



STAFF REPORT

Planning Commission

CASE # S-716-18-20-20-21			
PC Date:	August 24, 2021	Case Planner:	Travis Reynolds and Jennifer Jones
CC Date:	September 20, 2021		
Location:	The subject parcel is generally located south of E. 104th Avenue, west of Vaughn Way, and east of Tucson Street with PIN# 172113116001, Commerce City, CO 80022		
Applicant:	Oakwood Homes	Owner:	Clayton Properties Group II
Address:	4908 Tower Road Denver, CO 80249	Address:	4908 Tower Road Denver, CO 80249

Case Summary	
Request:	The applicant is requesting approval for Reunion Ridge Filing No. 1, Amendment No. 4 Plat for residential development.
Project Description:	The applicant would like to construct Reunion Ridge Filing No. 1, Amendment #4, a new residential subdivision with 129 residential lots (single-family detached with cluster homes). Along with these lots would be 4 tracts for 3.89 acres of HOA owned/maintained open space, drainage, landscaping, utilities, and private parks. This subdivision contains a total of 15.12 acres.
Issues/Concerns:	<ul style="list-style-type: none"> ▪ Conformity with the Comprehensive Plan ▪ Adequate School Facilities
Key Approval Criteria:	<ul style="list-style-type: none"> ▪ Compliance with the Comprehensive Plan ▪ Compliance with the Land Development Code ▪ Compatibility with surrounding uses and provisions of services
Staff Recommendation:	Approval
Current Zone District:	PUD (Planned Unit Development District)
Comp Plan Designation:	Mixed Use (Corridor and Commercial)

Attachments for Review: *Checked if applicable to case.*

- Vicinity Map
- Applicant Narrative
- Final Plat
- Parking Layout Diagrams
- Information about 27J CFFF
- Additional Materials from Applicant

Background Information

Site Information

Site Size:	15.12 acres +/-
Current Conditions:	The site is currently undeveloped.
Existing Right-of-Way:	E. 104 th Avenue on the north, Tucson Street on the west, Vaughn Way on the east
Existing Roads:	E. 104 th Avenue on the north / Tucson Street and Vaughn Way are under construction
Existing Buildings:	None
Buildings to Remain?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Site in Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Surrounding Properties

Existing Land Use		Occupant	Zoning
North	Residential	Potomac Farms	PUD
South	Utility ROW	Public Service Company of Colorado	AG
East	Vacant	Undeveloped, Reunion Ridge Filing #1, Amendment #2 (future homes – American Dream)	PUD
West	Vacant	Undeveloped, remainder of residential Planning Area 9-A of the Reunion PUD (future homes)	PUD

