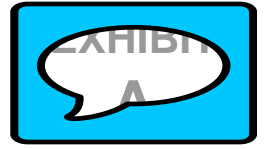




STAFF REPORT

Planning Commission



CASE #Z-781-02-04-05-06-10-17-19

PC Date:	January 9, 2019	Case Planner:	Brad Callender
CC Date:	February 4, 2019		
Location:	Multiple parcels located generally north of E. 96 th Avenue, south of E. 112 th Avenue, west of E-470, and east of Peoria Street		
Applicant:	Oakwood Homes	Owner:	Buffalo Hills Ranch, LLC & FFP-DIA, LLC
Address:	4908 Tower Road Denver, CO 80249	Address:	1125 17 th Street Denver, CO 80202

Case Summary

Request:	Amendment to the Reunion PUD Zone Document
Project Description:	The applicant proposes to amend the Reunion PUD Zone Document for undeveloped areas within Villages 1, 2, 3, 4, 7, 8, and 9 to decrease and update the minimum lot sizes, revise proposed roadways and roadway alignments, and adding land uses to be allowed within the PUD for multiple parcels located generally north of E. 96 th Avenue, south of E. 112 th Avenue, west of E-470, and east of Peoria Street.
Issues/Concerns:	<ul style="list-style-type: none">• Land Development Code (LDC) approval criteria for a PUD Zone Document Amendment• Consistency with the Comprehensive Plan• Future Land Use compatibility
Key Approval Criteria:	<ul style="list-style-type: none">• Comprehensive Plan• Land Development Code
Staff Recommendation:	Approval
Current Zone District:	PUD (Planned Unit Development)
Comp Plan Designation:	(Multiple) Residential – Low, Residential – Medium, Residential – High, Mixed Use, Mixed Use – E-470, Commercial, Office/Flex, Public, Park, & Open Space/Recreation

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> Applicant's Narrative Summary | <input checked="" type="checkbox"/> Vicinity Map |
| <input checked="" type="checkbox"/> Proposed PUD Zone Document | |

Background Information

Site Information

Site Size:	±1,727.52 Acres (PUD Amendment Area); ±3,238.15 Acres (Total Area of Reunion PUD)
Current Conditions:	Vacant and undeveloped
Existing Right-of-Way:	East 96 th Avenue to the south, East 112 th Avenue to the north, E-470 to the east, and Peoria Street to the west
Neighborhood:	Reunion
Existing Buildings:	None
Buildings to Remain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Site in Floodplain	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Portions of the overall site are located in the floodplain along Second Creek)

Surrounding Properties

<u>Existing Land Use</u>		<u>Occupant</u>	<u>Zoning</u>
North	Residential & Undeveloped	Village at Buffalo Run East, Buffalo Run Golf Course, Columbine Ranches (ADCO), and agricultural ADCO properties	PUD & ADCO
South	Residential & Preserve	Rocky Mountain Arsenal National Wildlife Refuge, Buffalo Highlands & Second Creek Farms	PUD
East	Transportation	E-470	N/A
West	Residential & Agricultural	Turnberry, Potomac Farms, and agricultural properties in Commerce City & ADCO	PUD & AG

Case History

The relevant case history for the subject property is provided below.

<u>Case</u>	<u>Date</u>	<u>Request</u>	<u>Action</u>
AN-126-94	1/6/95	Annexed ±104 acres from ADCO into Commerce City, including portions of the subject property at the SEC of E. 112 th Avenue and Chambers Road	Approved
AN-141-97	3/2/98	Annexed ±236 acres from ADCO into Commerce City, including portions of the subject property at the NEC of E. 112 th Avenue and Chambers Road	Approved
AN-142-97	3/2/98	Annexed ±240 acres from ADCO into Commerce City, including portions of the subject property generally located east of Potomac Street and E. 104 th Avenue	Approved
AN-143-97	3/2/98	Annexed ±203 acres from ADCO into Commerce City, including portions of the subject property located at the SWC of E. 104 th Avenue and Potomac Street	Approved
AN-159-00	5/15/00	Annexed ±2,035 acres from ADCO into Commerce City, including portions of the subject property generally located north of E. 96 th Avenue, south of E. 112 th Avenue, east of Peoria Street, and west of E-470	Approved
Z-733-00	7/17/00	Rezoned ±3,138 acres, including portions of the subject property from all previous annexation cases and existing tracts located in Commerce City to PUD	Approved with Conditions
Z-781-02	10/16/02	Repealed Case #Z-733-00 and rezoned the Buffalo Hills Ranch PUD to the Reunion PUD	Approved with Conditions
Z-781-02-04	6/7/04	Amended Case #Z-781-02 for Planning Areas 10-F and 10-G to make Planning Area 10-F larger to allow for more single-family homes and to make Planning Area 10-G smaller in order to reduce the size of the school site from 15 acres to 10 acres as requested by School District 27J	Approved with Conditions

