



Subdivision Report

Case # S-778-20-23 & S-810-21-23

Planning Commission Date: June 6, 2023

City Council Date: July 17, 2023

GENERAL INFORMATION

PROJECT NAME	Reunion Ridge Filing No. 2 and Filing No. 3 – Final Plats
LOCATION	Generally located southeast of the intersection of future Peoria Street and future Reunion Ridge Way, approximately 1,000 feet south of E. 104th Avenue
SITE SIZE	33.27 Acres
CURRENT ZONING	PUD (Planned Unit Development District)
APPLICANT	Oakwood Homes
OWNER(S)	DIBC Buffalo Hills Ranch LLC. FFP-DIA LLC
CASE PLANNER	Michael Rosso

REQUEST

The request is to create 251 cluster lots for residential development. There are also 10 tracts for open space, utilities, and drainage.

BACKGROUND AND CASE HISTORY

The zoning of the property is PUD, within the Reunion PUD, and this property is designated in the PUD as Residential – 2 (R-2), which allows for single family detached lots, cluster lots, and duplex lots, and is compatible with the future land use designation. These cases are being presented together as the two final plats are directly adjacent to each other, with no barrier between them, and are both part of the same overall neighborhood.

ADDITIONAL INFORMATION

There are proposed PUD Development Permits (D-515-23 & D-536-23) that are currently under review for this site.

COMPREHENSIVE PLAN CONSISTENCY

The subject property is designated on the Future Land Use Map as Residential – Medium, which allows a wider range of residential types and is appropriate near commercial and activity centers where characteristics are suburban to urban neighborhoods at a moderate density of between 4 and 8 units per acre. The proposed subdivision is located near a community commercial center (at the intersection of E. 104th Ave. and Highway 2) and has a density of approximately 7.5 units

per acre, thereby meeting the aforementioned locational and density characteristics of a Residential – Medium subdivision.

Furthermore, the Housing and Neighborhoods Goal, HN 2, in the Comprehensive Plan, which is to increase housing types to meet current and future needs, is supportive of this proposed subdivision. The Citywide Policy HN 2.1 for this goal strives to “encourage new neighborhoods that contain a mix of housing types, ranging from single-family detached, attached, townhomes, apartments, lofts, and housing for special needs (e.g., seniors).” These subdivisions by themselves do not contain a mix of different housing types, but they do provide cluster lots, which is in contrast to the predominant detached single-family housing in the surrounding subdivisions. Therefore, the proposed subdivisions would help to provide a mix of housing types in the overall area, thus meeting the intent of this comprehensive plan policy. These proposed subdivisions are also supported by Citywide Policy HN 4.3, which is to “assure efficient internal transit circulation by minimizing cul-de-sacs and linking roadways in adjacent development tracts.” The proposed subdivisions do not include any cul-de-sacs, and they provide three connections to adjacent properties to ensure adequate interconnectivity, which meets the intent of this comprehensive plan policy.

PROJECT ANALYSIS

Site Overview

The requested final plats (Reunion Ridge Filing No. 2 and Filing No. 3) are approximately 33.27 acres in total and are generally located southeast of the intersection of future Peoria Street and future Reunion Ridge Way, approximately 1,000 feet south of E. 104th Avenue. The property is zoned PUD, and is regulated by the Reunion PUD Amendment #5 Zone Document. The area is currently undeveloped.

All of the 251 lots are proposed to be single-family detached cluster lots, with lot sizes between 2,205 and 8,193 square feet, all of which exceed the minimum 2,200 sq. ft. lot size required by the Reunion PUD.

Road Network Impacts

Access to the subject property will be via two connections to future public roadway, Reunion Ridge Way, which will be a major collector. The plan proposes several internal public roadways, including two connections to the property to the south and one connection to the subdivision to the west. According to the City’s Transportation Master Plan, the site is not adjacent to any currently congested corridors or intersections.

Public Works has approved the traffic report submitted by the applicant for this site.

School District Impacts

The land dedication requirement for Reunion Ridge Filing No. 2 and Filing No. 3 has been satisfied with previous land dedications. Oakwood Homes is participating in the Capital Facility Fee Foundation (CFFF) with this filing. In addition, they will still be contributing to the Reunion

Community Foundation (to support the STEAD school) and the Build Strong Foundation (to support education in all of their Reunion communities).