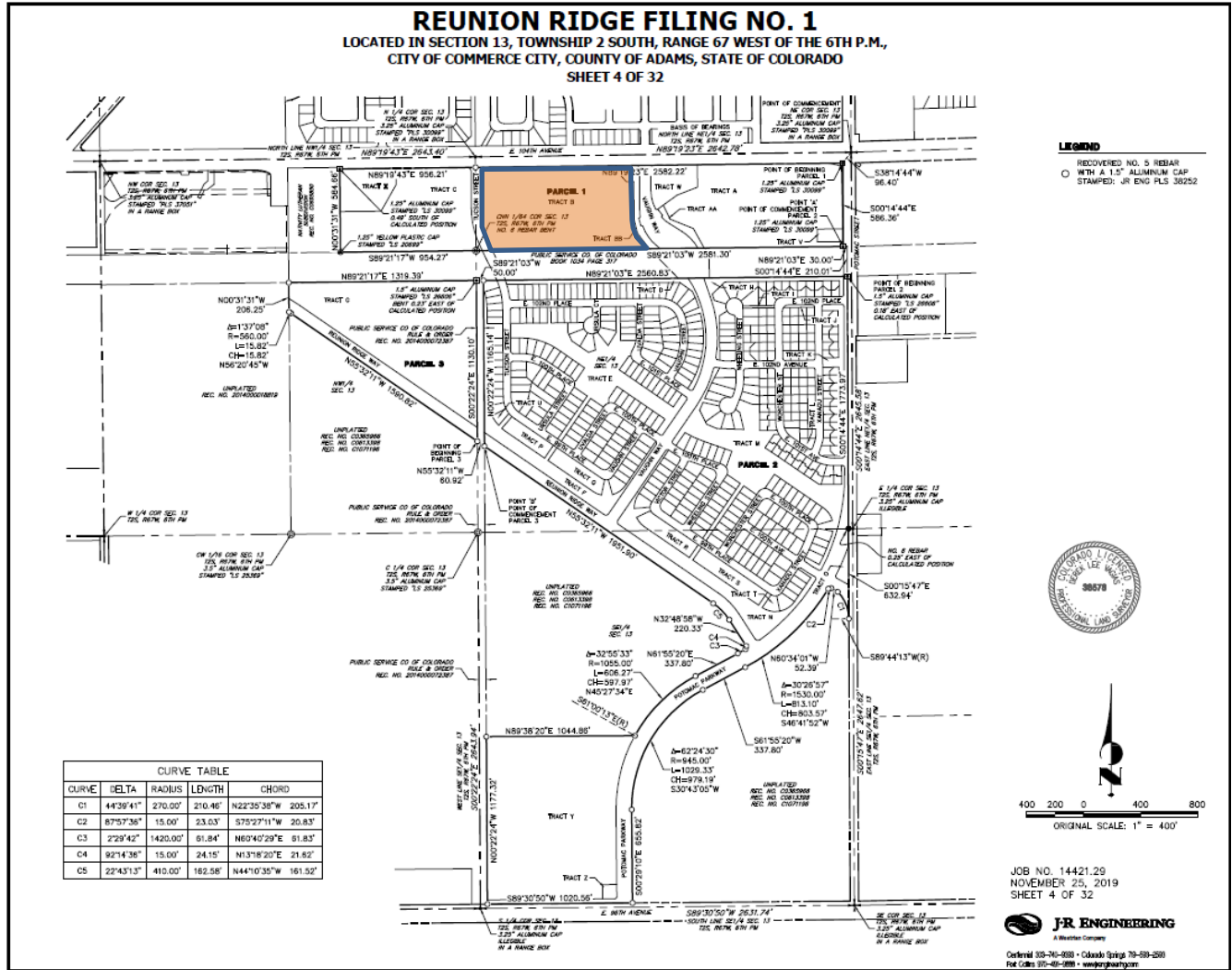
Case History

The following table provides a summary of the relevant case history for the subject property:

Case	Date	Request	Action
Z-781-02	10/7/02	Rezoned from Buffalo Hills Ranch PUD to Reunion PUD.	Approved
Z-781-02-04-05-06-10-17-19	2/4/19	<u>Reunion PUD Zone Document Amendment #5:</u> PUD Zone Document amendment related to the undeveloped areas within Villages 1, 2, 3, 4, 7, 8, and 9 to decrease minimum lot sizes, revise proposed roadways and roadway alignments, and adding allowable land uses.	Approved
S-716-18-19	11/25/19	<i>Reunion Ridge Filing No. 1 Subdivision Plat (Image A):</i> Platted 447 residential lots for single family, market-rate detached homes and 28 tracts for open space, parks, drainage, access, utilities, and future development. Tracts A through C and O through U were designated for future development. Tract B is the subject of the current plat/hearing.	Approved
S-716-18-19-20	11/18/20	<i>Reunion Ridge Filing No. 1 Amendment No. 1</i> Replatted six tracts containing 4.89 acres into 36 single-family residential lots.	Approved
S-716-18-20	05/18/21	<i>Reunion Ridge Filing No. 1 Amendment No. 2</i> Replatted a 16.5-acre tract into 111 single-family cluster lots and 5 associated tracts.	Approved
S-716-18-20-20	03/29/21	<i>Reunion Ridge Filing No. 1 Amendment No. 3</i> Lot line adjustments and addition of utility easements pertaining to approximately 14 acres of Filing No. 1.	Approved

