

Reunion Center Filing 1 Amendment 2

Case # S-762-20-21-25-25

Presented by: Nic Berry, Planner II

January 5, 2026



Project Summary

- Location: Northwest corner of East 104th Ave and Tower Road
- The entire 35.55-acre development project includes
 - 190 residential lots
 - 10 commercial lots
 - 27 tracts for open space, roadways, and storm water detention
 - Public Rights-of-way
 - Easements for utilities, access, and drainage
- Development divided into two parts:
 - **Amendment 1** subdivides the entire 35.55-acre property and creates two tracts (total 15.25 acres) on the west side for “future development”
 - **Amendment 2** subdivides the 15.25-acre “future development” tracts **within** Amendment 1
- Why? Subdivisions are limited to no more than 150 lots at a time

Key map

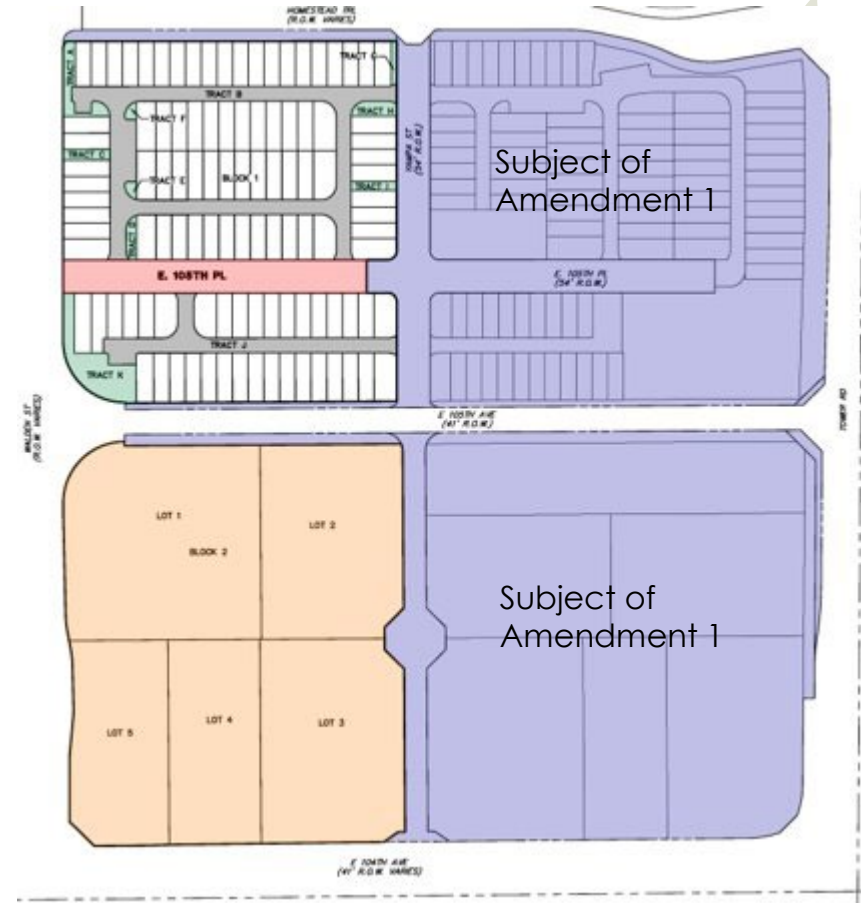


Amendment 1: 35.55 Acres
Amendment 2: 15.25 Acres

Case Summary

Amendment 2

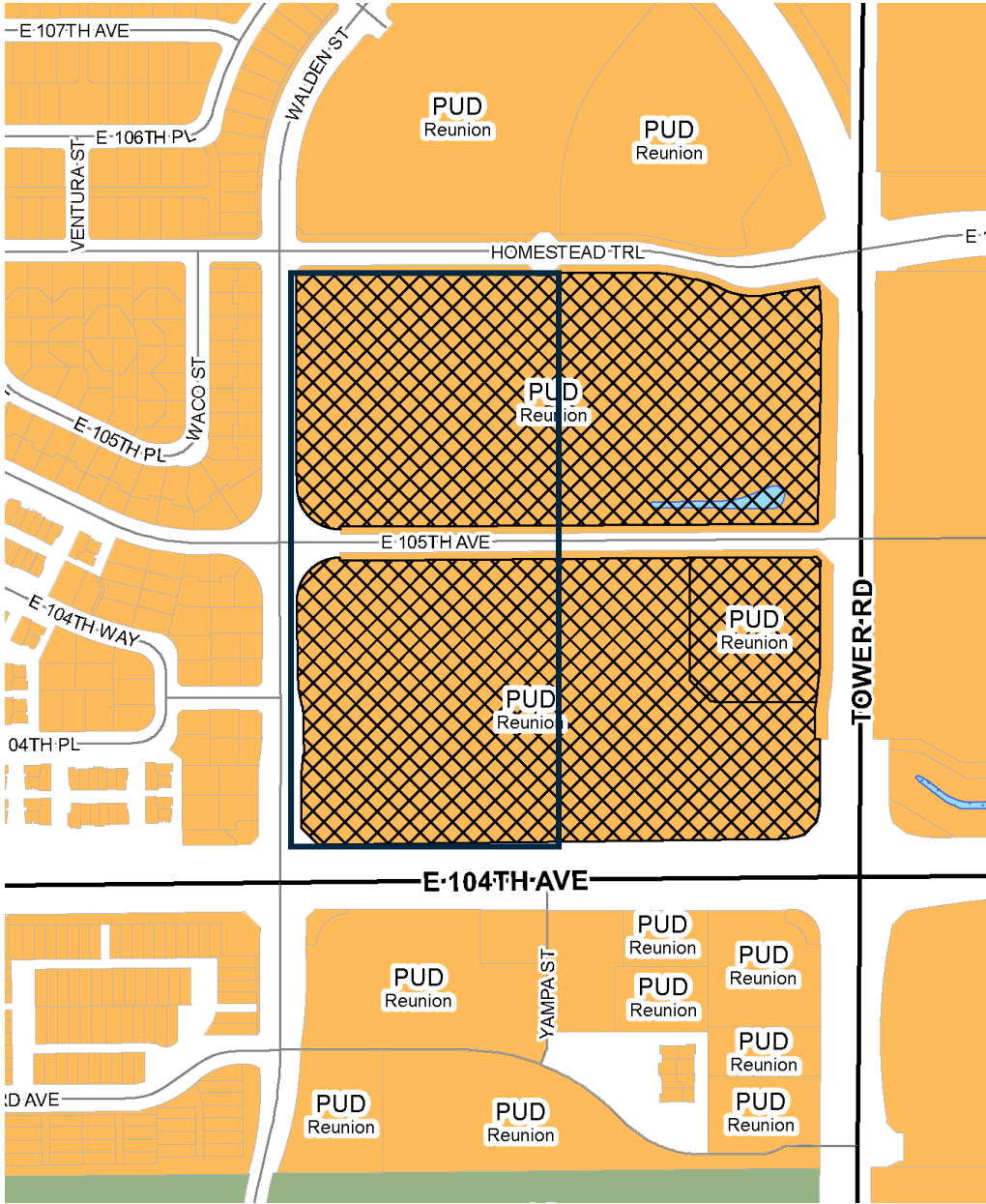
- Location: Northwest corner of East 104th Ave and Yampa Street
- Request: The final plat, if approved, creates lots for residential and commercial development. This plat will create 5 commercial lots, 106 residential lots, and 11 tracts for open space, utilities, private roadways, drainage (Amendment 1 shown in purple ■).
- Site size: Approximately 15.25 acres



