



Reunion Ridge Filing 2 & Filing 3

Final Plats to create 251 lots for residential development

Case #S-778-20-23 & S-810-21-23

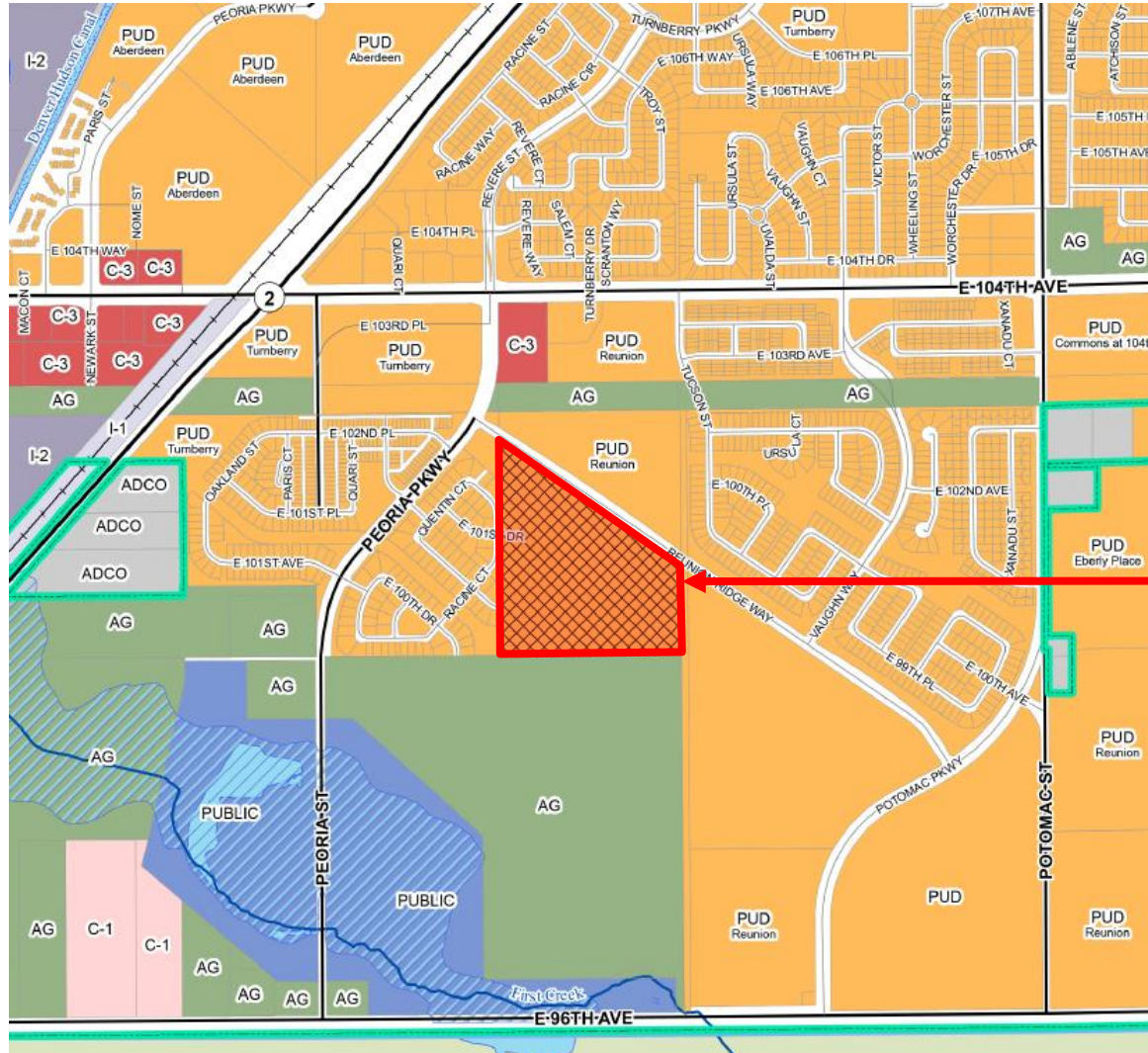
Location: Generally SE of the intersection of Peoria Pkwy. and future Reunion Ridge Way, approx. 1,000 feet south of E. 104th Ave.

