



STAFF REPORT

Planning Commission

CASE # S-487-14

PC Date:	March 19, 2014	Case Planner:	Paul Workman
CC Date:	April 7, 2014		
Location:	The requested subdivision plat (Reunion Filing #22) is generally bound by Parkside Drive North on the south, a drainage area on the north, Filing #19 Amendment #1 on the east, and Landmark Drive on the west. The site is currently undeveloped.		
Applicant:	Shea Homes	Owner:	Same as applicant
Address:	1805 Shea Center Drive, Suite 450 Highlands Ranch, CO 80129	Address:	Same as applicant

Case Summary

Request:	The applicant requests the approval of a plat for 100 new lots to be used for single-family detached homes.
Project Description:	Shea Homes is requesting the approval of a plat in order to create 100 new lots to be used as single-family detached homes.
Issues/Concerns:	Resident concerns and comments.
Key Approval Criteria:	- Compliance with the Comprehensive Plan. - Compliance with the Land Development Code.
Staff Recommendation:	Approval
Current Zone District:	Planned Unit Development (PUD)
Comp Plan Designation:	Residential - Medium

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

- | | |
|--|--|
| ☒ Plat | ☒ Vicinity Map |
| ☒ Comment letters from residents | |

Background Information

Site Information

Site Size:	21.954 acres +/-
Current Conditions:	The site is currently undeveloped.
Existing Right-of-Way:	Landmark Drive to the west and Parkside Drive North to the south.
Existing Roads:	Landmark Drive to the west and Parkside Drive North to the south.
Existing Buildings:	None
Buildings to Remain?	☐ Yes ☐ No ☒ N/A
Site in Floodplain	☐ Yes ☒ No

Surrounding Properties

Existing Land Use		Occupant	Zoning
North	Undeveloped	Undeveloped	PUD
South	Park	Reunion Metro District	PUD
East	Residential	Private Residences	PUD
West	Residential	Private Residences	PUD

Case History

The following table provides the relevant case history for the subject property:

Case	Date	Request	Action
Z-781-02	10/7/02	Rezoned from Buffalo Hills Ranch PUD to Reunion PUD.	Approved
S-487-06	5/5/06 (submitted)	Final Plat for Reunion Filing #22	Withdrawn by the Applicant (7/25/08)

Z-781-02:

On October 7, 2002, the City Council approved the rezoning of Buffalo Hills Ranch to Reunion. The area covered in S-487-14 was zoned to allow for residential uses.

S-487-06:

On May 5, 2006, Shea Homes submitted an application to plat Reunion Filing #22. On July 25, 2008, Shea Homes requested to withdraw the application stating that *“current housing market conditions indicate that it is highly unlikely we will be able to start subdivision improvements in the next 12 months, and we remain concerned that general reduced activity and significant reduction in the prices buyers are willing to pay for housing may cause us to wish to redesign this subdivision to accommodate smaller homes”*. The current request by Shea Homes’ reflects their new submittal to plat Reunion Filing #22.

