



Narrative: Reunion Ridge Filing 3 Final Plat

Reunion Ridge Filing 3 is proposed as the next location for Oakwood's single family cluster products, Carriage House, Porchlight, and American Dream. Currently, Oakwood is building Carriage House and Porchlight homes in Reunion Ridge Filing 1 and will begin construction on the first American Dream homes this summer in Reunion Ridge Filing 1 Amendment #2. This location was selected for this home type to provide some variation within the fabric of the area with standard front-loaded single family detached to the north and west. This location also allows easy access to the full movement intersection at Revere and 104th. Reunion Ridge Filing 2 is directly to the west which this project is an extension of.

Existing Conditions

Reunion Ridge Filing 3 is bound by future Reunion Ridge Filing 2 to the west; Reunion Ridge Way to the north; undeveloped agricultural land to the south; and future Reunion Ridge single family development to the west. The site is zoned Reunion PUD Amendment #5 RES-2 and is currently used as agricultural land. Surrounding land uses include proposed single family detached homes (Reunion Ridge Filing 1) to the northeast; detention to the north; future cluster homes to the west; future single family detached homes to the east (Reunion Ridge Filing 4), and undeveloped agricultural land to the south.

Density

Reunion Ridge Filing 2 includes 103 cluster homes on approximately 11.0 acres for a gross density of 9.36 DU/AC. Lot sizes range from 2,200 square feet to 8,200 square feet.

Access

The plan for Reunion Ridge Filing 3 proposes one (1) full-movement access point into the community at Reunion Ridge Way & Worcester Dr. Reunion Ridge Way connects on the west to Peoria St./Revere St. which is a full movement intersection at 104thAve. and connects to Potomac Pkwy. Potomac Parkway connects 104th Ave. to 96th Ave. Additional connections into the neighborhood include E. 101st Ave and E. 100th and 101st Avenues both which connect into Filing 2 which has a series of street connection into Reunion Ridge Way and Turnberry. An additional access point connecting Filing 3 to the agricultural property to the south has been provided (Wheeling St.)

Parks and Open Space

Filing #3 contains 1.4 acres of open space part of which is a 0.4 acre passive open space (Tract A) A 0.9-acre park is proposed in Filing 2, which will service the Filing 2 and future Filing 3 communities. The park contains children's nature play components, a contemplative path, and a multi-purpose turf field. The park has been strategically located within Reunion Ridge as part of an overall park concept in which all residents within Reunion Ridge are within ¼ mile of a park. This park location is easily accessed by residents within Reunion Ridge off the spine trail through Reunion Ridge paralleling Reunion Ridge Way.

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Landscape Architecture & Planning
10200 E. Girard Avenue, A-314. Denver, CO 80231 ph: 303.632.8867

Please feel free to contact me with any questions you may have.
303-632-8867
Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Marck', with a long horizontal flourish extending to the right.

Jeff Marck

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