<u>Case</u>	<u>Date</u>	<u>Request</u>	<u>Action</u>
Z-781-02-05	2/7/05	Amended Case #Z-781-02 for Planning Areas 6-F and 7-K to revise the location of a school site and developable parcels within Villages 6 and 7. 6-F converted from a 15 acre school site to a mixed use designation and 7-K converted from a combination of residential and mixed use to a school site	Approved
Z-781-02-04-06	8/7/06	Amended Case #Z-781-02 for Planning Area 3-A, 3-B, and 3-C to change the allowed uses from Town Center-1 to Business Park-1 to allow for retail uses greater than 80,000 Sf	Approved
Z-781-02-04-06-10	1/10/11	Amended Case #Z-781-02 for Planning Areas 8-I and 8-L to change the allowed uses from Mixed Use to Business Park-2 to allow for retail uses greater than 80,000 Sf and to reduce the side setback from 5-feet to 0-feet	Approved
AN-245-17	8/7/17	Annexed ±19.50 acres from ADCO into Commerce City, including portions of the subject property generally located northwest of the King Soopers site at the NEC of E. 104 th Avenue and Chambers Road	Approved
Z-781-02-04-06-10-17	8/7/17	Amended Case #Z-781-02 to include the ±19.50 acres from Case #AN-245-17 in the overall Reunion development, rezoning the ±19.50 acres from ADCO-AG to PUD for residential development and open space	Approved

Applicant's Request

The applicant is requesting a PUD Zone Document Amendment for the Reunion PUD. The amendment to the Reunion PUD Zone Document includes undeveloped properties remaining within the Reunion project. The undeveloped areas of Reunion comprise approximately 1,700 acres. The current Reunion PUD Zone Document was created 16 years ago. The applicant's narrative states that due to varying economic conditions and new developers for Reunion, the need for the amendment is necessary to meet these new conditions.

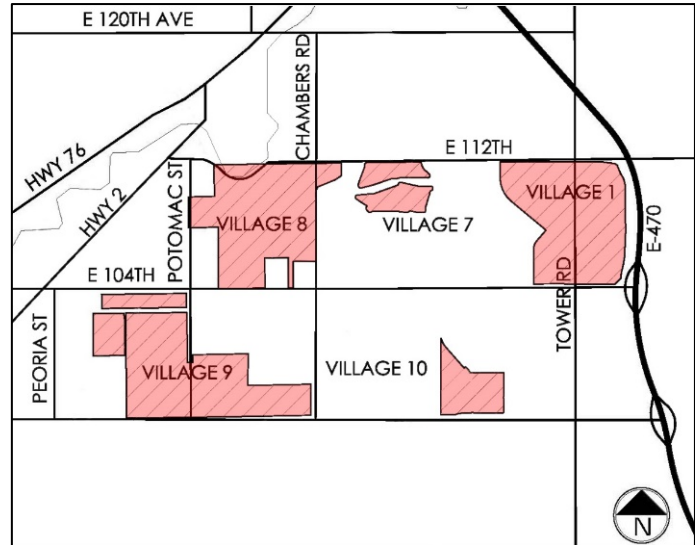
According to the applicant, the proposed PUD Zone Document Amendment will not affect the existing, developed areas within Reunion. The developed areas will remain under the control of the current PUD Zone Document for Reunion. The proposed PUD Zone Document Amendment will only affect those undeveloped properties under the control of the current master developer for Reunion, Oakwood Homes.

The proposed PUD amendment addresses the undeveloped areas within Villages 1, 2, 3, 4, 7, 8, 9 and 10. Village 1 will be revised to consolidate the remaining portions of Village 2, 3, and 4 into Village 1. Village 7 is proposed to allow smaller lot sizes within portions of two planning areas. Village 8 will be revised to remove the previously proposed expansion of the Buffalo Run Golf Course and to establish portions of Village 8 as an active adult (ages 55+) community. Village 9 includes relocating a school site and modifying roadway alignments. Village 10 will remain as planned, however erroneous language and typos related to school site dedication in the current PUD Zone Document will be clarified in this request. The applicant's intent is to keep the entire general framework as close as possible to the existing PUD. Other major drainageways, roadways, and land use patterns will remain the same with minor revisions to meet the current conditions in the vicinity. The analysis below provides detailed descriptions of the proposed PUD Zone Document Amendment.

Development Review Team Analysis

Site Location:

The proposed Reunion PUD Zone Document Amendment includes undeveloped properties under the control of the current master developer, Oakwood Homes. The illustration to the right identifies the locations of the undeveloped properties in Reunion. The areas included in the PUD Amendment are Village 1, Village 7, Village 8 and Village 9 as shown on the illustration to the right. The undeveloped Villages are generally located west of E-470, south of E. 112th Avenue, north of E. 96th Avenue, and east of Hwy 2. Together, these properties comprise approximately 1,700 undeveloped acres within Reunion.