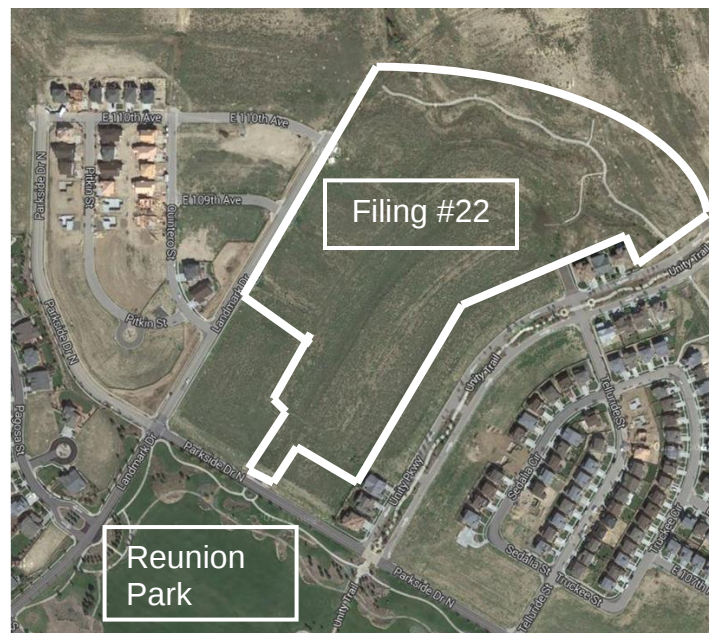
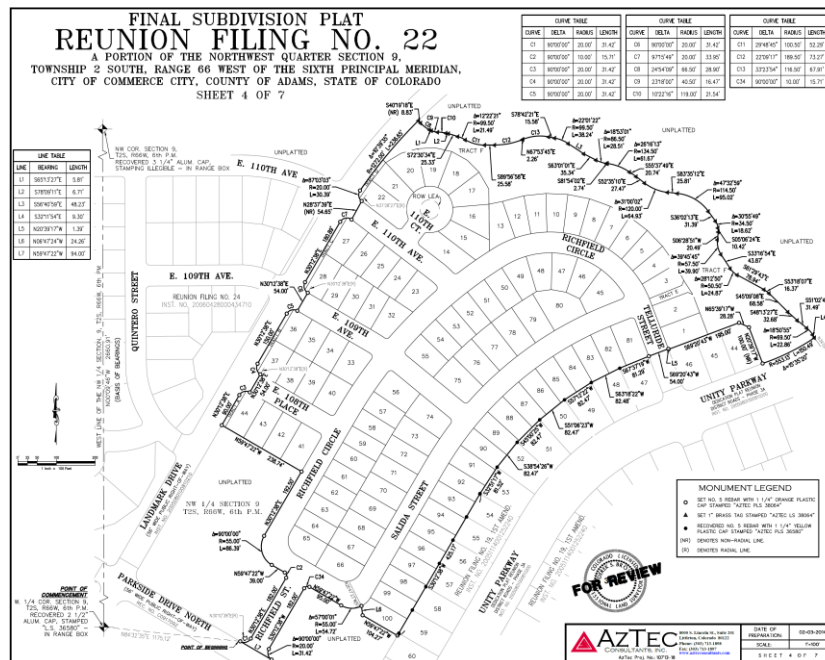
Applicant's Request

Shea Homes has submitted this application in order to plat Reunion Filing #22. This Filing includes 100 new lots for single-family detached uses, six tracts for landscaping and/or drainage, and the dedication of right-of-way. This property is generally located north of Parkside Drive North and east of Landmark Drive. The property is current zoned as part of the Reunion PUD. The general purpose of the proposed plat is to create additional lots for residential development.

Development Review Team (DRT) Analysis

Site analysis:

The requested subdivision plat (Reunion Filing #22) is generally bound by Parkside Drive North on the south, an open space to be used for drainage and a regional trail on the north, Filing #19 Amendment #1 on the east, and Landmark Drive on the west. The site is currently undeveloped.



Scope of review:

The request being considered at this hearing is for a subdivision plat. The Land Development Code (LDC) sets out the specific criteria upon which a plat application can be approved or denied. Therefore, the analysis and evaluation must be limited to those criteria; no other considerations may be considered in the decision making process. Of note, the future development within this subdivision plat such as homes that may be constructed in this Filing or their associated price points may not be included in the review criteria associated with the division of land and as such, may not be considered in the city's review process. Staff acknowledges that the community has concerns related to what types of homes will be constructed on these lots, but the approval process for model elevations is separate from the approval process for a plat. The residents will have an opportunity to communicate with the developer regarding home models when the model elevations are submitted for review.

Public Hearing Background:

A request such as this is often handled through an administrative approval process. However, as a part of the administrative approval process, the Land Development Code (LDC) requires notification to the public for certain periods of time prior to the approval of the application. During the notification period, an application can be required to be approved via a public hearing before Planning Commission and City Council if one of the following occurs.

Section 21-3241(4) states:

Public Hearings Required. Public hearings before the planning commission and the city council shall be required if:

- a) The applicant or any property owner within 300 feet of the property submits a written request to the director by the date scheduled for department approval. This written objection request must be directly related to the proposed subdivision. General objections regarding existing land use, zoning, or issues unrelated to the subdivision will not be considered valid objections for purposes of this provision;
- b) If any public entity or utility affected by the proposed subdivision claims it is negatively impacted by the proposed subdivision and submits written request to the director by the date scheduled for department approval;
- c) The director determines that the final plat should be reviewed through a public hearing process; or
- d) The city council requests that the final plat be reviewed through a public hearing process if such request is made before the date scheduled for department approval.

Once staff's review of the requested plat was complete and the application was determined to be ready for the notification period, staff proceeded with the standard process for notifying the public. At the end of the notification period for this request (5pm on February 18th), staff had received six separate letters/emails representing 13 different households. Two letters (representing two households) were requesting additional information only and one letter (representing one household) expressed concern over the type of home that would be constructed in the filing. The remaining three letters (representing the remaining 10 households) expressed concerns related to the subdivision itself, the subdivision plat's impact to things like the overall road network in Reunion, traffic conditions in and around the requested plat, and the impact of an additional 100 lots to the school district. Based on the nature of these letters, the determination was made that Section 21-3241(4)

had been enacted and the proposed subdivision plat would need to proceed thru the public hearing approval process.

