



Reunion Ridge

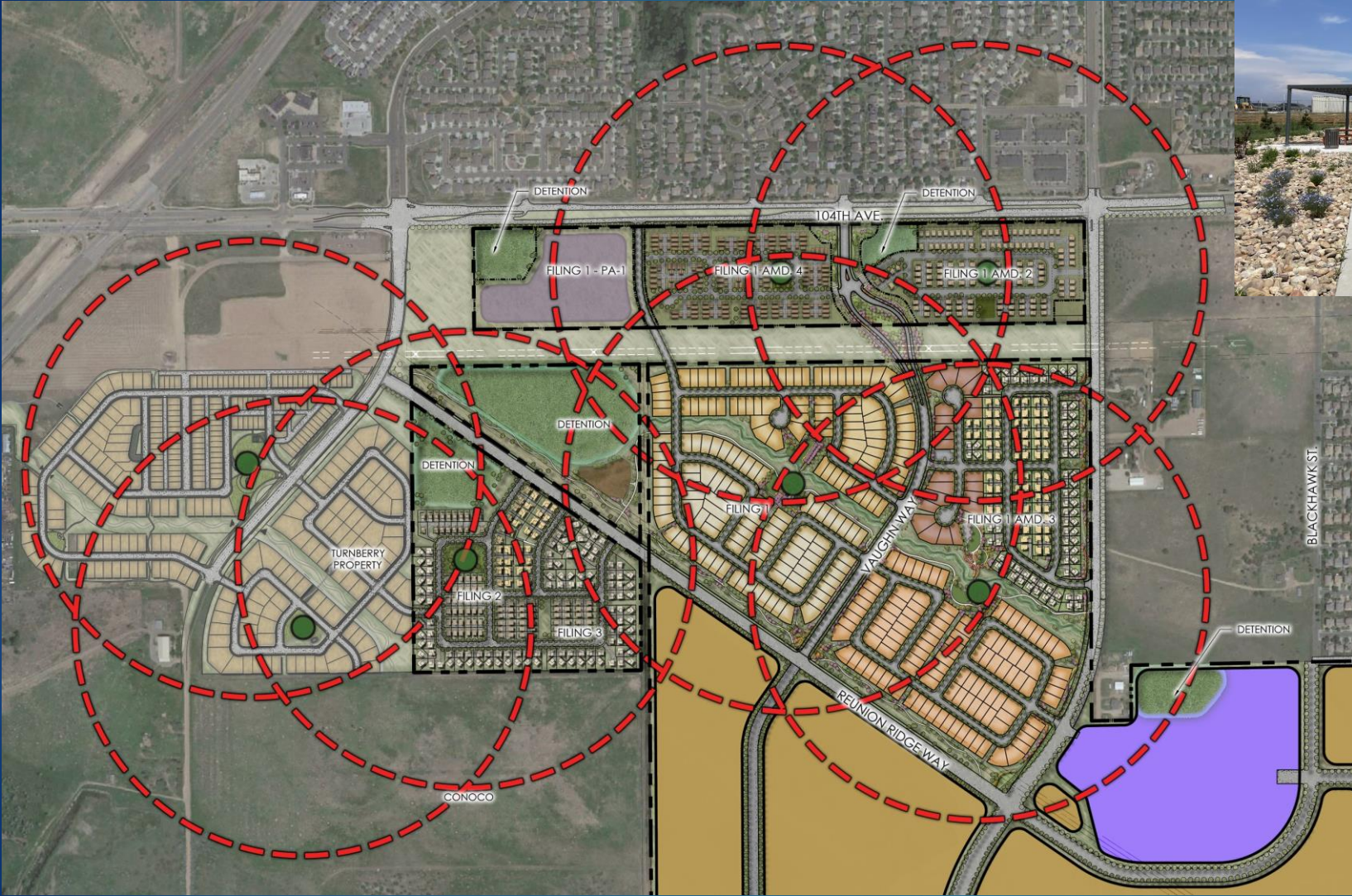
Filings 2 & 3
July 17, 2023

Reunion Ridge Filing 2 & 3 Neighborhood Plan

- ▶ Filings 2 and 3 were contemplated and designed in conjunction with Reunion Ridge Filing 1.
- ▶ Worked with Turnberry for over 4 years coordinating access and stormwater.
- ▶ Reunion Ridge Way design and Revere/Peoria Parkway design was all part of the design concepts for Filings 2 and 3.