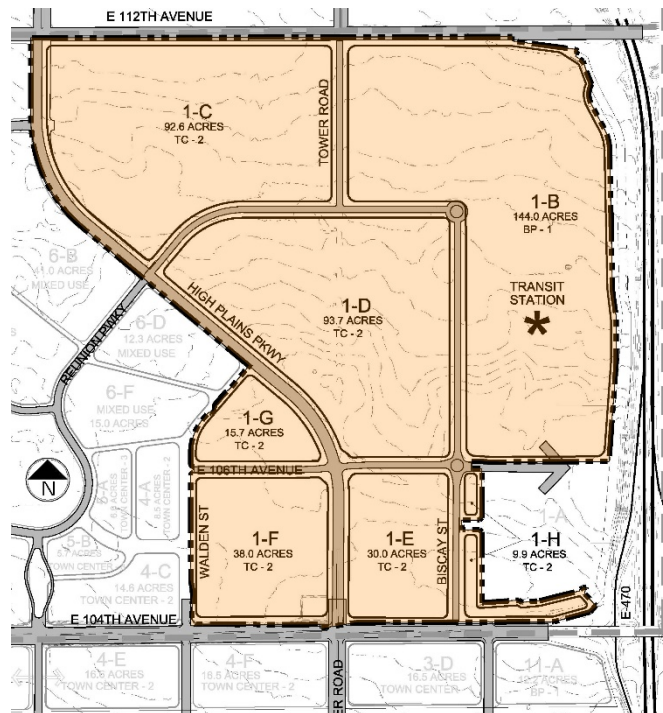


Proposed PUD Zone Document Amendment:

As previously stated, the proposed PUD Zone Document Amendment involves the undeveloped properties under the control of the current master developer, Oakwood Homes. In addition to updating the undeveloped villages in Reunion with new and innovative schemes, the applicant has included a revised land use table in the PUD Zone Document Amendment. The following summaries include detailed descriptions of the proposed changes within each remaining undeveloped village planning area in Reunion, as well as an updated land use table and bulk standards:

Village 1:

Village 1 is generally located south of E. 112th Avenue, west of E-470, north of E. 104th Avenue, and east of Reunion Parkway. Village 1, also known as “Reunion Center”, will combine Villages 1, 2, 3, and 4 into 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 is planned in the current PUD Zone Document for Reunion. According to the applicant, the developer proposes to construct a narrower street section that allows for safer pedestrian crossings. The applicant’s narrative states, “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 included for Village 1 are revising the 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. The applicant has included a designation in Planning Area

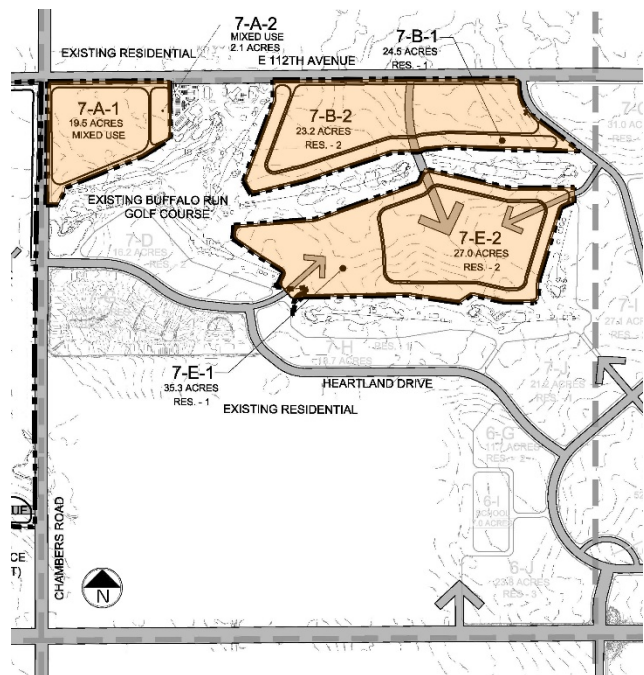


1-B for the inclusion of a possible, future transit station to be located in the vicinity of the intersection with E. 104th Avenue and E-470. The transit station could include stops for future RTD bus line routes and serve as a potential rail or bus transit station if rail or bus is expanded along the E-470 corridor.

Land uses within Village 1 are similar to those existing in the current PUD Zone Document, while adding such as hospitals and public health facilities, public stadiums and auditoriums, recreational uses and sports. Other uses not included in the current PUD Zone Document include climate controlled indoor storage and accessory agricultural uses to educational facilities. The applicant also proposes to include the land use “Outdoor Storage of RV’s, boats, and buses” within Planning Area 1-B. The DRT has concerns regarding the inclusion of this land use with this PUD Amendment. Outdoor storage is typically only allowed on industrial zoned properties within the City. Outdoor storage typically occupies large acreages of land as a passive commercial use. Also, outdoor storage is typically not a large employer nor does it generate sales use tax that is common for an active commercial use. For these reasons, the DRT does not support the inclusion of this specific land use in the proposed PUD Zone Document Amendment.