Applicant: Oakwood Homes

Case Summary

- These cases are being presented together as the two final plats are directly adjacent to each other, and are both part of the same overall neighborhood.
- Applicant's Request: To create 251 cluster lots for residential development. There are also 10 tracts for open space, utilities, and drainage.
- Staff have not received any public comment on these cases
- Proposed PUD Development Permits (D-515-23 & D-536-23) currently under review

Vicinity Map



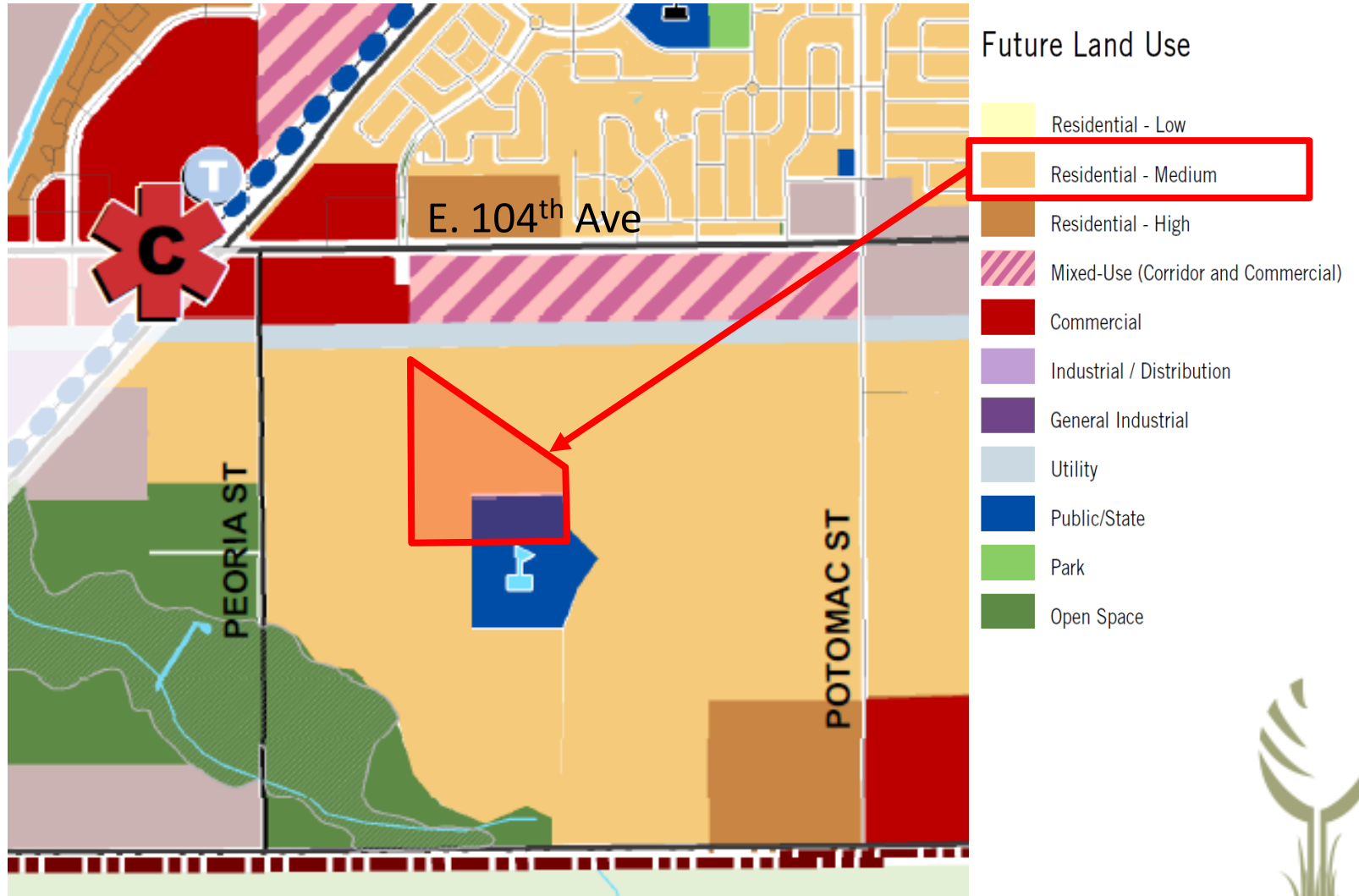
Subject Property



Aerial



Future Land Use Plan



Comprehensive Plan Consistency

- Comprehensive Plan: Residential – Medium
 - Allows a wider range of residential types and is appropriate near commercial and activity centers at a density of 4 – 8 units per acre
 - Proposed subdivision is located near a community commercial center (intersection of E. 104th Ave. & Hwy. 2) and has a density of approx. 7.5 units per acre
 - Citywide Policy HN 2.1 strives to “encourage new neighborhoods that contain a mix of housing types”.
 - These plats propose cluster lots, in contrast to the predominant detached single-family housing in surrounding subdivisions, thus providing a mix of housing types in the overall area.
 - Citywide Policy HN 4.3 strives to “assure efficient internal transit circulation by minimizing cul-de-sacs and linking roadways in adjacent development tracts.”
 - These plats do not include any cul-de-sacs, and they provide three connections to adjacent properties to ensure adequate interconnectivity.