Park Location Plan





Trails, Parks & Open Space

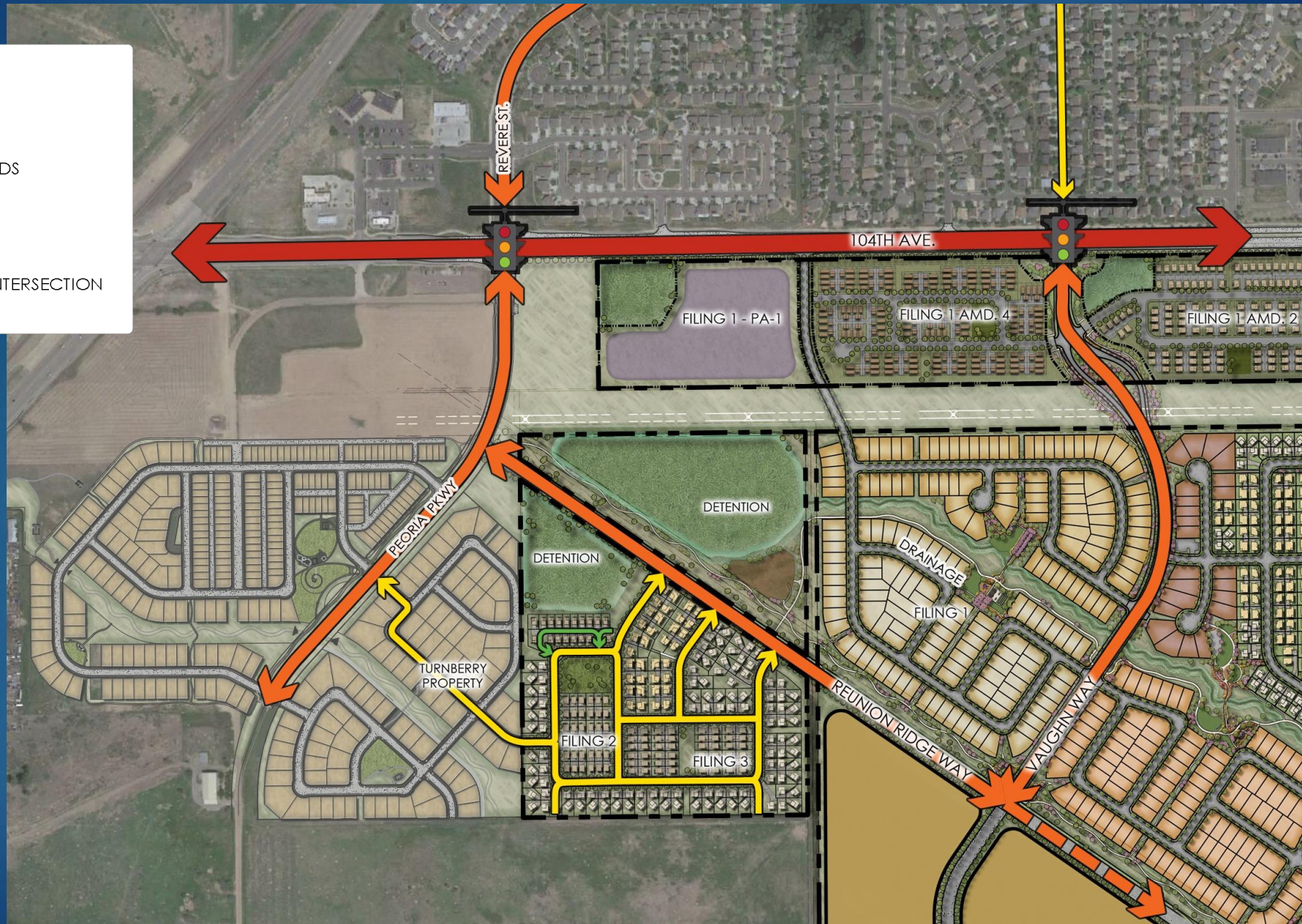
LEGEND

-  PROPOSED COMMUNITY TRAIL
-  FILING 2&3 WALKS
-  FILING BOUNDARY

Circulation Plan

LEGEND

- ARTERIAL ROADS
- COLLECTOR ROADS
- LOCAL ROADS
- ALLEY
- 4-WAY LIGHTED INTERSECTION