Village 7:

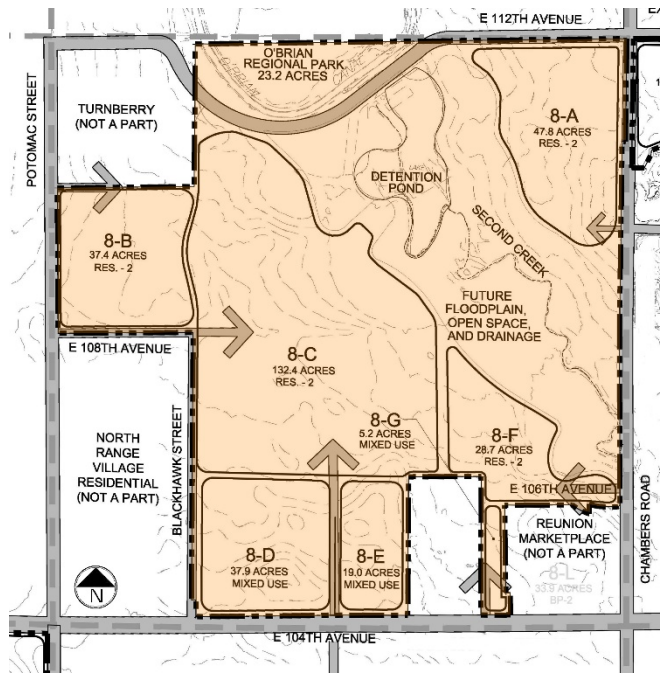
Village 7 is generally located south of E. 112th Avenue, east of Chambers Road, west of Parkside Drive North, and north of Heartland Drive. Village 7 has the same general framework as the current PUD Zone Document. The primary change to Village 7 is to allow some smaller lots within the Planning Areas 7-B and 7-E. The minimum lot size currently allowed within Village 7 is 7,000 Sf. This PUD amendment proposes to reduce the minimum lot sizes from 7,000 Sf to 4,000 Sf in Planning Areas 7-B-2 and 7-E-2, as shown in the illustration to the right. The lots fronting the golf course along the exterior of Planning Areas 7-B and 7-E will remain at the minimum lot size of 7,000 Sf. The applicant’s narrative states the purpose for keeping the 7,000 Sf minimum lot size is to maintain the same visual impact that was always intended for existing homes



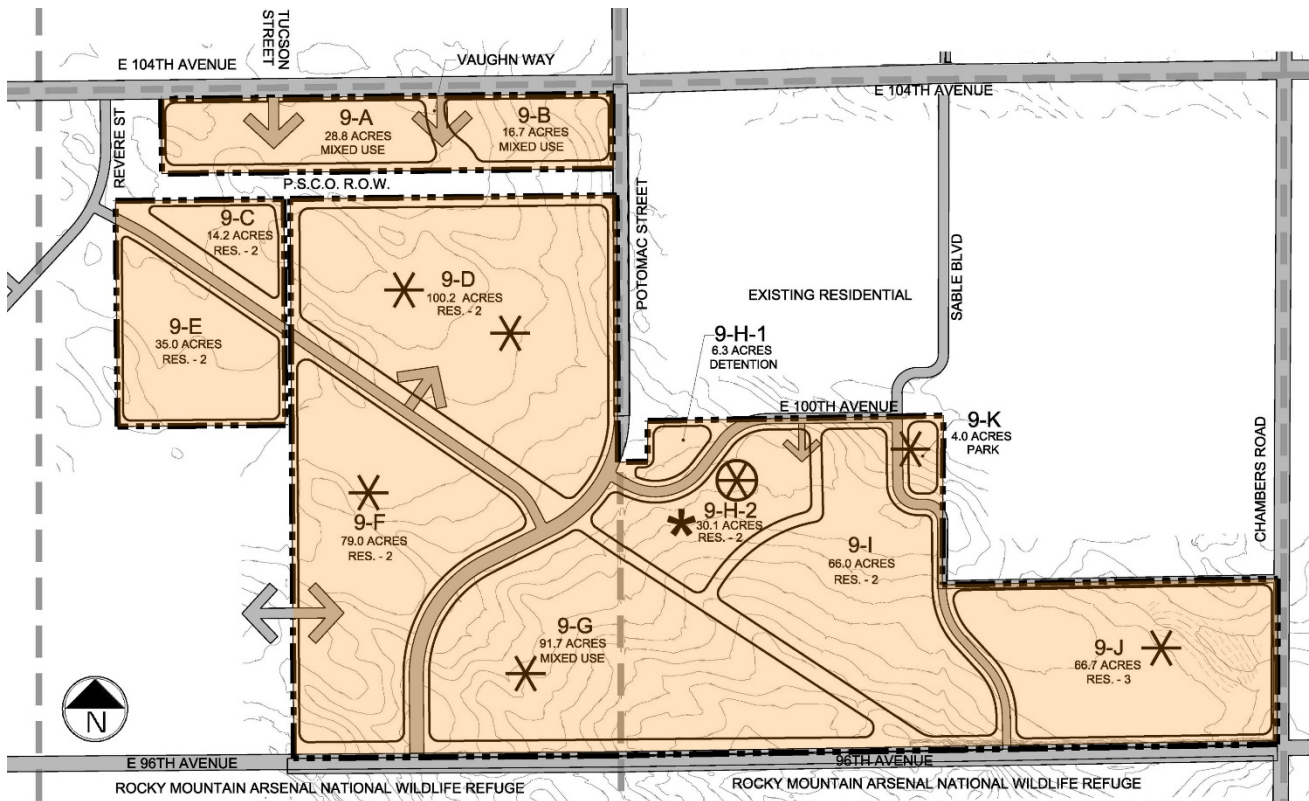
along the golf course. The applicant also proposes to develop the western portion of Planning Area 7-E-1 with additional “gallery” homes, similar to the “gallery” homes located on Fairway Drive across the golf course south of Planning Area 7-E. Roadways connecting to Village 7 will be via accessed from E. 112th Avenue and Parkside Drive North. The accesses into Planning Area 7-E has been carefully planned in cooperation with Buffalo Run Golf Course. The developer and representatives from Buffalo Run Golf Course have met and approved the access points, as they have been contemplated since the inception of the Reunion project. The accesses into Planning Area 7-E will be located between existing golf holes and should not have any negative impact on the golf course. A portion of Planning Area 7-A, 7-A-2 consisting of 2.1 acres will be dedicated to the Buffalo Run Golf Course clubhouse facility to allow for a future parking lot expansion and the construction of additional storm water management facilities. The western portion of Planning Area 7-A, 7-A-1 is designated for development as Mixed Use.

