION RIDGE FILING NO. 1, AMENDMENT NO. 4 AND DO HEREBY GRANT TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC, PAVES AND EXISTING HEREIN NOW FOR PUBLIC UTILITY, TRAVEL, AND RECREATION (ROAD, ALLEY, FLOODWAY AND PLAZA) LAND, SHARPS AND OTHER PUBLIC PURPOSES AS DEFINED BY COMMERCE CITY.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: \_\_\_\_\_

STATE OF \_\_\_\_\_ SS

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ OF CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

### CONSENT BY LENDER

KNOW ALL MEN BY THESE PRESENTS THAT SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP ("MORTGAGEE"), BEING THE MORTGAGEE OF THAT CERTAIN MORTGAGE SECURITY AGREEMENTS AND ASSIGNMENTS OF BENEFIT RECORDED FEBRUARY 4, 2020 AT INSTRUMENT NO. 202000001104 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "MORTGAGE"), AND THE LOAN DOCUMENTS UNDER ANY AND ALL OTHER DOCUMENTS EXECUTED IN CONNECTION WITH THE LOAN ENTERED BY THE MORTGAGEE AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "LOAN DOCUMENTS"), HEREBY CONSENTS TO, AND RATIFIES AND CONFIRMS, THIS PLAT AND AGREES THAT THE RIGHT TITLE, USE AND INTEREST OF MORTGAGEE AND TO THE PROPERTY AS SHOWN HEREIN UNDER AND PURSUANT TO THE MORTGAGE AND THE LOAN DOCUMENTS SHALL BE AND HEREBY ARE SUBORDINATE TO THIS PLAT TO THE EXTENT THAT IN THE EVENT THAT PURSUANT TO THE FORECLOSURE OF THE MORTGAGE OR ANY OF THE OTHER LOAN DOCUMENTS OR ANY CONVEYANCE BY THE MORTGAGEE OR ANY OTHER PARTY SHALL SUCCEED TO THE FAVOR OF THE OWNER OF THE PROPERTY SHOWN HEREIN, OR ANY PORTION THEREOF, THEN MORTGAGEE OR OTHER SUCH PARTY SHALL RECONDUCE AND BE BOUND BY THIS PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP

BY: \_\_\_\_\_

NAME: AUTHORIZED AGENT

BY: \_\_\_\_\_

NAME: AUTHORIZED AGENT

STATE OF \_\_\_\_\_ SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ FOR SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

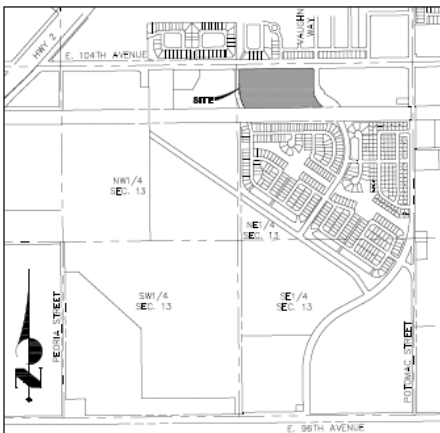
STATE OF \_\_\_\_\_ SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ FOR SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC



VICINITY MAP  
SCALE: 1"=100'