Case	Date	Request	Action
S-716-18-20-20-21	Current	Reunion Ridge Filing No. 1, Amendment No. 4: Replat of Tract B (15.12 acres) into 129 residential lots and 4 associated tracts.	Pending

Image A: Approved Reunion Ridge Filing #1 (Tract B highlighted)



Applicant's Request

Oakwood Homes is seeking approval of a request for the subdivision of Reunion Ridge Filing No. 1, Amendment No. 4 to replat a 15.12 acre tract into 129 lots and 4 associated tracts. The property is located at the southwest corner of 104th Avenue and Potomac Street and is zoned PUD (Planned Unit Development District). The property is 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.

Based on the attachments included within this packet, the applicant believes that all final plat approval criteria contained within the LDC has been met and should be recommended for approval.

Development Review Team (DRT) Analysis

Site Analysis:

The requested subdivision plat (*Reunion Ridge Filing No. 1, Amendment No. 4*) is generally bound by the Xcel Transmission Lines on the south, Vaughn Way on the east, E. 104th Avenue to the north, and Tucson Street to the west. It is located within the Reunion PUD Development, and specifically located in the Reunion Village 9 area (commonly known as Reunion Ridge) and contains a total of approximately 15.12 acres (Image B). The property is zoned Planned Unit Development and is currently vacant and undeveloped.

This particular filing is composed of 129 residential lots designed to be the first Reunion neighborhood for Oakwood's "Cottage" product. The Cottage product includes smaller single family detached homes with shared driveways and optional one car garages. The proposed Cottage units will be for-sale units. Access to this filing will be provided via E. 103rd Place and E. 103rd Avenue which will both extend east-west through the development from Tucson Street to Vaughn Way. A 0.46 acre private park will be located near the middle of this development with a shade structure, open space, and play equipment. Enhanced landscaping is provided along E. 104th Avenue to be maintained by the Reunion Metro District.

Image B: Aerial Photo of Subject Area



Scope of Review:

The request being considered at this hearing is for a final subdivision plat. The Land Development Code (LDC) sets out the specific criteria for review of a plat application. Traditionally, subdivisions are reviewed and approved administratively in accordance with the City's Land Development Code (LDC). However, the LDC allows for City Council to request that a subdivision be heard via the public hearing process. On July 12, 2021, City Council voted to bring this case through the public hearing process, with public hearings before both Planning Commission and City Council. Hence, this is the reason why this case is before the Planning Commission this evening. As it relates to subdivisions, the LDC sets out the specific criteria upon which a plat application can be approved or denied. Therefore, the analysis and evaluation must be limited to those criteria; no other considerations may be considered in the decision making process. Of note, the future development within this subdivision plat, such as homes that may be constructed in this Filing, or their associated price points may not be included in the review criteria associated with the division of land and as such, may not be considered in the city's review process. To note, no application for any master home model review for this filing has been submitted to date.

Public Hearing Background:

In accordance with Section 21-3241(2) of the Land Development Code (LDC), Final Plats are considered through an administrative approval process after review by the Development Review Team (DRT) and the Director of Community Development. As a part of the administrative approval process, the LDC requires notification to the public and Council prior to approval of an application. During the notification period, an application may be requested for review in a public hearing before Planning Commission and City Council if one of the following occurs.

Section 21-3241(4) states:

Public Hearings Required. Public hearings before the planning commission and the city council shall be required if:

- a) The applicant or any property owner within 300 feet of the property submits a written request to the director by the date scheduled for department approval. This written objection request must be directly related to the proposed subdivision. General objections regarding existing land use, zoning, or issues unrelated to the subdivision will not be considered valid objections for purposes of this provision;
- b) If any public entity or utility affected by the proposed subdivision claims it is negatively impacted by the proposed subdivision and submits written request to the director by the date scheduled for department approval;
- c) The director determines that the final plat should be reviewed through a public hearing process; or
- d) The city council requests that the final plat be reviewed through a public hearing process if such request is made before the date scheduled for department approval.

