



# Commerce City

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## Council Communication File Number: Res 2023-084

**Agenda Date:** 7/17/2023

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Council

**File Type:** Resolution

A RESOLUTION APPROVING THE FINAL PLAT FOR REUNION RIDGE FILING NO. 3, GENERALLY LOCATED BETWEEN PEORIA PARKWAY AND TUCSON STREET, APPROXIMATELY 1,000 FEET SOUTH OF E. 104TH AVENUE, AND CONSISTING OF 11.01 ACRES

### Summary & Background

The request is to create 104 cluster lots for residential development. There are also 4 tracts for open space, utilities, and drainage. Together, Reunion Ridge Filings 2 and 3 will create over 2.7 acres of total private park and open space, exceeding the minimum requirement.

The zoning of the property is Planned Unit Development. Amendment #5 of the Reunion PUD Zone Document designates this area 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.

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.

There is a proposed Development Plan (D-536-23) which is currently under review for this site.

**Staff Responsible (Department Head):** Tricia McKinnon, Community Development Interim Director

**Staff Presenting:** Michael Rosso, City Planner

**Financial Impact:** N/A

**Funding Source:** N/A

**Planning Commission Recommendation:** On June 6, 2023, this case was presented to the Planning Commission. The Planning Commission held a public

hearing, took testimony, and voted 5-0 to forward the Zone Change request to City Council with a recommendation for approval.

**Potential Motions:**

**Approval**

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.

**Approval with conditions**

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:

**Denial**

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.

**Continuance**

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:

The next regularly scheduled City Council hearing; or

A date certain.

**Remittance back to Planning Commission**

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.