### CONSENT BY MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS THAT DEIC BOTH AND POTOMAC, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND PRP-III, LLC, A COLORADO LIMITED LIABILITY COMPANY (COLLECTIVELY, "MORTGAGEE"), BEING THE MORTGAGEE OF THAT CERTAIN MORTGAGE SECURITY AGREEMENTS AND ASSIGNMENTS OF BENEFIT RECORDED FEBRUARY 4, 2020 AT INSTRUMENT NO. 202000001103 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "MORTGAGE"), AND THE LOAN DOCUMENTS UNDER ANY AND ALL OTHER DOCUMENTS EXECUTED IN CONNECTION WITH THE LOAN ENTERED BY THE MORTGAGEE AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "LOAN DOCUMENTS"), HEREBY CONSENTS TO, AND RATIFIES AND CONFIRMS, THIS PLAT AND AGREES THAT THE RIGHT TITLE, USE AND INTEREST OF MORTGAGEE AND TO THE PROPERTY AS SHOWN HEREIN UNDER AND PURSUANT TO THE MORTGAGE AND THE LOAN DOCUMENTS SHALL BE AND HEREBY ARE SUBORDINATE TO THIS PLAT TO THE EXTENT THAT IN THE EVENT THAT PURSUANT TO THE FORECLOSURE OF THE MORTGAGE OR ANY OF THE OTHER LOAN DOCUMENTS OR ANY CONVEYANCE BY THE MORTGAGEE OR ANY OTHER PARTY SHALL SUCCEED TO THE FAVOR OF THE OWNER OF THE PROPERTY SHOWN HEREIN, OR ANY PORTION THEREOF, THEN MORTGAGEE OR OTHER SUCH PARTY SHALL RECONDUCE AND BE BOUND BY THIS PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

DEIC BOTH AND POTOMAC, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
LTC FLEWELDER, III ATTORNEY IN FACT

PRP-III, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
LTC FLEWELDER, III ATTORNEY IN FACT

STATE OF \_\_\_\_\_ SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ FOR DEIC BOTH AND POTOMAC, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ FOR PRP-III, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

### TECHNICAL DATA:

LAND USE	NUMBER OF LOTS/PARCELS	AREA (AC)	PERCENT OF PROJECT
RESIDENTIAL	129	8.3151	59.0%
PUBLIC OPEN SPACE/FLOODPLAIN	0	0.0000	0.0%
RIGHT-OF-WAY	1	2.8054	19.2%
HOA OWNED & MAINTAINED OPEN SPACE	4	3.8939	25.7%
GROSS ACRES:		13.1243	

SEE SHEET 2 FOR GENERAL NOTES

### SURVEYOR'S CERTIFICATE

I, DEIC LOE VAGNA, A REGISTERED LAND SURVEYOR, RESIDENT IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO RECORDS OF OTHER SURVEYS, EVIDENCE, OR OTHER RECORDS IN EXISTENCE OR KNOWN BY ME TO CONTRADICT OR CROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE REVERSED THE SURVEY SHOWN HEREIN, OR SUCH SURVEY HAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL DOCUMENTS EXIST AS SHOWN HEREIN.

DEIC LOE VAGNA, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 38578  
FOR AND ON BEHALF OF JR ENGINEERING, LLC  
7200 S. ALTON WAY, SUITE C400, LITTLETON, CO 80120

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS FROM THE DATE YOU RECEIVE SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN.

NOTICE: PER THE STATE OF COLORADO BOARD OF SURVEYORS FOR ADJUSTMENTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREIN MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXCEPT AS NOTED. THE SURVEY REPRESENTED HEREIN HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

### CITY STAFF CERTIFICATE

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

DIRECTOR, COMMUNITY DEVELOPMENT: \_\_\_\_\_

### ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO.

AT \_\_\_\_\_ M. ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY CLERK AND RECORDER: \_\_\_\_\_

BY: \_\_\_\_\_

RECEIPTION NO. \_\_\_\_\_

FINAL PLAT  
REUNION RIDGE FILING NO. 1, A4  
JOB NO. 14421.29  
MAY 19, 2021  
SHEET 1 OF 6



Colorado 888-760-8888 • Colorado Springs 719-488-2848  
P.O. Box 870 • 809-0888 • www.jr-engineering.com



# Proposed Plat

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- **129 Lots** and **4 Tracts** (A, B, C, & D)
- Access from **two locations on Tucson Street** & **one location on Vaughn Way**.
- **Park** dedication of ~0.5 acres (Tract D)
- **ROW** dedication of 2.9 acres
- **Tracts A, B, and C** for drainage, utilities, open space. Owned and maintained by the Reunion Metro District