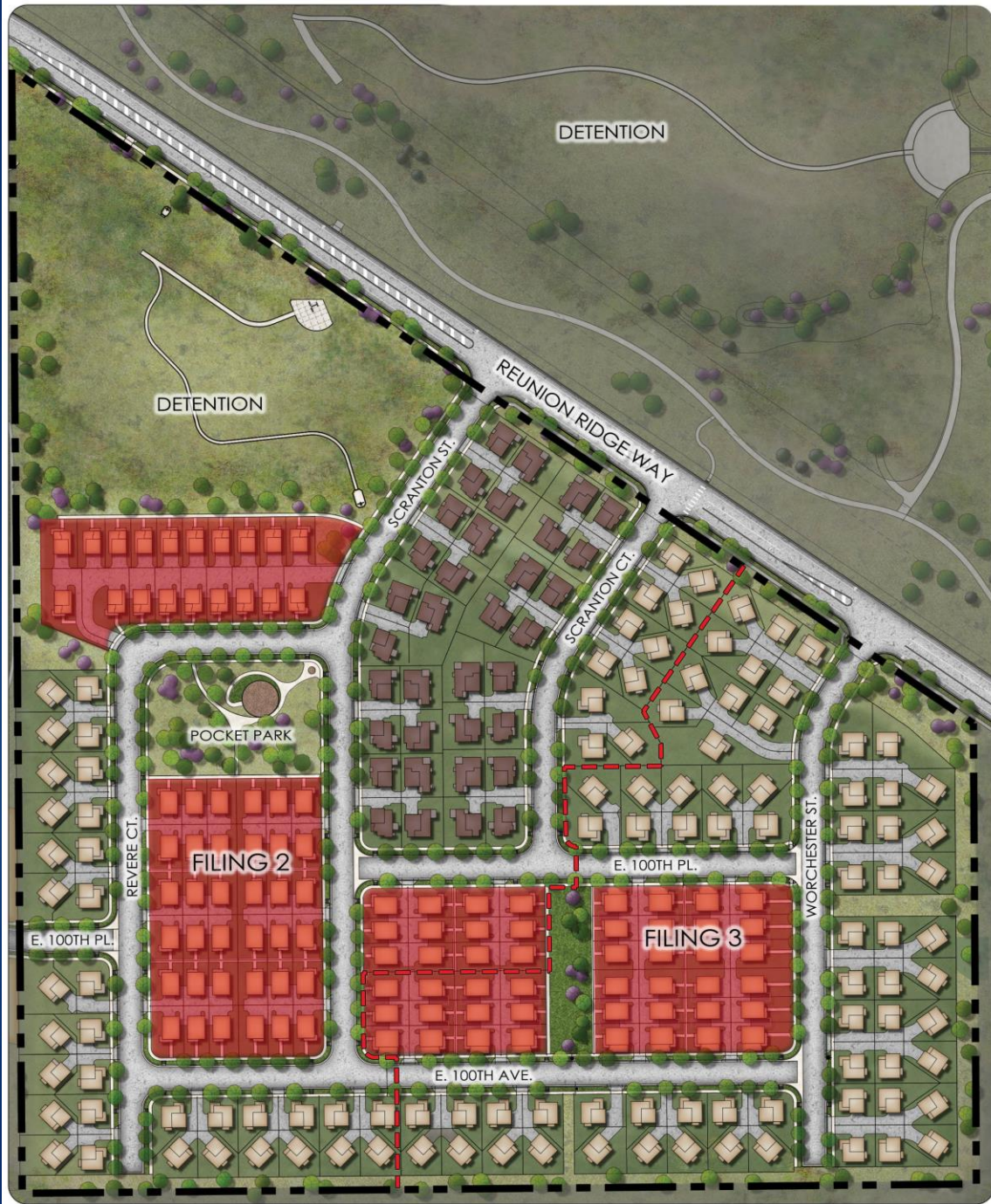




CARRIAGE HOUSE



- 113 Homes (45%)
- 1,200-2,300 sq.ft.
- 2-4 Bedrooms
- 2 Car Garage
- Currently 7 floorplans



AMERICAN DREAM



- 103 Homes (41%)
- 1,000-1,700 sq.ft.
- 2-4 Bedrooms
- 2 Car Garage
- Currently 7 floorplans