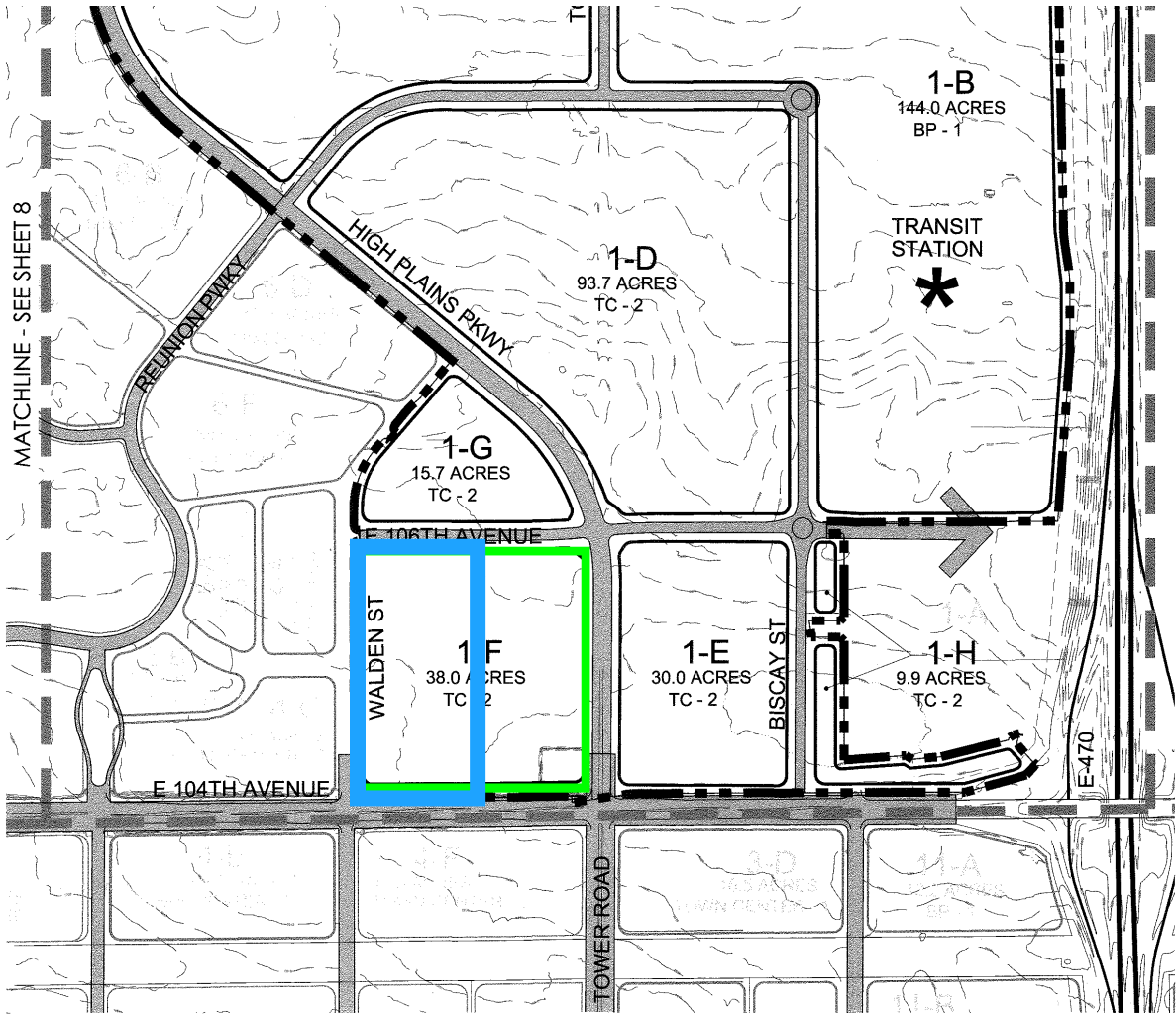
Aerial



Vicinity/Zoning Map



Zoning



Zoning₂

Land Use Matrix from
pages 16 and 17 of the
Existing PUD Zone
Document

Single-family attached
homes and commercial
lots are allowed within
the planning area