# Proposed Plat

## REUNION RIDGE FILING NO. 1, AMENDMENT NO. 4

A REPLAT OF TRACT B AND BB, REUNION RIDGE FILING NO. 1

LOCATED IN THE NE1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

### GENERAL NOTES:

- PER C.R.S. 18-64-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR REPAIRS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) Misdemeanor.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY J.R. ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT. VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ALL PREVIOUS RECORDS, AND VERIFY EASEMENTS RIGHT-OF-WAY OR TITLE OF RECORD. J.R. ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. AR200603785, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED APRIL 29, 2020.
- THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT BOTH ENDS A 3.5" ALUMINUM CAP STAMPED "PLS. 30099" IN A RANGE BOX, BEARING NORTH 92°32'E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.
- PER C.R.S. 38-91-108, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METRE EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY, ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- FLOODPLAIN NOTE: THIS SITE LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR ANNUAL FLOODPLAIN), AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, COLORADO, MAP NUMBER 080300330H & 080010033H, BOTH WITH REVISED DATES OF MARCH 5, 2007.
- THERE SHALL BE NO INTERFERENCE WITH THE ESTABLISHED LOT GRADING PLAN PURSUANT TO THE APPROVED CONSTRUCTION PLAN ON FILE WITH THE CITY ENGINEER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE LOT GRADING PLAN IN CONFORMANCE WITH THE APPROVED CONSTRUCTION PLAN. THE CITY OF COMMERCE CITY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT THE LOT GRADING AT ANY TIME. IF THE LOT GRADING IS NOT PROPERLY MAINTAINED, THE CITY MAY REQUIRE THE NECESSARY MAINTENANCE TO RESOLVE ANY DEVIATION FROM THE APPROVED LOT GRADING PLANS.
- PUBLIC WATER AND SEWER ARE TO BE PROVIDED BY SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT.
- NOTICE IS HEREBY GIVEN:
  - ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
  - ANY DIVISION OF AN EXISTING LOT, OR CONVEYANCE OF PART OF AN EXISTING SUBDIVISION LOT, IS IN VIOLATION OF THIS ARTICLE UNLESS (1) APPROVED BY THE CITY OF COMMERCE CITY, OR (2) IS EXCEPTED FROM THE DEFINITION OF "SUBDIVISION" AS PROVIDED BY THE SUBDIVISION REGULATIONS.
  - THIS PLAT DOES NOT ESTABLISH WATER AVAILABILITY FOR THE SUBJECT PROPERTY. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT. FURTHER NOTICE OF THE CURRENT WATER AVAILABILITY FOR THE PROPERTY AND ACQUISITION OF ANY ADDITIONAL WATER REQUIRED FOR DEVELOPMENT OF THE PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER. ITS SUCCESSORS AND ASSIGNS. DEVELOPMENT APPROVALS WILL NOT BE GRANTED WITHOUT PROOF OF WATER AVAILABILITY.
  - THE STORM WATER FACILITIES PROPOSED WITHIN TRACTS A AND B SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER OF SUCH TRACTS AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. IN THE EVENT THAT SAID CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAID OWNER, THE CITY OF COMMERCE CITY SHALL HAVE THE RIGHT TO ENTER SAID AREA AND PERFORM THE NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS, AND ASSIGNS AGREES TO PAY UPON BILLING.
  - THIS SUBDIVISION IS PART OF THE REUNION RIDGE ZONE DOCUMENT, RECORDED UNDER RECEIPTION NO. 201900005788.
- UTILITY EASEMENTS ARE DEICATED TO THE CITY OF COMMERCE CITY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE AND TELECOMMUNICATIONS FACILITIES (OR "UTILITIES"). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITH ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, SIGNAGE, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SAID GRANTEE. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN TRACT B AS SHOWN HEREON, FOR THE PURPOSE OF MAINTAINING STORMWATER FACILITIES AS NEEDED.