Parks and Recreation Impacts

As a residential development, this plat requires either land dedication or cash-in-lieu for parks. The developer will be required to pay a cash-in-lieu fee for Filing No. 2 of \$161,141 (or \$1,096 per lot), and a cash-in-lieu fee for Filing No. 3 of \$112,568 (or \$1,082 per lot). Together, Reunion Ridge Filings 2 and 3 will create over 2.7 acres of total private park and open space, exceeding the minimum requirement.

Overall Analysis

Staff have determined that all the proposed lots currently meet, or will be able to meet once developed, all the relevant City standards and Land Development Code (LDC) requirements for the Reunion PUD Amendment #5 zoning. These requirements include, but are not limited to: access, floor area ratio (FAR), minimum lot area, minimum lot frontage, and setbacks.

There is an agreed upon development agreement in place for these subdivisions. The City's Public Works staff have reviewed traffic generation, drainage and other technical plat details, and no concerns were identified.

The proposed final plats have been reviewed by the Development Review Team, including: Planning, Public Works, South Adams County Fire Department, GIS, Parks, District 27J Schools, Xcel Energy, United Power, Mile High Flood District, Adams County Health Department (formerly Tri-County), South Adams County Water and Sanitation District, Code Enforcement, Building Safety, The Farmers Reservoir and Irrigation Company (FRICO), Economic Development, Comcast, Century Link, and the Police Department. There are no outstanding comments or concerns.

FINAL PLAT APPROVAL CRITERIA

A decision for this case must be based on the following criteria from Sec. 21-3241 of the Land Development Code:

Criteria (a): The subdivision is consistent with any approved rezoning, concept plan or PUD Zone Document;

The Reunion PUD Amendment #5 is the approved PUD Zone Document for this location. These plat applications are consistent with the lot standards in the PUD Zone Document. *Therefore, it can be found that these applications **meet Criteria (a)**.*

Criteria (b): The subdivision is consistent with and implements the intent of the specific zoning district in which it is located;

These subdivisions are consistent with the intent of the Reunion PUD Amendment #5. The site is also designated residential in the PUD. *Therefore, it can be found that these applications **meet Criteria (b)**.*

Criteria (c): 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 subdivisions violate any laws, regulations, or requirements. *Therefore, it can be found that these applications meet Criteria (c).*

Criteria (d): 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 overall layouts are designed to implement the intent of the PUD, while providing significantly more private park space than is required. *Therefore, it can be found that these applications meet Criteria (d).*

Criteria (e): 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 subdivision plats comply with the requirements and standards for lot design from the LDC and the PUD Zone Document. *Therefore, it can be found that these applications meet Criteria (e).*

Criteria (f): The subdivision:

(i) 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; or

(ii) Any adverse effect has been or will be mitigated to the maximum extent feasible;

These plats will not result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, or public improvements. This assertion is supported by numerous reviews by the various agencies and departments of the DRT. *Therefore, it can be found that these applications meet Criteria (f)(i).*

Criteria (g): 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;

Numerous referral agencies have reviewed these proposals and none have raised concerns or objections to the proposed plats. *Therefore, it can be found that these applications meet Criteria (g).*

Criteria (h): A development agreement between the city and the applicant has been executed and addresses the construction of all required public improvements; and

A Development Agreement has been finalized for these proposed plats between the applicant and the Public Works Department. *Therefore, it can be found that these applications meet Criteria (h).*

Criteria (i): As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

Not Applicable.

CONSIDERATIONS FOR DISCUSSION

1. Final Plats are consistent with the Comprehensive Plan
2. Final Plats allow the site to develop residentially, which is the only use allowed per the Reunion PUD.

POTENTIAL MOTIONS

1. Approval
 - a. Reunion Ridge Filing 2
 - i. I move that the City Council enter a finding that the requested **Reunion Ridge Filing No. 2 Final Plat** contained in case **S-778-20-23** meets the criteria of the Land Development Code and based upon such finding, approve the **Final Plat**.
 - b. Reunion Ridge Filing 3
 - i. I move that the City Council enter a finding that the requested **Reunion Ridge Filing No. 3 Final Plat** contained in case **S-810-21-23** meets the criteria of the Land Development Code and based upon such finding, approve the **Final Plat**.
2. Approval with conditions
 - a. Reunion Ridge Filing 2
 - i. I move that the City Council enter a finding that the requested **Reunion Ridge Filing No. 2 Final Plat** contained in case **S-778-20-23** meets the criteria of the Land Development Code and based upon such finding, approve the **Final Plat** with the following conditions:
 - b. Reunion Ridge Filing 3
 - i. I move that the City Council enter a finding that the requested **Reunion Ridge Filing No. 3 Final Plat** contained in case **S-810-21-23** meets the criteria of the Land Development Code and based upon such finding, approve the **Final Plat** with the following conditions:
3. Denial
 - a. Reunion Ridge Filing 2
 - i. I move that the City Council enter a finding that the requested **Reunion Ridge Filing No. 2 Final Plat** contained in case **S-778-20-23** fails to meet the criteria of the Land Development Code and based upon such finding, deny the **Final Plat**.
 - b. Reunion Ridge Filing 3
 - i. I move that the City Council enter a finding that the requested **Reunion Ridge Filing No. 3 Final Plat** contained in case **S-810-21-23** fails to meet the criteria

of the Land Development Code and based upon such finding, deny the **Final Plat**.