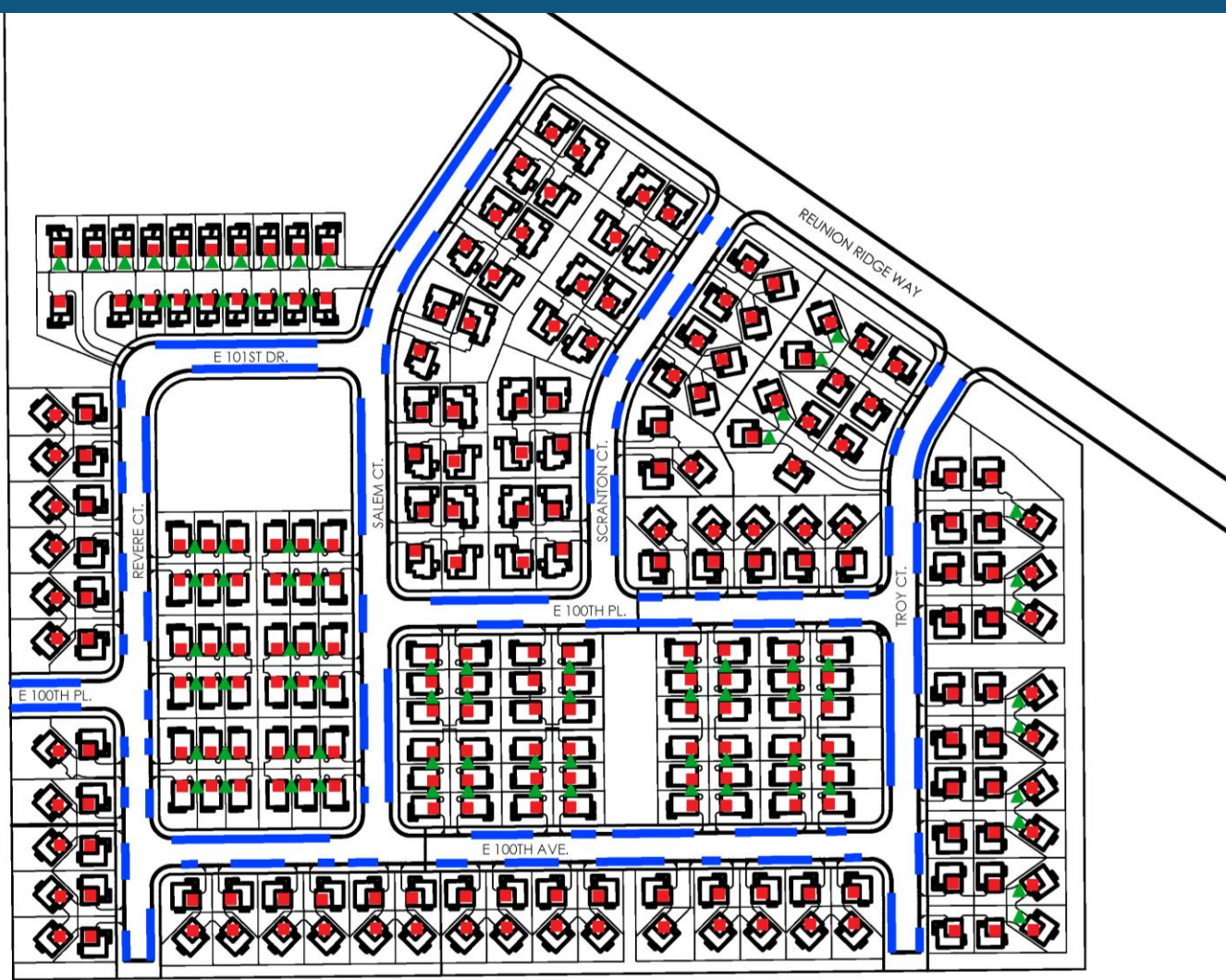
PORCHLIGHT



- 35 Homes (14%)
- 1,325-2,000 sq.ft.
- 2-4 Bedrooms
- Currently 6 floorplans



Parking Plan



LEGEND

- GARAGE PARKING
- ▲ DRIVEWAY PARKING
- ON-STREET PARKING

PARKING TABULATION			
TYPE	PARKING REQUIRED	PARKING PROVIDED	NUMBER PROVIDED/UNIT
GARAGE		502	2.0
DRIVEWAY	502	81	0.3
ON-STREET		215	0.9
TOTAL	502	798	3.2

Reunion Ridge

Future School Site



* FUTURE SCHOOL

Reunion Ridge

30 ACRE SCHOOL/PARK SITE

DISCLAIMER: THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY. LOTS, ROADS, LANDSCAPE, DRAINAGE, ETC. ARE SUBJECT TO CHANGE.



Scale: 1" = 300'
0 300 600 1200
January 4, 2023

Reunion Ridge Filing 2 & 3

Conclusion - Subdivision Approval Criteria

▶ Article III – Development Review / Sec/ 21-3241 Final Plats

- ▶ The subdivision is consistent with the PUD Zone Document.
 - ▶ SFD, SFA, Cluster Homes, density and parking specifically designated in PUD
- ▶ The subdivision is consistent with Residential zoning district intent.
- ▶ The subdivision complies with all state, federal, or local laws, regulations or requirements.



Reunion Ridge Filing 2 & 3

Conclusion - Subdivision Approval Criteria

▶ **Article III – Development Review / Sec/ 21-3241 Final Plats**

- ▶ The general layout of lots, roads, , driveways, utilities, and drainage facilities complies with the intent of the LDC by,
 - ▶ Minimizing land disturbance,
 - ▶ Maximizing open space, and
 - ▶ Preserving existing trees, vegetation and riparian areas.
- ▶ The subdivision complies with all applicable City standards.
- ▶ The subdivision will not result in adverse effects on adjacent properties, traffic conditions, parking, or public improvements.



Reunion Ridge Filing 2 & 3

Conclusion - Subdivision Approval Criteria

▶ **Article III – Development Review / Sec/ 21-3241 Final Plats**

- ▶ Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property.
- ▶ A development agreement between the City and Oakwood Homes has been executed and addresses the construction of all required public improvements; and
- ▶ The proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.
- ▶ Applicant requests approval of the Final Plat with no conditions



Reunion Ridge Filing 2 & 3

Resident Comments

- ▶ None Received

Reunion Ridge Filing 2 & 3

Planning Commission Findings

- ▶ Filing 2 – Approval of Plat (4) Yes (1) No
- ▶ Filing 3 – Approval of Plat (5) Yes (0) No



Thank you

— OAKWOODHOMESCO.COM —