Village 8:

Village 8 is located east of Potomac Street, south of E. 112th Avenue, east of Chambers Road, and north of E. 104th Avenue. Based upon discussions between the City and Oakwood Homes, there are no longer plans to expand the Buffalo Run golf course. Village 8 has been revised to remove the previously planned 9-hole expansion of the Buffalo Run golf course. A potential 1st Tee golf course is still being considered in the Second Creek open space southwest of Planning Area 8-A. Village 8 will include connections to existing roadways west of the site out of Turnberry at Turnberry Parkway and North Range Village at E. 108th Avenue. The applicant proposes a majority of Village 8 to be developed as an active adult (ages 55+) neighborhood. Planning Areas 8-C and 8-F, as illustrated to the right, will be location of the active adult (ages 55+) neighborhood with a variety of houses types designed for this age demographic. Although the golf course expansion has been removed from Village 8, enhanced greenways and the existing trail system will connect residents to the Second Creek regional trail system and the Buffalo Run Golf Course. Future improvements to E. 112th Avenue between Chambers Road and Bison Ridge Recreation Center are being discussed separately from this application and are not affected by this PUD Zone Document Amendment request.



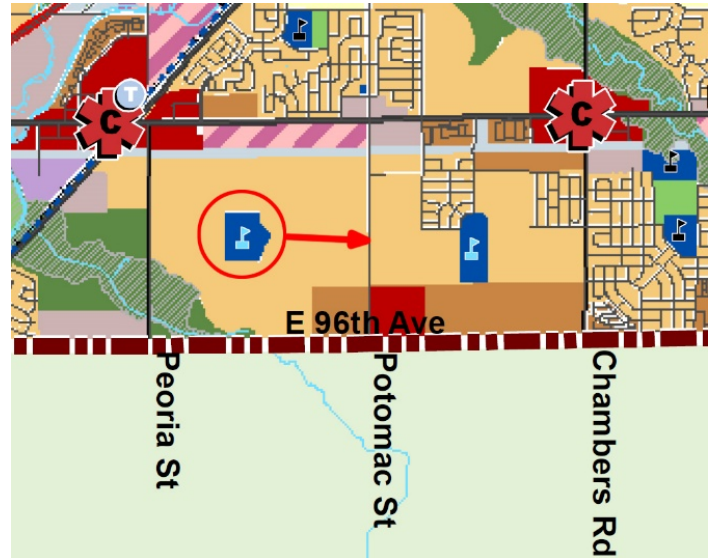
Village 9:



Village 9 is generally located south of E. 104th Avenue, north of E. 96th Avenue, west of Chambers Road, and east of Peoria Street. Village 9 will remain similar to the current PUD Zone Document. The major