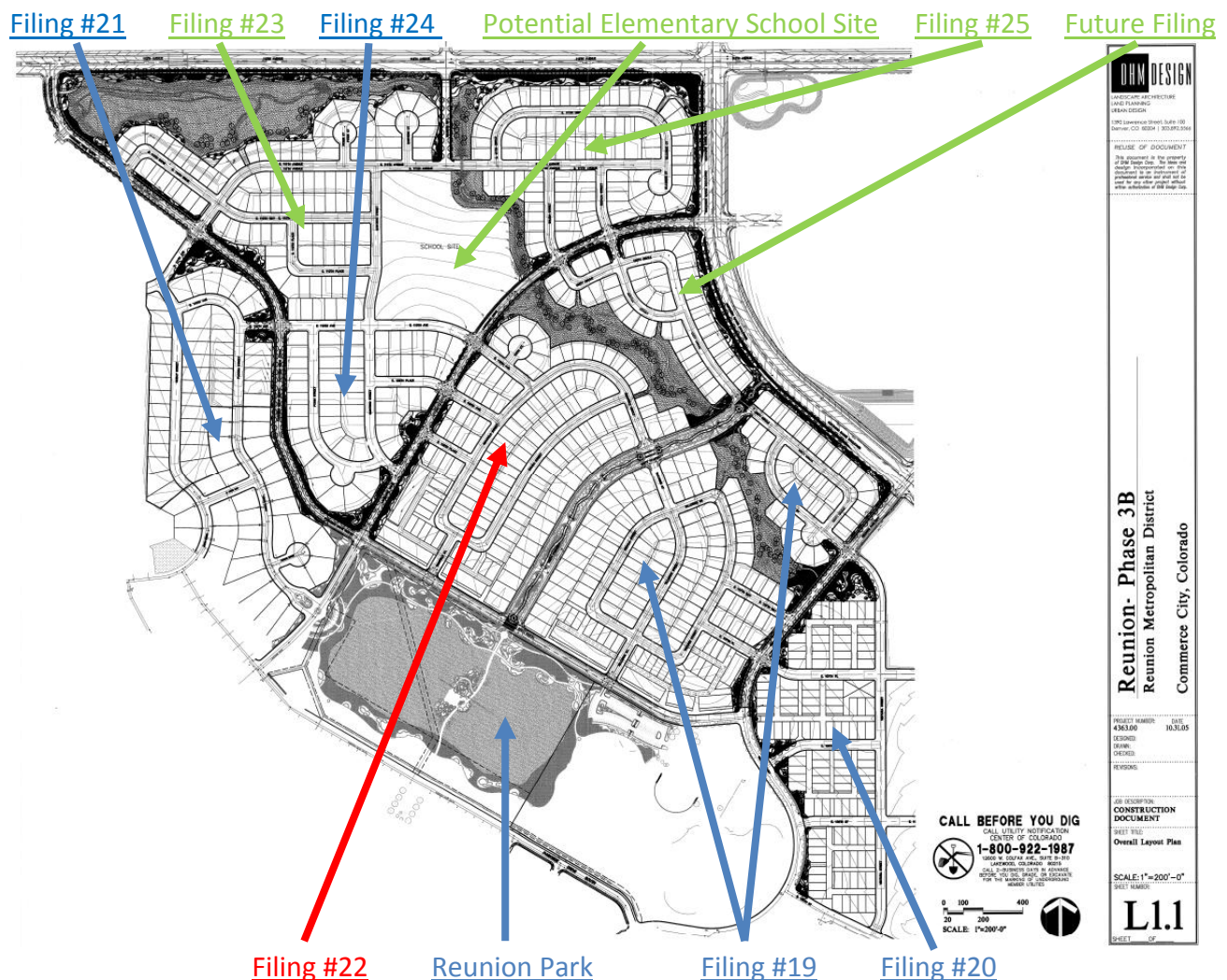
The DRT's analysis of this request compared to the Master Plan:

The Reunion development is a master planned community that has always been developed in phases. In accordance with the concept for Phase 3B of the Master Plan for Reunion, Filing #22 (the area contained in case S-487-14) has always been planned for single-family detached uses. The image below shows the concept for Phase 3B of Reunion and the requested subdivision's consistency with the general master plan for Reunion.

Blue – Already platted.

Green – To be platted in the future.