USE CLASSIFICATION								SPECIFIC USE TYPE								R-1	R-2	R-3	MU	TC-2	BP-1		
COMMERCIAL USES								IC, INSTITUTIONAL & CIVIL USES															
Animal Services	Animal boarding (indoor/outdoor kennels) and training	X	X	X	P	R	R	Culture (As Accessory to ation)	Food manufacturing, miscellaneous, all other, exclusively grown on premises								X	X	X	X	X	C	
	Doggie day care centers	X	X	R	R	R	R		Agricultural support businesses and services								R	R	R	R	R	R	
	Veterinary offices or clinics	X	X	R	R	R	R																
Antennas	Antennas for commercial/industrial use accessory to principal use	X	X	X	R	R	R	Cultural Services (Education)	Animal production, excluding NAICS 112990								X	X	X	X	X	R	
	Radio or television broadcasting offices	X	X	X	R	R	R		Animal production support services								X	X	X	X	X	R	
Building Materials & Services (Retail)	All other similar uses (plumbing, electrical, lumber & building equipment- with no outdoor storage)	X	X	X	X	R	R	Golf Courses and Lodges	Riding stables / equestrian training								X	X	X	X	X	R	
	Landscape equipment, hardscape materials (without outdoor storage)	X	X	X	X	X	R		Veterinary services (livestock)								X	X	X	X	R	R	
	Landscape equipment, hardscape materials (with outdoor storage)	X	X	X	X	X	R		Community Center/Clubhouse								P	R	R	R	R	R	
Eating and Drinking Establishments	Bar, tavern, night club	X	X	R	R	R	R	Community Services	Gun club (indoor)								X	X	X	X	X	P	
	Brewpub	X	X	R	R	R	R		Events center < 15,000 sf								X	X	X	X	R	R	
	Catering services	X	X	R	R	R	R	Care Facilities, Adult or Child	Events center > 15,000 sf								X	X	X	X	R	R	
	Restaurant with drive-thru/up	X	X	R	R	R	R		Child care center								X	X	R	R	R	R	
	Restaurant without drive thru/up	X	P	R	R	R	R	Park	Adult day care center								X	X	R	R	R	R	
Testing room	X	X	R	R	R	R	Course		Day care home								R	R	R	R	R	R	
Financial Institutions	Bank or financial institution	X	X	R	R	R		R	Dog Park								R	R	R	R	R	R	
	Convenience store/grocery store (<5,000 sf)	X	P	R	R	R	R	Hospitals	Golf course/driving range								R	R	R	R	R	R	
	Grocery store (>5,000 sf)	X	X	X	X	X	R		Garage and office for ambulance service (Ancillary Uses)								X	X	X	R	R	R	
Food and Beverage Sales	Liquor Store	X	X	P	R	R	R	Hospitals	Hospital								X	X	X	X	R	R	
	All other similar uses (e.g., delicatessen, retail bakery, specialty food market, combo shop)	X	R	R	R	R	R		Outpatient surgical centers								X	X	X	R	R	R	
	Fuel sales with no vehicle repair	X	X	X	X	R	R		Public or private airport or heliport (Ancillary Uses)								X	X	X	X	R	R	
Fuel sales with minor vehicle repair	X	X	X	X	X	R	Recreation Lands, Parks, and Lodges		Substance Abuse Treatment Facility, Inpatient residential (Ancillary Uses)								X	X	X	X	R	R	
Natural gas fuel sales	X	X	X	X	R	R			Substance abuse treatment facility, Outpatient clinic (Ancillary Uses)								X	X	X	X	R	R	
Natural gas fuel sales for trucks	X	X	X	X	X	R		Public Institutions	Library								R	R	R	R	R	R	
Funeral and Intermment Services	Cemetery/pet cemetery/mausoleum	X	X	X	X	X	C		Public administrative office or service building								X	X	R	R	R	R	
	Funeral home	X	X	X	R	R	R		Public park or recreational facilities								R	R	R	R	R	R	
	Business or professional (including medical/dental office/clinics)	X	P	R	R	R	R	Public stadium, arena, or auditorium								X	X	X	R	R	R		