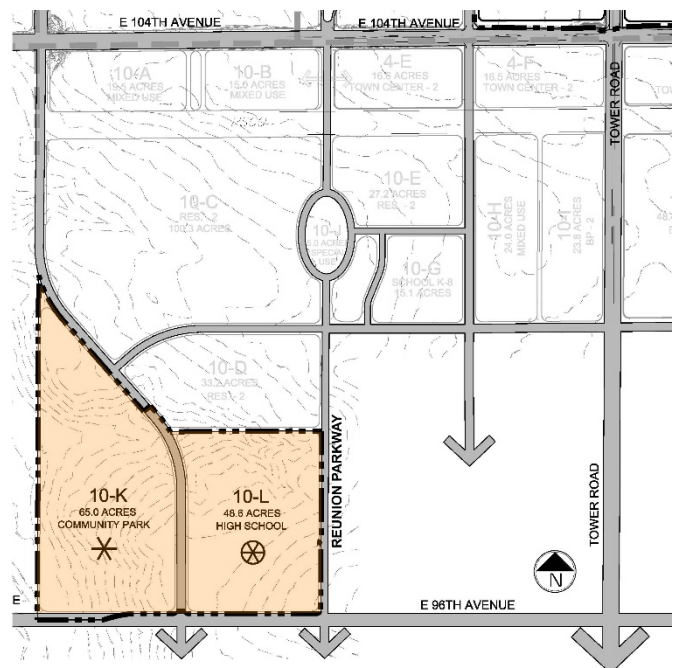
changes are the alignment of Potomac Street, the connection of E. 100th Avenue to the west, and the location of the school site. Potomac Street will remain connected to E. 104th Avenue at its current location. As Village 9 is developed, the applicant proposes to move Potomac Street southwestwardly between Planning Areas 9-F and 9-G to connect to E. 96th Avenue. The applicant proposes to move the intersection of Potomac Street to E. 96th Avenue west of its current location to allow for better design and connectivity of the Planning Areas affected by the existing high-pressure natural gas bisecting Village 9. The high-pressure gas line is located along the south sides of Planning Areas 9-C, 9-D, 9-H-2 and 9-I and the north sides of Planning Areas 9-E, 9-F and 9-G, as illustrated in the image provided above.

The existing PUD Zone Document has the school site currently planned on the westernmost edge of Village 9. The Future Land Use Plan depicts a future school site included in accordance with the current PUD Zone Document, as illustrated to the right. The proposed PUD amendment includes relocating the school site to the center of Village 9. The applicant states the relocated school site will allow a stronger pedestrian connection to the proposed trails throughout Village 9 as well as allowing connections to the new Bison Ridge Recreation Center. An existing old school house, Cactus Ridge school, is currently located on an unincorporated ADCO property near the center of Village 9. The school house is currently occupied and used as a private residence. The relocated school site in the center of Village 9 will be directly adjacent to the old school house. According to the applicant, the old school house building would be a great historic addition to the school at some point in the future if the owner ever elected to sell their property.



Village 10:

The remaining undeveloped Planning Areas in Village 10 are located at the NWC of the intersection with E. 96th Avenue and Reunion Parkway. The Planning Areas in Village 10 remain unchanged from the current PUD Zone Document. Notations regarding the high school site in Village 10 includes erroneous and unclear language. The notations have been revised to clarify the developer’s obligation for dedication of school sites within Reunion. As shown in the illustration to the right, Planning Area 10-K is slated for a Community Park site and Planning Area 10-L is designated as a future site for a high school. As currently planned in the existing PUD Zone Document, Landmark Drive will connect from E. 104th Avenue to E. 96th Avenue between Planning Areas 10-K and 10-L.



Land Use Table:

The proposed land use table included with this PUD Amendment request represents a change from the land use table in the existing PUD Zone Document. The applicant used the Land Use Table from Article V of the Commerce City Land Development Code (LDC) as a basis for creating a revised and more current land use table for this PUD Zone Document. The current PUD Zone Document has land uses that were created 16 years ago with land use terminology that is unclear or is no longer viable on the remaining undeveloped portions of Reunion. For example, the current PUD Zone Document has “Urban Schools” in the land use matrix. The proposed PUD Zone Document amendment lists out schools as identified in the Land Use Table from Article V of the LDC as elementary and secondary schools, private business, trade, and vocation schools, post-secondary colleges and universities, and schools of special instruction.