Once staff completed the technical review and determined the application was ready for the notification period, staff proceeded with the standard process for notifying the public. As part of the notification period for this request, City Council requested a public hearing process for the proposed plat.

Comprehensive Plan

Comprehensive Plan Analysis:

In reviewing the requested final plat, the DRT reviewed the request's compatibility with the City's Comprehensive Plan. That analysis is provided in the following table.

The DRT recommendation for this case is supported by the following Comprehensive Plan Goals:

Section	Goal	Description
Land Use and Growth Strategies	LU 1	Maintain a Balanced Mix of Land Uses.
Analysis:		The Future Land Use Plan (FLUP) was created in order to ensure an appropriate mix of uses throughout the city. The FLUP identifies this particular area for 'Mixed-Use' uses. The cluster home form of development is compatible with the Mixed Use land use requested by the Reunion, Amendment 5 PUD in the 9-A parcel. The Mixed Use land use designation in the applicable Reunion PUD Zone Document allows for single family detached, cluster homes, single family attached, and multi-family residential uses, as well as non-residential uses. There is no minimum or maximum percentage of any allowable use defined within the PUD. The Mixed-Use District within the City's Comprehensive Plan also allows residential up to 40 units per acre.

Section	Goal	Description
Land Use and Growth Strategies	LU 2	Phase Growth in an Orderly and Compact Manner
Analysis:		The proposed plat is located in Reunion, which has seen ongoing construction for over a decade. Reunion is adequately served by the necessary utilities or will extend all necessary utilities to cover this newly developing area.

Section	Goal	Description
Fiscal Stability	FS 2	Retain/Increase Employment Base
Analysis:		The proposed plat will create 129 new lots for single-family residential development. These homes will provide opportunities for both employees and employers in the area, providing additional rooftops for prospective retailers. In addition, this area will begin to fill in an empty area within the Northern Range, and may help prospective retailers begin to visualize the area with full development.

The Comprehensive Plan is a guiding policy document that establishes long-range goals for the City. The Reunion PUD Zone Document (Amendment 5) is a regulatory document that provides specific zoning and development requirements. The Reunion PUD, as explained above, has very broad use allowances across the entire Reunion area.

The DRT's analysis of this request compared to the Reunion PUD Zoning and Commerce City's Master Plans:

The Reunion development is a long-term (multi-decade) master planned community with anticipated development occurring in a series of "Villages" or phases. Each Village is partitioned into a series of planning area parcels with designated land uses, densities, and other development standards outlined in the PUD document. The Reunion PUD Zoning (then referred to as Buffalo Hills Ranch) was first approved in 2000. At that time, this area was designated as Mixed Use. As a part of this master zoning, the various villages also laid out locations for public parks, public schools, and major roadways. In 2010, the City's Comprehensive Plan and Transportation Plans were also updated. In 2019, after Oakwood

became the master developer for Reunion, the submitted, and received approval for Reunion PUD Amendment #5. This amendment considered a series of changes to various Villages and their related planning area parcels. Of particular note for this subdivision case, is the change of the minimum lot size for cluster homes from 2,500 square feet (Previous Reunion PUD) to 2,200 square feet through the approval of Amendment #5.

It is important to note that the Reunion PUD zoning is very flexible in what it allows. In accordance with Village/parcel 9-A of the Master Plan for Reunion, Reunion Ridge Filing #1, Amendment #4 (the area contained in case S-716-18-20-20-21) the zoning has consistently been identified this area for Mixed-Use that allows for both residential and non-residential uses without prescribing a preferred percentage, ratio or format for the mix of uses. Although it allows for a variety of uses, it does not mandate a variety of uses. The proposed lot arrangement for this plat is consistent with the cluster home development standards for single-family detached uses and is consistent with the overall master plan for this portion of Village 9 (Image C).