Current Conditions



Project Analysis

- Road Network Impacts
 - Access to the subject property will be via two connections to future public roadway, Reunion Ridge Way (major collector)
 - Several internal public roadways are proposed, including two connections to the south and one connection to the west
 - According to the City's Transportation Master Plan, the site is not adjacent to any currently congested corridors or intersections
- All proposed lots meet the Reunion PUD standards
- Proposed final plats has been reviewed by all relevant DRT agencies, and there are no outstanding issues
- Staff believes that there is sufficient evidence in the record to demonstrate that all final plat approval criteria can be met

Considerations for Discussion

- Final Plats are consistent with the Comprehensive Plan
- Final Plats allow the site to develop residentially, which is the only use allowed per the Reunion PUD.



Planning Commission Summary

- These cases went to Planning Commission on June 6th
- There was no public comment
- Planning Commission voted:
 - 4-1 to recommend approval of the Reunion Ridge Filing No. 2 Final Plat
 - 5-0 to recommend approval of the Reunion Ridge Filing No. 3 Final Plat



Potential Outcomes

- Approval (Recommended)
- Approval with conditions
- Denial
- Continuance



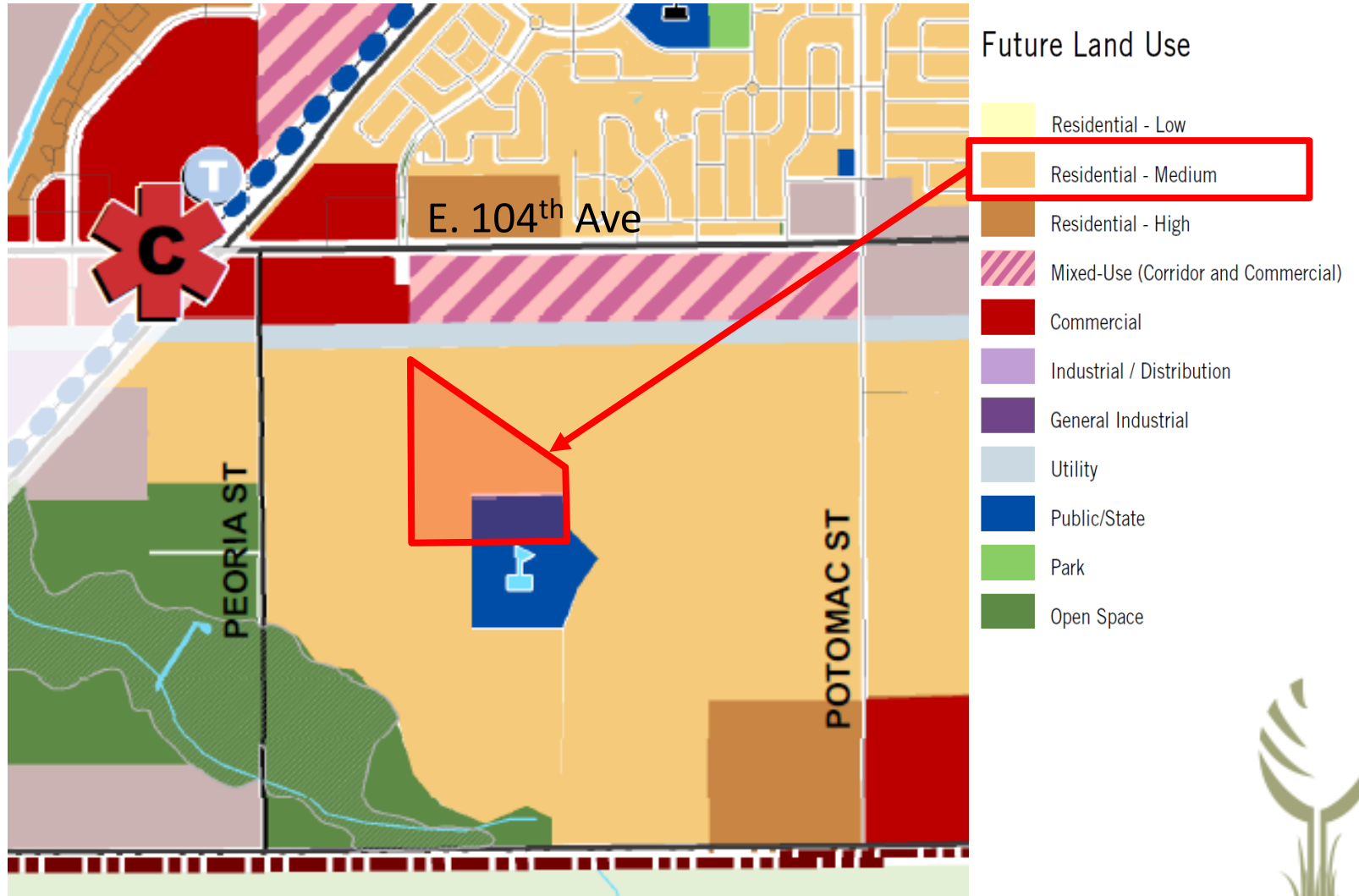


Staff is available to answer any questions.

The applicant is also present to provide additional information and to answer questions.



Future Land Use Plan



Recommended Motions

To recommend approval:

- I move that the Planning Commission enter a finding that the requested Reunion Ridge Filing No. 2 Final Plat contained in case S-778-20-23 meets the criteria of the Land Development Code and based upon such finding, recommend that the City Council approve the Final Plat.
- I move that the Planning Commission 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, recommend that the City Council approve the Final Plat.

Approval Criteria

Sec. 21-3241(3). – Final Plats Approval Criteria.

A final plat may be approved if the decision maker finds that:

- a) The subdivision is consistent with any approved rezoning, concept plan or PUD Zone Document;

Analysis: The Reunion PUD Amendment #5 is the approved PUD Zone Document for this location. These plat applications are consistent with the lot standards in the PUD Zone Document. Therefore, it can be found that these applications meet Criteria (a).

- b) The subdivision is consistent with and implements the intent of the specific zoning district in which it is located;

Analysis: These subdivisions are consistent with the intent of the Reunion PUD Amendment #5. The site is also designated residential in the PUD. Therefore, it can be found that these applications meet Criteria (b).

Approval Criteria

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Analysis: **The Reunion PUD Amendment #5 is the approved PUD Zone Document for this location. These plat applications are consistent with the lot standards in the PUD Zone Document. Therefore, it can be found that these applications meet Criteria (a).**

- b) The subdivision is consistent with and implements the intent of the specific zoning district in which it is located;