Other notable land uses included in the revised land use table:

- Mini-storage and warehouse without outdoor storage (new indoor commercial style)
- Agricultural Services (Education) – includes animal production, animal production support services, riding stables and equestrian training, and livestock veterinarian services; these uses are considered to be accessory uses to the proposed education facility in Village 1
- Outpatient Surgical Centers
- Funeral Homes

Planning staff and members of the Development Review Team (DRT) met with the applicant over the course of several meetings to determine which land uses are most compatible with the Future Land Use Map (FLUP) within Reunion. The land use table included in this PUD amendment represents a consensus between the City and the applicant. However, the DRT has concerns regarding one land use included with this PUD Amendment request. The applicant proposes to include the land use “Outdoor Storage of RV’s, boats, and buses” within the Reunion Town Center area. Outdoor storage is only allowed on I-2 or I-3 industrially zoned properties within the City. For this reason, the DRT does not support the inclusion of this specific land use in the proposed PUD Zone Document Amendment. A recommended condition has been provided at the end of this report to remove and prohibit Outdoor Storage of RV’s boats and buses, if the Planning Commission concurs with this analysis.

Bulk Standards:

The bulk standards provided in this PUD amendment request are similar to the existing PUD Zone Document. There is one notable change from the existing PUD Zone Document to the proposed PUD amendment. The applicant proposes to reduce the minimum floor area for cluster home lots from 1,100 Sf to 900 Sf. The reason for reducing the minimum floor area for urban, carriage lot homes is to enable the developer, Oakwood Homes, to construct dwellings similar to the “American Dream” product their development company has constructed in the City of Denver. The “American Dream” home provided by Oakwood Homes is intended to provide affordable housing options for emergency first responders, educators, and current military personnel, as well as veterans. Staff believes reducing the minimum floor area for a cluster home lot will create a better urban environment where cluster lot density is allowed within Reunion.

Road Profiles:

The last sheets of the PUD Zone Document Amendment, pages 18 and 19, include street cross-sections for proposed roadway improvements within Reunion. Sheet 18 includes cross-sections for proposed improvements to E. 96th Avenue between Chambers Road and the western edge of Village 9. Sheet 18 also includes a cross-section for High Plains Parkway proposed to be constructed in Village 1. Sheet 19 includes cross-sections for streets planned within Reunion Town Center located in Village 1. The biggest difference between the cross-sections included in the current Reunion PUD Zone Document and the

proposed amendment are the High Plains Parkway cross-section and the urban street profiles to be developed in Reunion Town Center.

Neighborhood Meeting:

The applicant conducted a neighborhood meeting on October 30, 2018 at the Bison Ridge Recreation Center. Mailed notifications were sent out on October 10, 2018 to 1,077 residents and property owners located within 500 feet of the boundary of the proposed amendments to the PUD. Out of the 1,077 parties contacted, the meeting had approximately 25 attendees. Attendees were provided comment cards they could fill out if they had any additional comments or questions. None of the attendees filled a comment card. The meeting was setup with a total of 8 different stations with a presenter at each station to help inform and answer questions about specific areas and topics. The 8 different stations included descriptions and illustrations of the overall Reunion master plan, the proposed PUD amendment, Reunion Center, the proposed educational campus at Reunion Center, Villages 8 and 9, proper infill for the eastern portion of Reunion near E-470, the proposed 1st Tee site in Village 8, and proposed infrastructure for Reunion. Positive comments received by the presenters included a variety of topics from excitement about Oakwood becoming the master developer of Reunion to excitement about the development of the Southlawn pool. Concerns were stated to the presenters involving vinyl siding on houses along the golf course and existing views being blocked. Overall the comments received by the Oakwood team were positive.

Outside Agency Review:

Staff referred this application to several departments in the City as well as outside public agencies. All of the responses that were received indicated the proposed PUD Zone Document Amendment would not create conflicts with their regulations and no objections were received. School District 27J is also one of the outside public agencies contacted for comments for this PUD Zone Document Amendment. 27J is aware of these amendments and supports the needs for various school sites within the development. Representatives from 27J have been meeting with members from Oakwood Homes during the last year to discuss issues related to school siting and contribution to the Capital Facilities Foundation Fee program.

Infrastructure:

If approved, the proposed PUD Zone Document Amendment should not have any impact on existing taxes currently levied by the Reunion Metro District. Services provided by the Reunion Metro District should not be affected either. Also, approval of this PUD Zone Document amendment should not have any negative impact to the Northern Infrastructure General Improvement District (NIGID) as Metro Districts and GID applications have separate processes for consideration.

Comprehensive Plan:

The proposed PUD Zone Document Amendment includes all of the undeveloped areas within the Reunion project. Due to the size and expanse of the undeveloped areas, the subject properties in the PUD Zone Document Amendment are designated on the Future Land Use Plan (FLUP) with numerous designations which include Residential-Low, Residential-Medium, Residential-High, Mixed-Use, Mixed-Use E-470, Commercial, Office/Flex, Public, and Park & Open Space/Recreation. The proposed amendment to the PUD Zone Document includes development that will continue to comply with the various designations shown on the FLUP.