Office	Courier services	X	P	R	R	R	R	Educational Facilities	Police or fire station								X	R	R	R	R	R	
	Massage therapy office/clinics	X	P	R	R	R	R		Other public facility								X	C	C	R	R	R	
	Instructional services, studios	X	P	R	R	R	R		Church or religious institution								P	P	R	R	R	R	
Personal Services	Temporary Agency	X	X	X	X	X	R	Recreation Facilities	Elementary and secondary education schools								P	R	R	R	R	R	
	Bingo establishments/social gaming outlet/performance centers	X	X	R	R	R	R		Private business, trade, and vocation schools								X	X	X	R	R	R	
	Bowling, billiards, movie theaters & similar uses	X	X	R	R	R	R		Post secondary colleges and universities								X	X	X	R	R	R	
Recreation or Amusement Facilities, Private	Drive-in theater	X	X	X	X	X	C	Transportation Facilities	Schools of special instruction								X	X	X	R	R	R	
	Health clubs	X	R	R	R	R	R		Private automobile parking lots or parking garages as a principal use								X	X	X	P	R	R	
	Outdoor recreation with lights/indoor recreation	X	X	X	R	R	R		Parking garage								X	X	C	R	R	R	
	Outdoor recreation without lights	X	R	R	R	R	R	Utilities	Public parking lot								X	X	P	R	R	R	
	Repair Services (Not Including Vehicles)	Furniture or major household appliance repair	X	X	X	X	R		R	Electric substation or gas regulator station								X	X	X	X	C	C
Farmers Market, Flea markets, indoor/outdoor		X	X	X	R	R	R		Oil and Gas								C	C	C	C	C	C	
Machinery sales, excluding truck trailers, heavy equipment, and farm machinery		X	X	X	X	X	R	Public Utilities	Public utility installation								R	R	R	R	R	R	
Retail Establishments	Pawn shop	X	X	X	X	P	P		Public utility office								X	X	X	R	R	R	
	Retail business store <25,000 sf	X	P	R	R	R	R		Wind energy conversion systems (windmills)								P	P	P	P	P	P	
	Retail business store >25,000 sf	X	X	R	R	R	R	Arboretum, Botanical Gardens	Zoos, arboretum, botanical gardens								X	X	X	X	R	R	
	Tattoo parlor	X	X	X	X	R	R																
	Thrift/consignment store	X	X	X	R	R	R																
Vehicle/Equipment Sales and Services	Automobile rentals	X	X	X	X	R	R	Group Living Facilities	Group home - Type A								X	R	R	R	R	R	
	Automobile washing facility	X	X	R	R	R	R		Group home - Type B								X	X	C	C	C	C	
	Limited moving truck (<30 feet) / equipment self-rental facilities	X	X	X	X	R	R		Foster care home								R	R	R	R	R	R	
	Motor vehicle dealer/sales, new and used automobiles < 3 acres	X	X	X	X	P	P	Echold Living	Multi-family dwelling								X	R	R	R	R	R	
	Motor vehicle dealer/sales, new and used automobiles > 3 acres	X	X	X	X	X	R		Single-family detached dwelling								R	R	R	R	R	(1) X	
Tire shop <10,000 sf	X	X	X	R	R	C	Single-family attached dwelling								X	R	R	R	R	P			
Visitor Accommodations	Vehicle repair, major (includes auto body repair, paint shops, and incidental sales of parts)	X	X	X	X	X	R	Housing	Cluster home								R	R	R	R	R	R	
	Vehicle repair, minor	X	X	X	R	R	R		Boarding or rooming house								X	X	R	R	R	R	
	Bed and breakfast establishments	X	P	R	R	R	R		Home occupation								R	R	R	R	R	R	
	Hotel or motel lodging establishments	X	X	X	R	R	R	Assisted living facility								X	X	R	R	R	R		
									Nursing homes								X	X	P	R	R	R	
NOTES:																							

