



City Council Communication

AGENDA DATE: January 5, 2026

LEGISTAR ITEM #: Res 2026-002

PRESENTER: Nic Berry
Development

DEPARTMENT: Community

Ordinance

Resolution

Public Hearing

REQUEST

Oakwood Homes is requesting approval of Resolution 2026-002, approving the Reunion Center Filing No. 1 Amendment No. 2 final plat. The subject property is approximately 15.25 acres, generally located , zoned PUD (Planned Unit Development).

BACKGROUND

Oakwood Homes is proposing a final plat for the northwest corner of East 104th Avenue and Yampa Street. The 15.25 site is being subdivided into 106 residential lots and 5 commercial lots. Additionally, there are 11 tracts for open space, utilities, private roadways and drainage. The future commercial users are not known at this time.

The approximately 15.25-acre subject property is part of the Reunion Planned Unit Development (PUD), and is generally located between East 104th Avenue and Homestead Trail and between Walden Street and Tower Road. Reunion PUD Amendment 5, approved in 2019, designated this property as Towncenter-2 (TC-2), which allows residential and commercial uses. The applicant is proposing development of alley-loaded duplexes, a private park, and required right-of-way improvements associated with Homestead Trail, East 104th Avenue, and East 105th Avenue.

On October 7, 2025, the Planning Commission held a public hearing for the proposed plat. Following the hearing, the Commission recommended Council approval of the plat by a five to zero vote.

JUSTIFICATION

CITY COUNCIL COMMUNICATION CONTINUED

<input type="checkbox"/> Council Goal	<input type="checkbox"/> Strategic Plan	<input type="checkbox"/> Work Plan	<input checked="" type="checkbox"/> Legal
Citation	The City Council, consistent with its authority as stated in the City of Commerce City Land Development Code, Section 21-3241(4)(d), has requested that this Subdivision be reviewed through the public hearing process.		

BOARDS & COMMISSIONS ASSIGNED

Board or Commission	Planning Commission
Recommendation	5-0 for Approval
Date of Recommendation	October 7, 2025

PUBLIC OUTREACH

In accordance with Section 21-3180 of the City's Land Development Code, all required notices of public hearings before the Planning Commission of the City of Commerce and the City Council regarding the requested subdivision plat were given, including by publication in the newspaper, flyer mailing and posting a sign on the property.

AVAILABLE ACTIONS

- Available Action #1: Approve Resolution 2026-002, to find that the requested final plat meets the criteria of the Land Development Code found in Section 21-3241(3).
- Available Action #2: Deny Resolution 2026-002, to find that the requested final plat fails to meet the criteria of the Land Development Code found in Section 21-3241(3).
- Available Action #3: Continue the matter to a date certain and request additional information from the applicant, staff, or both.

STAFF RECOMMENDATION

Staff recommends Available Action #1.