4. Continuance

a. Reunion Ridge Filing 2

i. I move that the City Council continue the public hearing of the requested **Reunion Ridge Filing No. 2 Final Plat** contained in case **S-778-20-23** to:

1. The next regularly scheduled City Council hearing; or
2. A date certain.

b. Reunion Ridge Filing 3

i. I move that the City Council continue the public hearing of the requested **Reunion Ridge Filing No. 3 Final Plat** contained in case **S-810-21-23** to:

1. The next regularly scheduled City Council hearing; or
2. A date certain.

5. Remittance back to Planning Commission

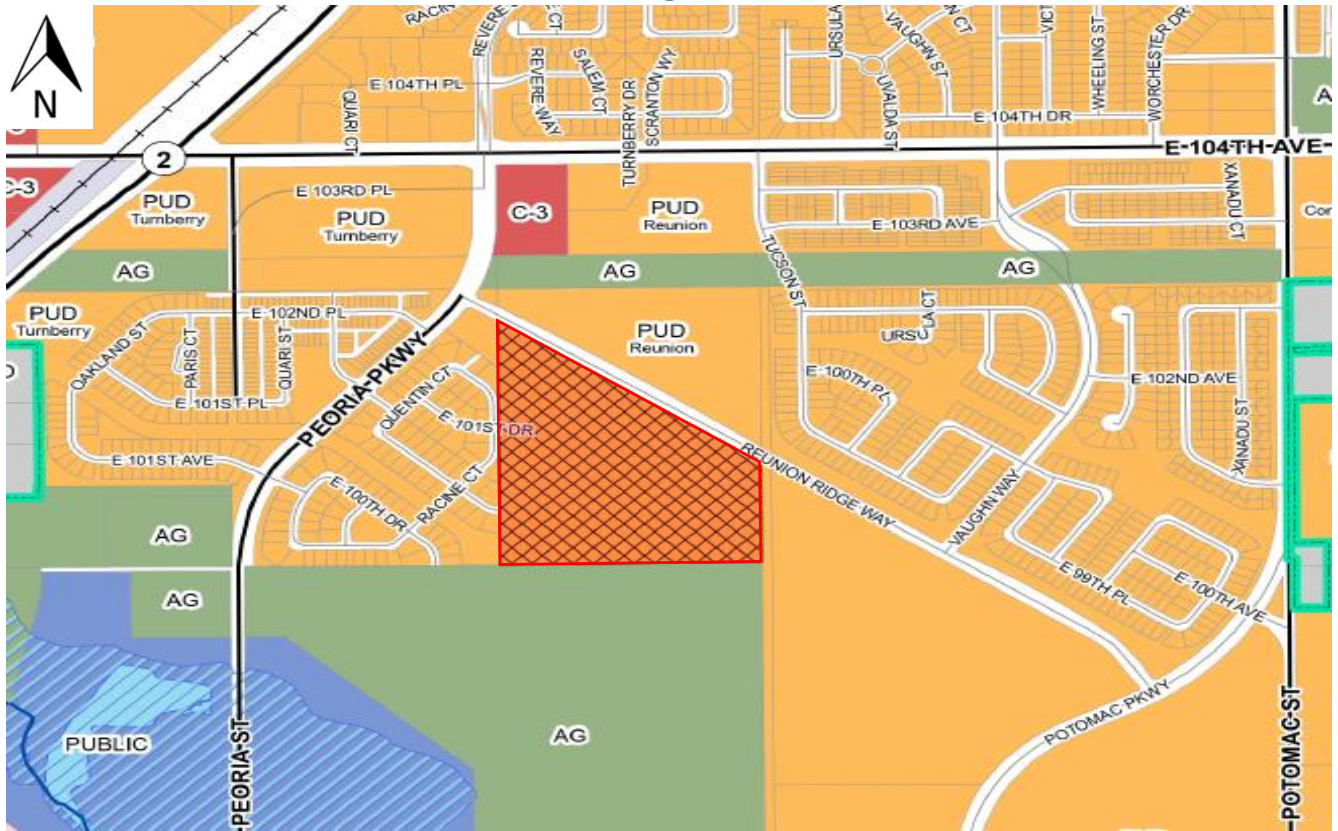
a. Reunion Ridge Filing 2

i. I move that the City Council remit discussion of the requested **Reunion Ridge Filing No. 2 Final Plat** contained in case **S-778-20-23** back to Planning Commission for further discussion.