In addition, the proposed subdivision does not request to change current zoning or allowed land uses. The proposed plat creates 129 lots for single family, detached residential development with options for detached garages on each lot. The lots are proposed in a “greencourt” configuration; each home’s front yard faces onto a common green space and is accessed off a shared drive or alley (Image D). A concurrent PUD Permit application is also under current administrative review. The proposed subdivision plat and PUD Permit meet current zoning and LDC requirements.

Image C: Reunion PUD Zone Document, Amendment #5

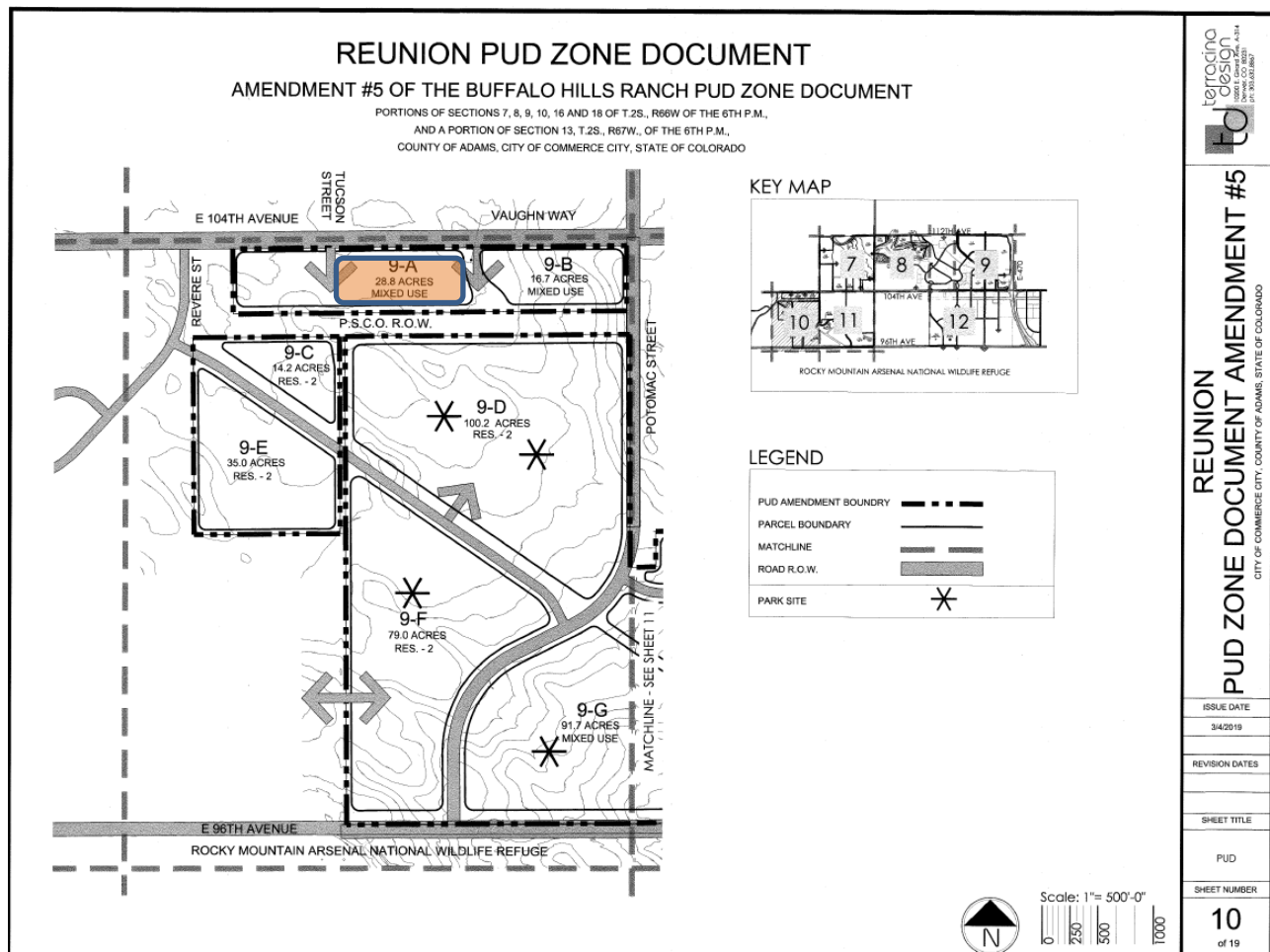
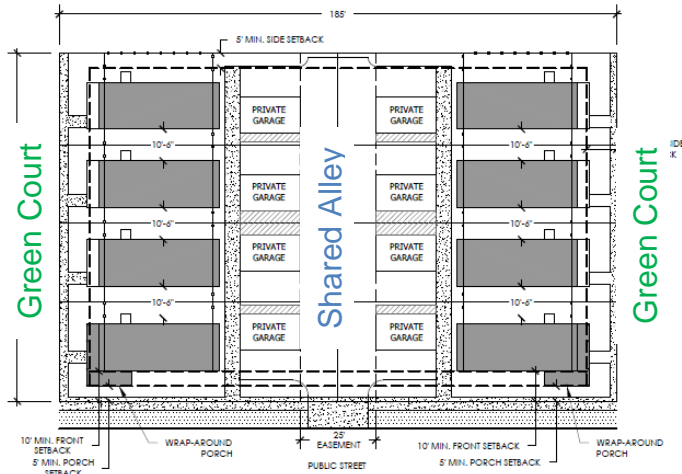


