



Narrative: Reunion PUD Amendment #5

We are pleased to submit the attached plans for a PUD Amendment

INTENT

The current Reunion PUD was created 16 years ago. Due to varying economic conditions and new developers the suggestion is to amend the PUD to meet these new conditions. The proposal is to keep all current developed areas and all areas outside of the control of Clayton Properties Group II, LLC (Oakwood Homes) under the existing PUD. The PUD amendment will address those undeveloped areas within Villages 1,2,3,4,7,8 and 9. The intent is to keep all the general framework as close as possible to the existing PUD. Major drainageways, roadways, and land use patterns are remaining the same with minor revisions to meet the current conditions in the vicinity.

REVISIONS

Village 1 "Reunion Center", which consists of existing Villages 1-4 is currently being planned as one large village that has a strong core which is planned to be a regional sporting facility surrounded by a mix of civic, retail, office, entertainment, residential and educational uses. The primary north south connection, "High Plains Parkway," is following the same alignment that has always been planned; however, a narrower street section that allows for safer pedestrian crossings is proposed within this PUD amendment. It is important for existing and future residents west of High Plains Parkway to be able to safely travel to the core of Reunion Center. Other revisions include revising primary road network to create a "parkway" loop on the east side of High Plains Parkway along with allowing on-street parking to count towards total parking requirements. Land uses in Village 1 are similar to those existing while reinforcing the inclusion of uses such as hospitals and public health facilities, public stadiums and auditoriums, recreational uses & sports.

Village 7 has the same framework as the current PUD. The primary change is to allow smaller lots within the center of PA's 7B & 7E. The perimeter lots along the golf will remain at the 7,000 sq.ft. minimum allowing the existing homes and golf perimeter to have the same visual impact that was always intended.

Village 8 has been revised to remove the expansion of the golf course. Upon discussions with the City and others, there are no longer plans to expand the golf which is a common theme in communities across the nation to help preserve water and other resources. A potential First Tee Course is still being considered in the Second Creek corridor. The majority of Village 8 is currently planned to be an active adult neighborhood. Although golf corridors have been removed enhanced greenways and

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trail systems will still exist that connect residents to the golf course and Second Creek regional trail system. To help create contiguous active adult community the Blackhawk connection between 108th and 112th has been removed.

Village 9 is remaining very similar to the existing PUD. The major changes are the alignment of Potomac, the connection of 100th ave. to the west, and the location of the school site. School zone removed, and general school locations shown on the plan. Schools are allowed in all Zones. This shall provide more flexibility for final school design without amending the PUD. The existing PUD has the school site on the westernmost edge of Village 9. This amendment proposed the school be central to the Village off Potomac. This location allows a stronger pedestrian connection to the proposed trails throughout the village, but also a strait access to the new Bison Ridge Recreation Center to the north. There is an existing old school house building adjacent to the north of the proposed school site that would be a great historic addition to the school.

COMPREHENSIVE LAND USE PLAN COMPLIANCE:

Comprehensive Plan compliance has been discussed with staff and determined that overall the revisions put forth in this amendment meet the intent of the comprehensive plan.

Village 1/2/3/4 – Reunion Center –

- The Reunion Center plan meets the intent of the City's comprehensive plan. Much of Reunion Center is office and commercial per the comprehensive plan. The desired plan is to provide a mixed-use center which provides housing with commercial and office.
- Current PUD allows residential in all planning areas within Reunion Center.

Village 7-

- Comprehensive plan currently has Planning areas 7B & 7E as low density residential. Staff has concluded that we will meet the intent of the comprehensive plan if we provide 7k lots along the golf perimeter and do not exceed 4.1 DU/AC.

Village 8-

- Medium Density residential is proposed for Village 8 which meets the intent of the comp plan. There are some small areas where the golf was proposed with the original PUD that will no longer be golf and is shown as open space on the comp plan.

Village 9-

- Medium Density residential is proposed for the majority of Village 9. High density residential is shown on the comp plan along 96th; however due to the Wildlife Refuge directly to the south the intent would be to have higher density focused closer to 104th and transition to lower densities towards the wildlife refuge. There

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still may be small pockets of higher density along 96th, just not to the extent shown on the comp plan.

- School sites are shown on the comp plan; it has been discussed with staff that our current locations can meet the intent of the comp plan with regards to schools.

Please Feel free to contact me with any questions your may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Marck', with a long horizontal flourish extending to the right.

Jeff Marck

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