Red – The subject property for S-487-14 (Filing #22).



The DRT's analysis of the resident's concerns:

While staff believes that the requested subdivision plat is required to be approved via the public hearing process based on Section 21-3241(4), staff also believes that the issues raised by the residents have been adequately addressed by the applicant. That analysis is provided below.

1. Issues related to the subdivision itself.

Staff has reviewed the requested plat against the requirements of the Reunion PUD (Planned Unit Development) Zone Document and the city's subdivision ordinance. During this review, staff was able to determine that the proposed plat meets all of the city's relevant requirements.

Issue	Proposed	City Standard	Does the Proposed meet the Standard?
Street Width	Local Residential Streets: 54-feet of right-of-way	Local Residential Streets: 54-feet of right-of-way	YES
School Impacts	Shea Homes has worked with the 27J School District to identify future school sites in Reunion and they will be dedicated at the time of final plat. Other builders are required to pay a fee-in-lieu of land dedication.	Developers are required to dedicate land for school sites or pay a fee-in-lieu of land dedication.	YES
Comprehensive Plan	Residential – Medium	Residential – Medium	YES
Public Parks/Open Space Land	As part of the Master Plan, Shea Homes and the city have identified the necessary public park and open space areas related to this development, which are dedicated when they are platted. 3.17 acres of this Filing are being dedicated for drainage and open space, which includes a Regional Trail that is already constructed. Other builders are required to pay a fee-in-lieu of land dedication.	Residential developers are required to dedicate land for public parks/open space or pay a fee-in-lieu of land dedication.	YES
Private Parks/Open Space Land	No private park space is proposed as part of this Filing. However, there is a 53+/- acre park with a Recreation Center located across the street. The Master Plan for Reunion indicates more than enough private park/open space to meet the city's requirement.	Residential developers are required to reserve 3% of their usable land for private parks/open space.	YES
Lot Size	Minimum of 4,900+/- square feet	4,000 square feet is the minimum required by the Reunion PUD.	YES
Lot Frontage	Minimum of 42-feet.	The Reunion PUD has no minimum lot frontage requirement.	YES

2. Impacts to the overall road network.

Any new development will have impacts to the overall road network. However, the existing roads in Reunion were designed and constructed to adequately accommodate future development. All previous Filings in Reunion dedicated right-of-way for public streets in accordance with the city's standard cross-sections for the specific road type, which accounts for future development. Some residents have specifically identified Heartland Drive and Landmark Drive as potential areas for traffic problems. According to the city's Master Transportation Plan, both roads were constructed as "Minor/Residential Collectors" which are designed to accommodate 8,000 average daily trips. The most recent traffic counts show that in October of 2013, Landmark Drive saw roughly 1,200 trips per day and in September of 2011, Heartland Drive saw roughly 1,500 trips per day. Based on these traffic counts and the capacity of the roadways, the DRT has no concerns related to the overall road network.

3. Traffic conditions in and around the proposed plat.

Section 21-6240(4) of the LDC requires that *"In order to promote connectivity to adjacent properties, every plat shall provide multiple access points, to the maximum extent feasible. Streets in a proposed subdivision must connect, where feasible, to existing streets in abutting platted subdivisions."* The roads that are being dedicated and constructed as part of this plat connect to the existing road network at pre-established locations. The DRT believes that this road network adequately addresses traffic concerns in and around the requested plat. Additionally, the proposed right-of-way dedication is consistent with the Master Plan. Specifically, these local residential roads will connect to the larger road network of Parkside Drive North, Landmark Drive, and Unity Parkway which will eventually connect into High Plains Parkway and E. 112th Avenue. While this road network is not currently complete, the future build-out will accommodate both local and regional traffic in and around Reunion.

4. Impacts to the School District.

The 27J School District has been actively involved in this platting process and is not objecting to the requested plat. Additionally, Shea Homes and the School District have worked collaboratively to establish future school locations throughout Reunion. Therefore, Shea Homes meets the requirement to dedicate land for school sites. The other residential builders in Reunion are required to pay a fee-in-lieu of land dedication of \$619 per home constructed. The DRT believes that if Shea Homes builds homes in this subdivision, they meet the obligation to mitigate impacts to the school district by committing to dedicate land for school sites in the future and any other builder will be required to contribute \$61,900 (\$619 x 100) as their fee-in-lieu of land dedication, which will be used to purchase other school sites or construct schools.

Comprehensive Plan Analysis:

In reviewing the requested final plat, the DRT reviewed the request's compatibility with the city's comprehensive plan. That analysis is provided in the following table.