Image D: Lot configuration and front elevation



TRADITIONAL

The DRT’s Analysis of Residential Considerations:

The DRT examined this request through their traditional cycles of development review. The following chart is a general summary of the comparison between the subdivision proposal’s design attributes and the City’s standards or requirements of the Land Development Code. Staff has reviewed the requested plat against the requirements of the Reunion PUD Zone Document and the city’s subdivision regulations. During this review, staff was able to determine that the proposed plat meets all of the city’s relevant requirements.

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	Yes

		reserve 3% of their usable land for private parks/open space.	
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 Analysis:

Impacts to the Overall Road Network:

Any new development will have impacts to the overall road network. However, the existing roads in the Northern Range were designed and constructed to adequately accommodate future development. All previous Filings in Reunion dedicated right-of-way for public streets in accordance with the city's standard and PUD Zone Document cross-sections for the specific road type, which accounts for future development. Tucson Street and Vaughn Way will be constructed as new collector roadways enabling traffic to and from E. 104th Avenue. As a part of this subdivision, the City's Engineering staff reviewing the application and all issues or concerns were addressed by the applicant. The DRT has no concerns related to the overall road network.

Impacts to the School District:

The 27J School District is a referral participant to the City's DRT review process. Additionally, the master developer of Reunion (previously Shea and now Oakwood), the City, and the School District have worked collaboratively to establish future school locations throughout the overall Reunion development. Although, no portion of this proposed plat or the larger Reunion Ridge Filing #1 plat includes a planned future public school site, the PUD and the City's Master Plan does call for an elementary school site within the Village 9 area to the south.

For this particular development, based on school maps that the School District has approved, the students would attend Second Creek Elementary, Stuart Middle, and Prairie View High School. No students would attend Turnberry Elementary. Based on the latest information from 27J, the proposed schools could handle this additional 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

New Public School Sites/ Fee In Lieu:

The City’s LDC establishes provisions for residential development to satisfy the required impact on school facilities as a part of the development review process. New developments can satisfy the public school impact requirement in one of two ways: 1)The dedication of land; or 2)The payment of a fee in lieu of land dedication. The location of land to dedicate for future school facilities has already been established through the Comprehensive Plan and the Future Land Use Plan Map. Therefore, the developer, school district, and City are aware of all future locations of schools before any development occurs. The land that is needed is based on overall build out of the City and the respective current and planned residential areas contained within.