The Development Review Team (DRT) has reviewed the request for a PUD Zone Document Amendment against the goals found in the City's Comprehensive Plan. That analysis is provided below:

Comprehensive Plan

<u>Section</u>	<u>Goal</u>	<u>Description</u>
Land Use & Growth Strategies	LU 1	Maintain a balanced mix of land uses citywide and within a Strategic Planning Areas
Analysis:		The Future Land Use Plan (FLUP) was created in order to ensure an appropriate mix of uses throughout the City. Due to the size of this PUD Amendment, the subject property includes a multitude of Future Land Use designations which include Residential-Low, Residential-Medium, Residential-High, Mixed-Use, Mixed-Use E-470, Commercial, Office/Flex, Public, and Park & Open Space/Recreation. For this PUD Zone Document Amendment, the densities and non-residential development types will continue to comply with the intent of Future Land Use designations applicable to each portion of the subject property.

<u>Section</u>	<u>Goal</u>	<u>Description</u>
Land Use & Growth Strategies	LU 2	Phase growth in an orderly, compact manner
Analysis:		The proposed PUD Zoning Document Amendment is located in the Reunion PUD. Development within Reunion has been steady over the past 16 years, with proposed areas of development still planned to be developed in the future with a mixture of residential and non-residential uses. The overall Reunion PUD has numerous planning areas that include a mixture of development types ranging from low density residential to mixed use to town center development.

PUD Zone Document – Approval Criteria:

The Development Review Team (DRT) has reviewed the request for a PUD Zone Document Amendment against the Approval Criteria found in the Land Development Code. That analysis is provided below:

Criteria Met?	Sec. 21-3251. PUD Zone Documents	Rationale
<input checked="" type="checkbox"/>	The PUD zone document is consistent with all applicable City adopted plans or reflects conditions that have changed since the adoption of such plans;	The proposed PUD zone document amendment is consistent with all applicable City adopted plans.
<input checked="" type="checkbox"/>	The PUD zone document is consistent with the PUD concept schematic;	This issue does not apply to this request.
<input checked="" type="checkbox"/>	The PUD achieves the purposes set out in section 21-4370 and represents an improvement over what could have been accomplished through straight zoning;	The requested PUD zone document amendment will continue to comply with the purpose and intent of the PUD district.
<input checked="" type="checkbox"/>	The PUD complies with all applicable City standards;	The PUD will continue to comply with all applicable City standards.
<input checked="" type="checkbox"/>	The PUD is integrated and connected with adjacent development;	The subject portion of the PUD includes roadways aligned with adjoining developments and existing roadways surrounding the site.
<input checked="" type="checkbox"/>	To the maximum extent feasible, the proposal mitigates any potential significant adverse impacts;	This PUD Zone Document Amendment is similar to what is currently approved for the portions of the PUD included with this request

Criteria Met?	Sec. 21-3251. PUD Zone Documents	Rationale
		and should not result in any additional impacts beyond those associated with the current PUD Zone Document.
☒	Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property, while maintaining sufficient levels of service to existing development;	Sufficient public safety, transportation and utility facilities are available to serve the subject property.
☒	The objectives of the PUD could not be accomplished through height exceptions, variances, or minor modifications;	The proposed changes to the PUD Zone Document could not be achieved through other processes.

Development Review Team Recommendation

Based upon the analysis above, the Development Review Team believes that the application meets the criteria for a PUD Zone Document Amendment as set forth in the Land Development Code and recommends the Planning Commission forward the PUD Zone Document Amendment request to the City Council with a **favorable** recommendation, subject to 1 condition.

Recommended Motion

To recommend approval subject to condition(s):

I move that the Planning Commission enter a finding that the requested **PUD Zone Document Amendment** for the properties located **north of E. 96th Avenue, south of E. 112th Avenue, west of E-470, and east of Peoria Street** contained in case **Z-781-02-04-05-06-10-17-19** meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the **PUD Zone Document Amendment** subject to 1 condition.

- A. The land use “Outdoor Storage of Vehicles (RV’s, boats, or buses)” shall be removed and prohibited from the Land Use Table, contained within the Reunion PUD Zone Document.

Alternative Motions

To recommend approval:

I move that the Planning Commission enter a finding that, subject to certain conditions, the requested **PUD Zone Document Amendment** for the properties located **north of E. 96th Avenue, south of E. 112th Avenue, west of E-470, and east of Peoria Street** contained in case **Z-781-02-04-05-06-10-17-19** meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the **PUD Zone Document Amendment** as submitted.

To recommend denial:

I move that the Planning Commission enter a finding that the requested **PUD Zone Document Amendment** for the properties located **north of E. 96th Avenue, south of E. 112th Avenue, west of E-470, and east of Peoria Street** contained in case **Z-781-02-04-05-06-10-17-19** 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 **PUD Zone Document Amendment**.

To recommend continuance:

I move that the Planning Commission continue the requested **PUD Zone Document Amendment** for the properties located **north of E. 96th Avenue, south of E. 112th Avenue, west of E-470, and east of Peoria Street** contained in case **Z-781-02-04-05-06-10-17-19**.