### GENERAL NOTES CONTINUED:

- EIGHT DISTANCE EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO THE CITY OF COMMERCE CITY FOR SHORT DISTANCE PURPOSES TOGETHER WITH THE FOLLOWING RESTRICTIONS OVER CAP EASEMENT NO OBJECT WITHIN THE SHORT DISTANCE EASEMENT SHALL BE MORE THAN TWENTY-FOUR (24) INCHES ABOVE THE ADJACENT GROUND. SUCH OBJECTS SHALL INCLUDE BUT ARE NOT LIMITED TO BILLBOARDS, LANDSCAPING, AND TRUSS CABINETS. PARKING IS ALSO RESTRICTED WITHIN THE EASTWEST TRIPS SHALL BE PAVED SO THE LOWEST BRANCH IS NO LOWER THAN SIX FEET ABOVE THE ADJACENT GROUND AND FENCES SHALL BE NO HIGHER THAN 42" AND BE OF OPEN DESIGN.
- A PLANNET EASEMENT IS HEREBY GRANTED TO UNITED POWER, OVER AND ACROSS ALL LOTS, FOR THE PURPOSE OF INSTALLATION OF ELECTRIC WIRES.

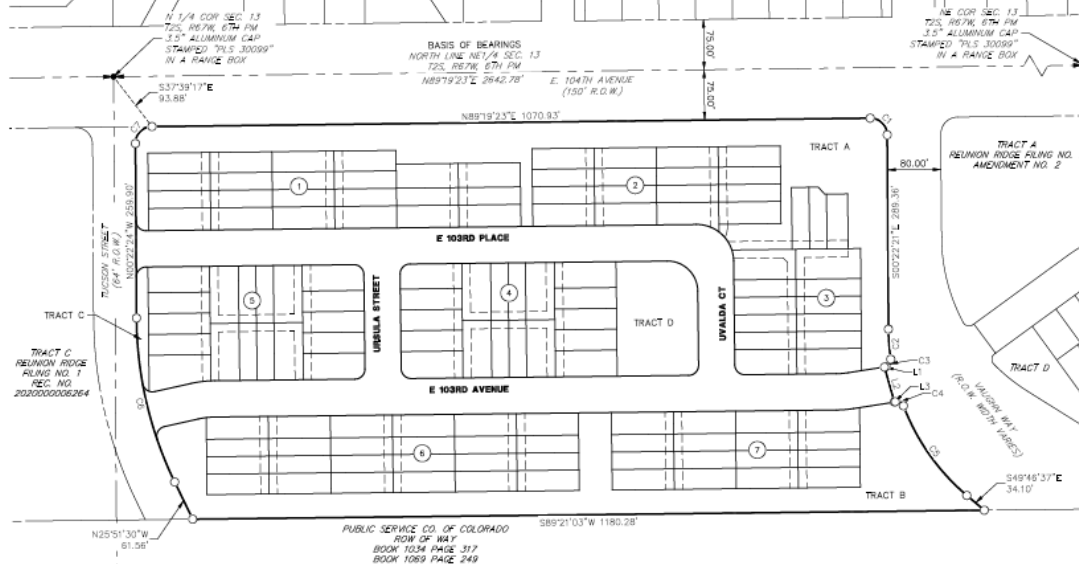
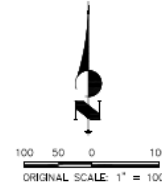
### LEGAL DESCRIPTION

TRACTS B AND BB, REUNION RIDGE FILING NO. 1, RECORDED UNDER RECEIPTION NO. 202000006264 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, CONTAINING A CALCULATED AREA OF 658,819 SQUARE FEET OR 15,124.44 ACRES.