These required fees or dedications are legally required to have a direct relationship to the impacts created on school facilities by residential development. Historically, the master developer of Reunion (previous Shea and now Oakwood) has met the requirements for school impacts through the dedication of physical land for school sites in lieu of the payment of fees and would not pay school impact fees on their building permits. These are the various school sites situated within Reunion, including those not yet dedicated. Many of these school sites were planned for decades through coordination with School District 27J and various amendments to the Reunion PUD. A development agreement for the overall Reunion public improvements, including school lands dedications, was agreed upon in 2001. Anytime a developer wishes to dedicate land for schools, they are examined for suitability in the context of the anticipated locations, impacts, required size, and general appropriateness. Dedication and platting of these anticipated school sites occur when development in the immediate area of the school is proposed for platting. Although the land is platted, it is not a guarantee that the school will get built shortly thereafter. Any school district will need the necessary funds to construct a school which may take additional years. The anticipated school site for this development is not yet platted, however, as mentioned above, a 30 acre site is anticipated for the Village 9 area and will be platted and dedicated at a later date.

Capital Facility Foundation Fee:

In addition to the school fees collected by the City, School District 27J established the “27J Capital Facility Foundation (CFFF)”, a nonprofit 501(c)(3) organization aimed at addressing the shortfalls of the district’s school capital construction needs. Funding is provided by homebuilders and developers who agree to contribute to the foundation on a per dwelling unit basis. The funds are used for acquisition and construction of facilities that are approved by the District’s Board of Education. Many, but not all, of the developers in the district participate in the CFFF foundation. It is important to know that this CFFF is a voluntary fee, not mandatory fee. The City does not collect this fee, nor administer it, as it is not found within Commerce City code. The City also does not withhold permits if a builder chooses not to participate.

The amount of money that the CFFF could collect on a per residential building permit basis is as follows:

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

Based on this table, the amount of money that could be collected from the CFFF for this subdivision would be as follows:

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

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

Reunion Community Foundation and Related Fee:

In 2018, after becoming the master developer for the overall Reunion development, Oakwood Homes created their own “Reunion Community Foundation (RCF)”, a nonprofit 501(c)(3) organization to advance school planning and development efforts directly within the Reunion Community. With the creation of the RCF, Oakwood Homes no longer makes contributions to the 27J CFFF nor do any other builder within Reunion. Staff requested information from the RCF as to their fees, if the fees were mandatory or voluntary, and what the fees would be utilized for. The applicant, at the time of the staff report deadline, has included the following about the Reunion Community Foundation:

Oakwood Homes initially participated in the 27J CFFF. However, after becoming the master developer in 2018, Oakwood Homes made the decision to create the Reunion Community Foundation (“RCF”), a Federally-approved 501(c)(3) organization, as a means of more directly advancing school planning and development efforts within the Reunion Community. Oakwood Homes has been making contributions to the RCF in lieu of making contributions to the 27J CFFF since that time.

Like the 27J CFFF, the RCF is a permitted means of gathering donations for school capital expenditures. However, while the 27J CFFF accepts donations from builders in various communities and disburses funds based on district-wide needs, creation of the RCF has allowed Oakwood Homes to keep RCF donations by Oakwood Homes and its builder-partners in the Reunion Community. Some examples of the outsized positive impact of the RCF and its partnerships on the Reunion community include the dedication of ten (10) additional acres of land to Reunion school needs, valued at \$6 million; additional direct contributions by Oakwood Homes of \$243,000 to the early concept planning and land use entitlements for the STEAD School; and collaboration with BuildStrong to secure campaign pledges of \$224,375 towards a \$1 million fundraising effort for the STEAD School.

Project Benefits:

As part of the analysis for this application, the DRT feels that this smaller lot, Cluster Home development product may be beneficial to the city through the provision of alternative sizes and formats of housing. Smaller lots translate to smaller units and may contribute to affordability throughout the city, something which has been stated is desired among the community. Further, the approval of the plat will signal continued growth and economic strength in the local economy. Additionally, another 129 lots will help to entice future retailers to the area, which means additional services that the community has expressed a desire to have. Next, it is important to understand that Reunion has contributed to their required school impact via the dedication of land and any additional funds through any of the Foundations would be contributed through a process outside the City and its laws. Finally, the approval of the requested 129 lots in Reunion will help to implement the community vision for this area by approving lots that accommodate single-family detached homes in an area designated for that type of use through the PUD.

