

**RESOLUTION APPROVING THE REUNION RIDGE FILING #1, AMENDMENT #4
SUBDIVISION**

NO. 2021-76

WHEREAS, the City of Commerce City has received an application for approval of a subdivision plat for the property known as Reunion Ridge Filing #1, Amendment #4 depicted on Exhibit A (the “Subdivision”) attached hereto and incorporated herein, and generally located at the southwest corner of 104th Avenue and Potomac Street;

WHEREAS, the City Council, acting within its discretion authorized by the Commerce City Land Development Code, Section 21-3241(4)(d), has required public hearings before the Planning Commission and City Council for consideration of the Subdivision; and

WHEREAS, after a duly-noticed public hearing held in compliance with legal requirements before the Planning Commission on August 24, 2021, in case #S-716-18-20-20-21, and the Planning Commission recommended that the Subdivision be approved;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

SECTION 1. The City Council of the City of Commerce City, Colorado, finds, consistent with the Commerce City Land Development Code Section 21-3241(3), after a duly-noticed public hearing held in compliance with legal requirements, as follows:

1. The subdivision is consistent with any approved rezoning, concept plan or PUD Zone Document, including the Reunion PUD Zone Document, Amendment #5;
2. The subdivision is consistent with and implements the intent of the specific zoning district in which it is located;
3. There is no evidence to suggest that the subdivision violates any state, federal, or local laws, regulations, or requirements;
4. 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 the land development code;
5. 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;
6. 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, the land development code, or any other plan, program or ordinance adopted by the city, as these properties are either residential in nature, or have already been developed, and any such adverse effects, to the extent they exist, have been or will be mitigated to the maximum extent feasible;

7. 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;
8. A development agreement between the city and the applicant has been executed and addresses the construction of all required public improvements; and
9. The proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

SECTION 2. Reunion Ridge Filing #1 Subdivision, attached at Exhibit A, is hereby approved

RESOLVED AND PASSED THIS 20TH DAY OF SEPTEMBER 2021.

CITY OF COMMERCE CITY, COLORADO

Benjamin A. Huseman, Mayor

ATTEST

Dylan A. Gibson, City Clerk