### LEGEND

- SET 10" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "JR ENG PLS 38578"

NOTES: SEE SHEET 6 FOR LINE AND CURVE TABLES. SEE SHEET 6 FOR LOT AREA TABLES.



### TRACT SUMMARY CHART

TRACT	AREA (SF)	AREA (AC)	USE	OWNER	MAINTAINED BY
A	79,997	1.8378	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
B	66,573	1.5283	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
C	2,826	0.0649	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
D	20,220	0.4642	PARK, OPEN SPACE	REUNION METRO DISTRICT	PROPERTY OWNER
TOTAL TRACT AREA	169,616	3.8938			
TOTAL LOT AREA	362,642	8.3251			
TOTAL ROW AREA	126,561	2.9054			
TOTAL SITE AREA	658,819	15,124.44			

THIS SUBDIVISION PLAT CONTAINS 129 LOTS AND 4 TRACTS.

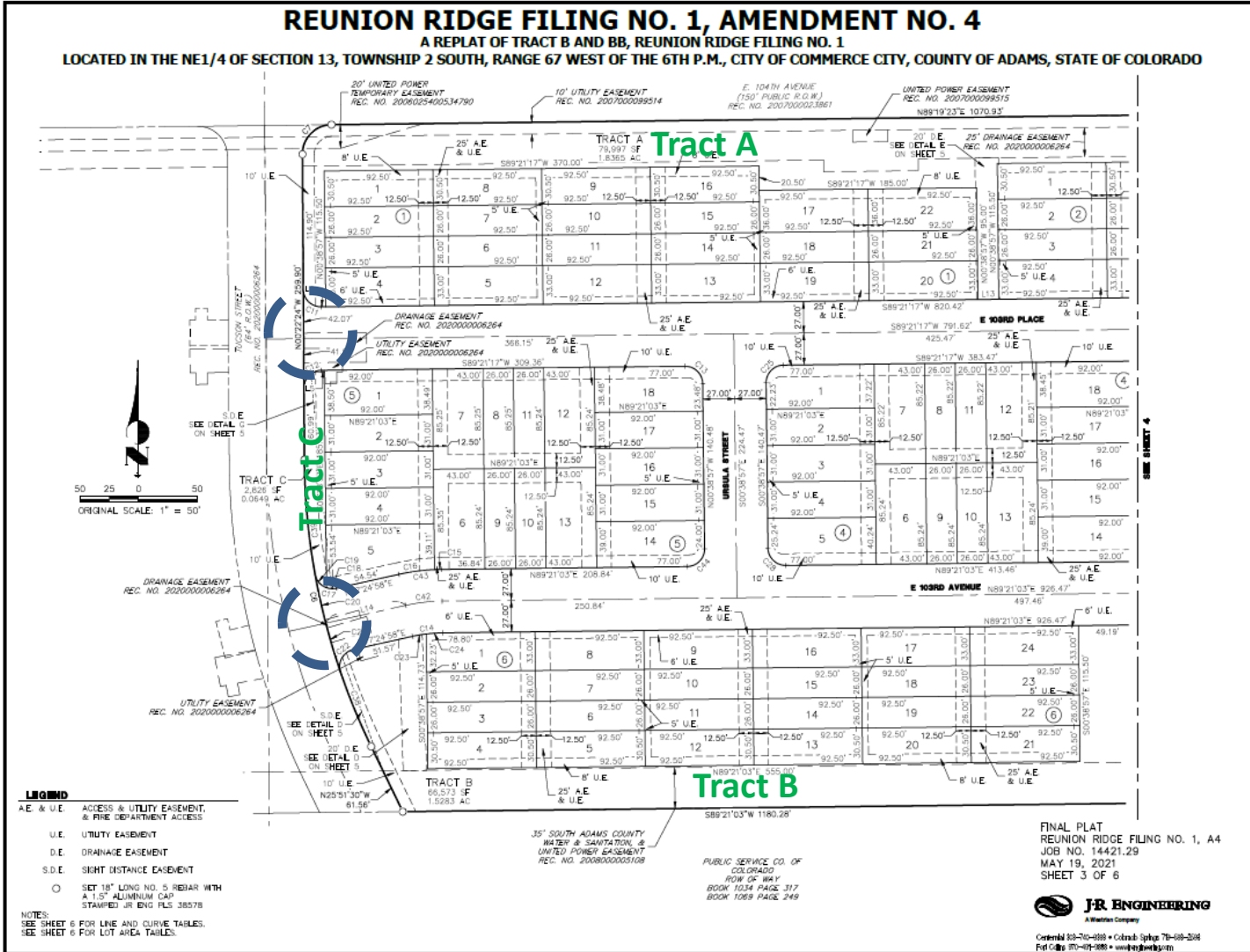
FINAL PLAT  
REUNION RIDGE FILING NO. 1, A4  
JOB NO. 14421.29  
MAY 19, 2021  
SHEET 2 OF 6