The DRT recommendation:

Based on the requested plat’s compliance with the comprehensive plan as outlined above and its compliance with the specific approval criteria for a final plat listed below, the DRT is recommending

that the Planning Commission send this application to the City Council with a favorable recommendation.

Final Plat Criteria Summary

Criteria Met?	Sec. 21-3241(3). Final Plats	Rationale
<input checked="" type="checkbox"/>	The subdivision is consistent with any approved rezoning, concept plan or PUD Zone Document;	The proposed plat is consistent with the approved Reunion PUD Zone Document – Amendment 5 and the Future Land Use Plan of the city.
<input checked="" type="checkbox"/>	The subdivision is consistent with and implements the intent of the specific zoning district in which it is located;	This plat is for single-family detached lots arranged in a clustered format. This is consistent with the approved PUD Zone document.
<input checked="" type="checkbox"/>	There is no evidence to suggest that the subdivision violates any state, federal, or local laws, regulations, or requirements;	There is no indication that the proposed request violates any laws, regulations, or requirements.
<input checked="" type="checkbox"/>	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 proposed plat includes 3.89 acres of landscaping, open space, and drainage tracts, which help to accomplish the purposes and intent of the LDC.
<input checked="" type="checkbox"/>	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 plat complies with the applicable requirements for creating lots governed by this PUD as well as the requirements for the dedication of right-of-way and drainage elements.
<input checked="" type="checkbox"/>	The subdivision will 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	The DRT believes that this plat will not result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, or public improvements. The DRT has concluded that the proposed plat adequately dedicates the necessary right-of-way and the additional traffic created by these homes will not put undue burden on the existing road network.
<input checked="" type="checkbox"/>	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;	All referral agencies for this request have indicated an ability to serve the proposed lots and the school district is not objecting to the current request. See school district impact discussion above.
<input checked="" type="checkbox"/>	A development agreement between the city and the applicant has been executed and addresses the construction of all required public improvements; and	The applicant and the city agreed to a consolidated development agreement for all of Reunion in 2001.

Criteria Met?	Sec. 21-3241(3). Final Plats	Rationale
☒	As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.	N/A. There is no phasing plan for this request.

Development Review Team (DRT) Recommendation

Based upon the analysis above, the Development Review Team believes that the application **meets** the approval criteria for a final plat set forth in the Land Development Code and recommends that the Planning Commission forward the final plat request to the City Council with a **favorable** recommendation.

Recommended Motion

To recommend approval:

“I move that the Planning Commission enter a finding that the requested final plat for the property generally known as Reunion Ridge, Filing #1, Amendment #4 contained in case S-716-18-20-20-21 **meets** the criteria of the Land Development Code and based upon such finding, recommend that the City Council **approve** the final plat.

Alternative Motions

To recommend approval subject to condition(s):

I move that the Planning Commission enter a finding that, subject to certain conditions, the requested final plat for the property generally known as Reunion Ridge, Filing #1, Amendment #4 contained in case S-716-18-20-20-21 **meets** the criteria of the Land Development Code and based upon such finding, recommend that the City Council **approve** the final plat subject to the following conditions:

Insert Condition(s)

To recommend denial:

I move that the Planning Commission enter a finding that the requested final plat for the property generally known as Reunion Ridge, Filing #1, Amendment #4 contained in case S-716-18-20-20-21 **fails** to meet the following criteria of the Land Development Code:

List the criteria not met

I further move that, based upon this finding, the Planning Commission recommend that the City Council **deny** the final plat.

To continue the case:

I move that the Planning Commission continue the requested Subdivision for the properties located within Reunion Ridge Filing #1, Amendment #4 contained in case S-716-18-20-20-21 to a future Planning Commission agenda.