Analysis: These subdivisions are consistent with the intent of the Reunion PUD Amendment #5. The site is also designated residential in the PUD. Therefore, it can be found that these applications meet Criteria (b).

Approval Criteria

- c) There is no evidence to suggest that the subdivision violates any state, federal, or local laws, regulations, or requirements;

Analysis: There is no indication that the proposed subdivisions violate any laws, regulations, or requirements. Therefore, it can be found that these applications meet Criteria (c).

- d) 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 this land development code;

Analysis: The overall layouts are designed to implement the intent of the PUD, while providing significantly more private park space than is required. Therefore, it can be found that these applications meet Criteria (d).

Approval Criteria

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Analysis: The overall layouts are designed to implement the intent of the PUD, while providing significantly more private park space than is required. Therefore, it can be found that these applications meet Criteria (d).

Approval Criteria

- e) 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;

Analysis: The subdivision plats comply with the requirements and standards for lot design from the LDC and the PUD Zone Document. Therefore, it can be found that these applications meet Criteria (e).

- f) The subdivision:

- i. 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, this land development code, or any other plan, program or ordinance adopted by the city; or
- ii. Any adverse effect has been or will be mitigated to the maximum extent feasible

Analysis: These plats will not result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, or public improvements. This assertion is supported by numerous reviews by the various agencies and departments of the DRT. Therefore, it can be found that these applications meet Criteria (f)(i).

Approval Criteria

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Analysis: **These plats will not result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, or public improvements. This assertion is supported by numerous reviews by the various agencies and departments of the DRT. Therefore, it can be found that these applications meet Criteria (f)(i).**

Approval Criteria

- g) 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;

Analysis: Numerous referral agencies have reviewed these proposals and none have raised concerns or objections to the proposed plats. Therefore, it can be found that these applications meet Criteria (g).

- h) A development agreement between the city and the applicant has been executed and addresses the construction of all required public improvements; and;

Analysis: A Development Agreement has been finalized for these proposed plats between the applicant and the Public Works Department. Therefore, it can be found that these applications meet Criteria (h).

- i) As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

Not Applicable

Approval Criteria

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