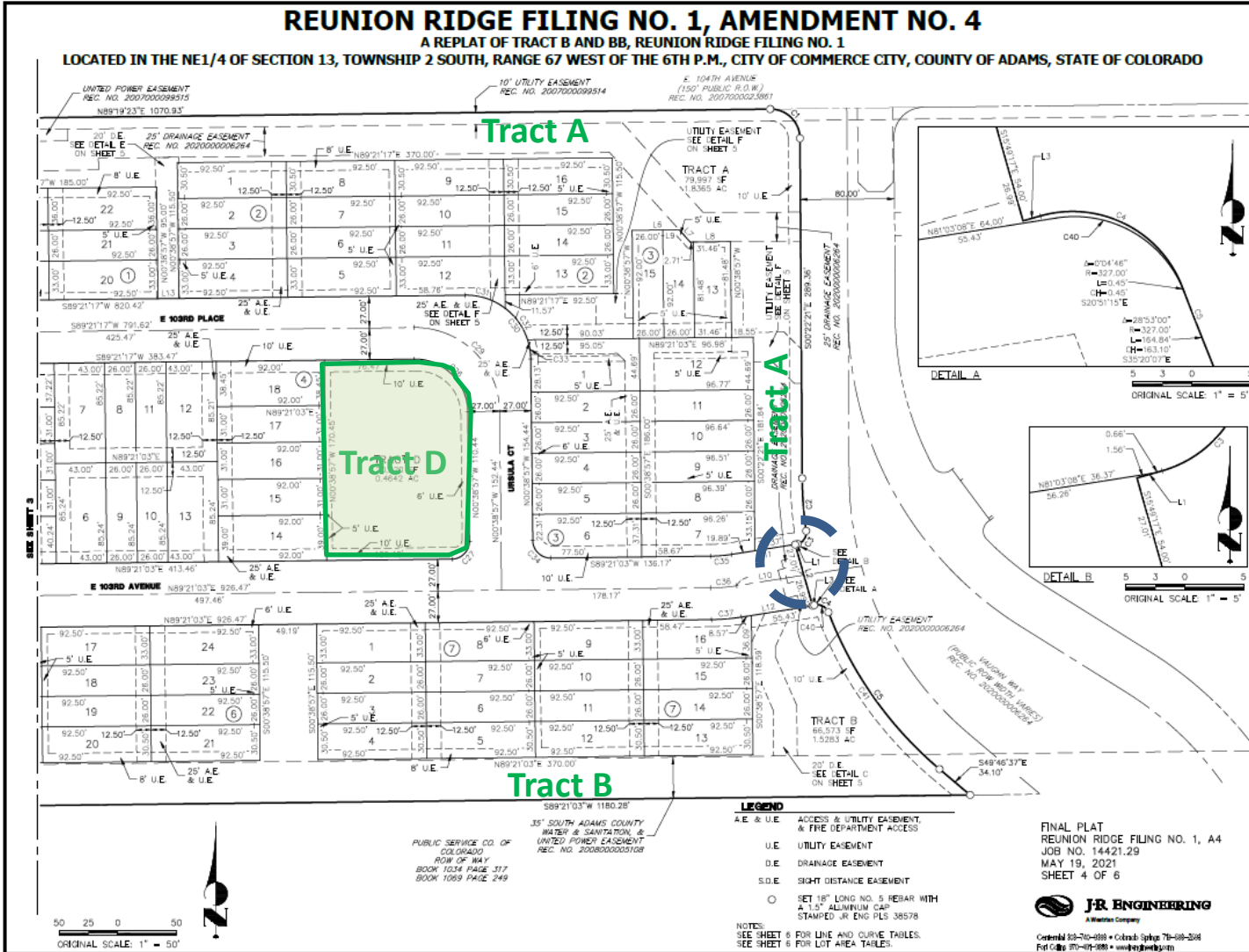
Central 303-740-0888 • Central Spring 781-588-2088  
Fax 303-740-0888 • [info@jr-engineering.com](mailto:info@jr-engineering.com)