Comprehensive Plan

The DRT recommendation for this case is supported by the following Comprehensive Plan Goals:

Section	Goal	Description
Land Use and Growth Strategies	LU 1	Maintain a Balanced Mix of Land Uses.
Analysis:	The Future Land Use Plan (FLUP) was created in order to ensure an appropriate mix of uses throughout the city. The FLUP identifies this particular area for 'Residential – Medium' uses, which is compatible with the proposed plat.	

Section	Goal	Description
Land Use and Growth Strategies	LU 2	Phase Growth in an Orderly and Compact Manner
Analysis:	The proposed plat is located in Reunion, which has seen ongoing construction for over a decade. Reunion is adequately served by the necessary utilities.	

Section	Goal	Description
Fiscal Stability	FS 2	Retain/Increase Employment Base
Analysis:	The proposed plat will create 100 new lots for single-family residential development. These homes will provide opportunities for both employees and employers in the area.	

Project Benefits:

As part of the analysis for this application, the DRT concluded that the approval of an additional 100 lots in Reunion would be beneficial for the overall health of the city. Specifically, the approval of the plat will signal continued growth and economic strength in the local economy. Additionally, another 100 lots will help to entice future retailers to the area, which means additional services that the community has expressed a desire to have. Finally, the approval of the requested 100 lots in Reunion will help to implement the community vision for this area by approving lots that accommodate single-family detached homes in an area that has been designated for that type of use.

The DRT recommendation:

Based on the requested plat's compliance with the comprehensive plan as outlined above and its compliance with the approval criteria for a final plat listed below, the DRT is recommending that the Planning Commission send this application to the City Council with a favorable recommendation.

Criteria Met?	Sec. 21-3241. Final Plats	Rationale
☒	The plat is consistent with any approved land use document;	The proposed plat is consistent with the approved Reunion PUD Zone Document and the Future Land Use Plan of the city.
☒	The plat is consistent with and implements the intent of the specific zoning district in which it is located;	This plat is for single-family detached lots, which is consistent with the approved PUD Zone Document.
☒	No evidence suggests that the plat violates any laws, regulations, or requirements;	There has been no indication that the proposed request violates any laws, regulations, or requirements.
☒	The general layout of the plat minimizes land disturbance, maximizes open space, preserves existing trees/vegetation and riparian areas, and otherwise accomplishes the purposes and intent of the LDC;	The proposed plat includes 3.36 acres of landscaping, open space, and drainage tracts, which help to accomplish the purposes and intent of the LDC.
☒	The plat complies with all applicable city standards and does not unnecessarily create lots that make compliance with such standards difficult or infeasible;	The plat complies with the applicable requirements for creating lots governed by this PUD as well as the requirements for the dedication of right-of-way and drainage elements.
☒	The plat 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 are envisioned to exist in any adopted City plan, program or ordinance;	The DRT believes that this plat will not result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, or public improvements. The DRT has concluded that the proposed plat adequately dedicates the necessary right-of-way and the additional traffic created by these homes will not put undue burden on the existing road network.
☒	Sufficient public services (utilities, safety, etc) and uses (parks, schools etc) are available to serve the subject property;	All referral agencies for this request have indicated an ability to serve the proposed lots and the school district is not objecting to the current request.
☒	A development agreement between the city and the applicant has been executed and addresses the construction of all required public improvements; and	The applicant and the city agreed to a consolidated development agreement for all of Reunion in 2001 and an agreement on building permit restrictions in 2002.
☒	As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.	N/A. There is no phasing plan for this request.

Development Review Team (DRT) Recommendation

Based upon the analysis above, the Development Review Team believes that the application **meets** the approval criteria for a final plat set forth in Section 21-3241 of the Land Development Code and recommends that the Planning Commission forward the final plat request to the City Council with a **favorable** recommendation.

Recommended Motion

To recommend approval:

I move that the Planning Commission enter a finding that the requested final plat for the property generally known as Reunion Filing #22 contained in case S-487-14 **meets** the criteria of the Land Development Code and based upon such finding, recommend that the City Council **approve** the final plat.

Alternative Motions

To recommend approval subject to condition(s):

I move that the Planning Commission enter a finding that, subject to certain conditions, the requested final plat for the property generally known as Reunion Filing #22 contained in case S-487-14 **meets** the criteria of the Land Development Code and based upon such finding, recommend that the City Council **approve** the final plat subject to the following conditions:

Insert Condition(s)

To recommend denial:

I move that the Planning Commission enter a finding that the requested final plat for the property generally known as Reunion Filing #22 contained in case S-487-14 **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 final plat.