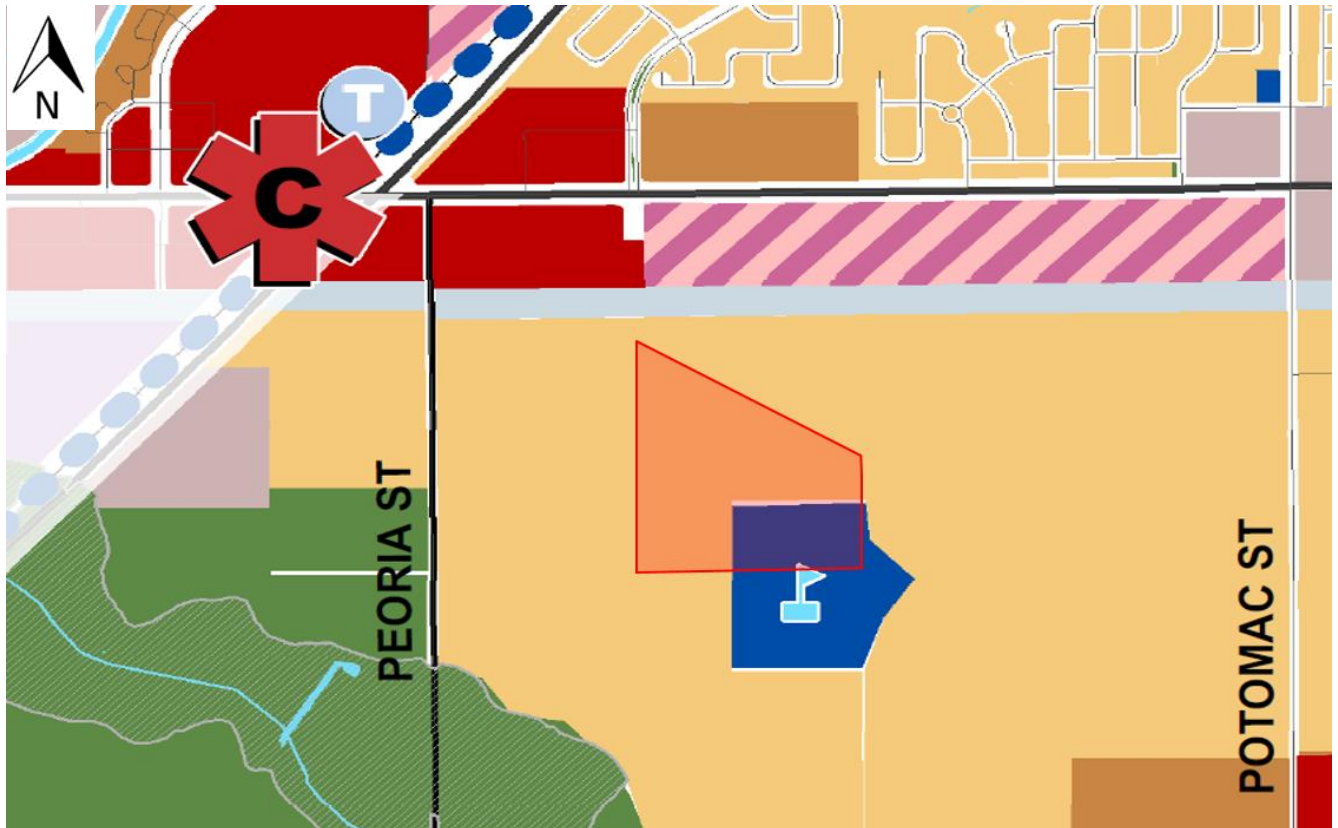
b. Reunion Ridge Filing 3

i. I move that the City Council remit discussion of the requested **Reunion Ridge Filing No. 3 Final Plat** contained in case **S-810-21-23** back to Planning Commission for further discussion.

Zoning Map



Future Land Use Plan



Aerial Map



E 104th Ave.

Peoria Pkwy.

Peoria St.

Reunion Ridge Way