# Proposed Plat

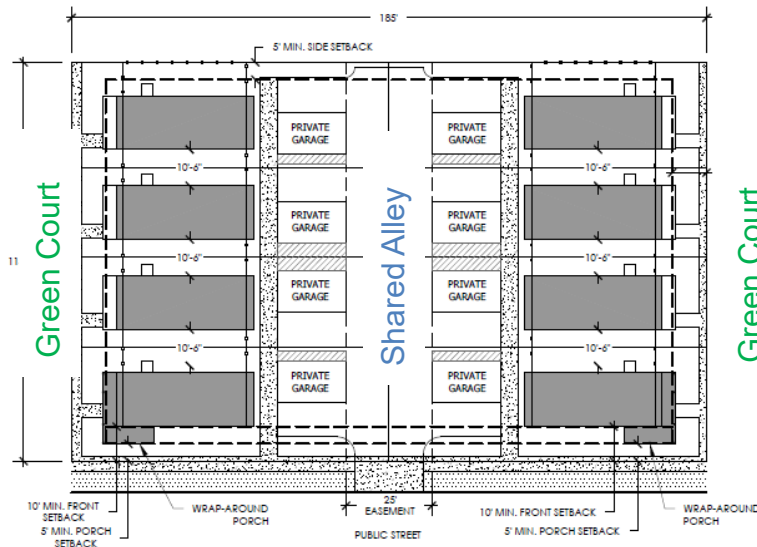


# Proposed Plat



# Anticipated Development

- Being reviewed as a part of the PUD Dev. Permit
- Small, single family detached lots
- Arranged in a “cluster” home formation
- Optional detached garages



# 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, MHFD, TCHD, and internal City departments.

# Subdivision Plat Analysis

Proposed Plat Requirements - Residential			
ISSUE	PROPOSED	CITY STANDARD	MEETS CITY STANDARD?
Density	8.53 DU/AC (gross) 15.5 DU/AC (net)	8-24 DU/AC (PUD Standard)	Yes
Lot Frontage(s) – Minimum	26 feet min.	N/A Per the PUD	Yes
Lot Size(s) - Minimum	2,216 – 4,148 Sq Ft	2,200 Sq Ft Minimum (PUD Standard)	Yes
Comprehensive Plan	Residential High	Mixed Use	Yes
Public Parks/Open Space Land	Oakwood and the City have identified the necessary public park and open space areas related to this development, which are dedicated when they are platted. The public park for Reunion Ridge is located next to the future Elementary School site, just to the south along Potomac.	Residential developers are required to dedicate land for public parks/open space or pay a fee-in-lieu of land dedication.	Yes
Private Parks/Open Space Land	3.89 Ac. Owned and Maintained by HOA	Residential developers are required to reserve 3% of their usable land for private parks/open space.	Yes
Right-of-Way Dedications	Street ROW 2.90 Ac. total	Required Dedication of Public Collector and Local Streets	Yes
School Impacts	Oakwood has worked with the 27J School District to identify the future school sites in the Reunion development. In accordance with the Developer's Agreement, the master builder has met this requirement for public school dedication lands.	Dedication or Cash-in-Lieu	Yes



# 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.
- Tucson Street and Vaughn Way constructed as collectors. Accommodating access from E. 104<sup>th</sup> Avenue to the proposed local streets of the proposed development.
- City Development Engineering staff review addressed all concerns.
- No DRT concerns related to the impacts to the road network.

# 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**.
- Oakwood Homes has traditionally dedicated **land in-lieu-of fees** to satisfy the city's school fee requirement.
- **Development Agreement** established in 2001.
- No school site **dedicated through this plat**
- **Anticipated elementary school site** within the Village 9 area to the southeast of the site

# Subdivision Plat Analysis

## Impacts to School District

- Students from the proposed plat to attend Second Creek (E), Stuart (M), and Prairie View (HS).
- Schools currently have capacity to handle this proposed development.

School	Site Capacity with UF	ENROLLMENT PROJECTIONS - 6/23/21											
		2019/20	NOV 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
SECOND CREEK ES	839	750	754	815	749	775	800	816	836	853	880	916	943
ES #14 ES	350	0	0	0	314	336	349	394	422	449	487	519	549
STUART MS	825	791	742	780	807	947	1,077	1,200	1,286	1,339	1,401	1,449	1,487
PRAIRIE VIEW HS	1,901	1,771	1,696	1,548	1,545	1,506	1,505	1,606	1,704	1,883	2,035	2,196	2,341



# Subdivision Plat Analysis

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## School District Capital Facility Foundation Fee:

- 501(c)(3) organization aimed at addressing the district's **capital construction** needs.
- **Voluntary** – many of the developers in the district participate in the CFFF.
- City **does not collect** the fees
- Not **required per City code**
- City **does not withhold permits** if developers do not participate.

# Subdivision Plat Analysis

## CFFF fees per unit type

Dwelling Unit Type	Rate per Unit
Single Family Detached	\$865.00
Single Family Attached (Duplex)	\$865.00
Townhome/Condo	\$494.00
Apartment	\$494.00
Mobile Home	\$865.00

## CFFF fees – Reunion Ridge, Filing #1, Amendment #4

Units	Fees per single family unit	Total CFFF fee
129	\$865/unit	\$111,585



# Subdivision Plat Analysis

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## Reunion Community Foundation (RCF) Fee

- 2018 Oakwood Homes created the Reunion Community Foundation.
- 501(c)(3) organization to advance school planning and development efforts within the Reunion Community.
- Oakwood Homes no longer makes contributions to the CFFF.
- Oakwood provided examples of impacts as outlined in the staff report.

# Subdivision Plat Approval Criteria

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LDC Sec. 21-3241

- Consistent with the approved PUD Zone Document for this property;
- Plat helps to implement the intent of the Reunion PUD zone district;
- No evidence that the plat is violating any law;
- General layout accomplishes the purposes and intent of the LDC;
- Subdivision complies with applicable city standards and does not create lots that make compliance difficult;
- Should not create substantial or undue adverse effects;
- Adequate public services exist to serve this lot;
- A development agreement was executed for public improvements in this filing;
- Phasing criteria is not applicable as none is proposed.

# 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	✓	31 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

As of September 13, 2021, staff received no requests for additional information or objections to these application requests.





# PC Recommendation

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PC Hearing on Aug 24, 2021

PC voted 5-0 to forward this request to the City Council with a favorable recommendation for approval.





Staff is available to answer any questions.

The applicant also has a presentation to present and speak on behalf of this request and to answer any questions.