Zoning₃

Land Use Schedule and Development Standards from pages 13 and 14 of the Existing PUD Zone Document

All proposed lots, commercial and residential, meet lot standards

RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

STANDARDS	R-1	R-2, R-3, MU TC-2	R-2, R-3, MU TC-2, BP-1	R-3, MU BP-2, TC-2	R-2 MU
	SINGLE FAMILY DETACHED	SINGLE FAMILY DETACHED	CLUSTER HOMES	SINGLE FAMILY ATTACHED	
	MIN. LOT SIZE 7,000 SF MIN. DETACHED DWELLING SIZE 2,200 SF LOT FRONTAGE N/A PARKING REQ. 2 SP. / UNIT (11) MAX. HEIGHT 35' FLOOR AREA MINIMUM N/A LANDSCAPE (7) ENTIRE FRONT YARD (3)(6) 1 TREE/600 SF 1 SHRUB/300 SF ENTIRE SIDE YARD(6)(7)	MIN. LOT SIZE 4,000 SF MIN. DETACHED DWELLING SIZE 1,100 SF LOT FRONTAGE N/A PARKING REQ. 2 SP. / UNIT (11) MAX. HEIGHT 35' FLOOR AREA MINIMUM N/A LANDSCAPE (7) ENTIRE FRONT YARD (3)(6) 1 TREE/600 SF 1 SHRUB/300 SF ENTIRE SIDE YARD(6)(7)	MIN. LOT SIZE 2,200 SF MIN. DETACHED DWELLING SIZE 900 SF LOT FRONTAGE N/A PARKING REQ. 2 SP. / UNIT (11) MAX. HEIGHT 35' FLOOR AREA MINIMUM N/A LANDSCAPE (7) ENTIRE FRONT YARD (3)(6) 1 TREE/600 SF 1 SHRUB/300 SF ENTIRE SIDE YARD(6)(7)	MIN. LOT SIZE N/A MIN. DETACHED DWELLING SIZE N/A LOT FRONTAGE N/A PARKING REQ. 2 SP. / UNIT (11) MAX. HEIGHT 35' FLOOR AREA MINIMUM N/A LANDSCAPE (7) REMAINDER OF LOT (8) 1 TREE/600 SF 1 SHRUB/300 SF ENTIRE SIDE YARD(6)(7)	MIN. LOT SIZE N/A MIN. DETACHED DWELLING SIZE N/A LOT FRONTAGE N/A PARKING REQ. 2 SP. / UNIT (11) MAX. HEIGHT 35' FLOOR AREA MINIMUM N/A LANDSCAPE (7) REMAINDER OF LOT (8) 1 TREE/600 SF 1 SHRUB/300 SF ENTIRE SIDE YARD(6)(7)
PRIMARY USE					
FRONT SETBACK (2)(10)	10'	10'	10'	10'	
SIDE SETBACK	5'	5'	5'	5'	
BUILDING SEPARATION	N/A	N/A	N/A	N/A	
REAR SETBACK (12)	15'	15'	10'	15'	
SIDE ON STREET SETBACK	15'	15'	15'	15'	
EXCEPTION:					
(from arterial) FRONT SETBACK	50' (1)	50' (1)	50' (1)	50' (1)	
MAX. LIVING SPACE SETBACK	30'	30'	30'	30'	
SIDE SETBACK	25'	25'	25'	25'	
REAR SETBACK (12)	25'	25'	25'	25'	
SIDE ON PUBLIC STREET SETBACK	25'	25'	25'	25'	
ACCESSORY USE					
MAX. HEIGHT	15'	15'	15'	15'	
FRONT SETBACK (10)	20'	20'	20'	20'	
FRONT SETBACK OF A SIDE LOADED GARAGE	10'	10'	10'	10'	
SIDE SETBACK	5'	5'	5'	5'	
REAR SETBACK (NON-GARAGE)	5'	5'	5'	5'	
REAR SETBACK (GARAGE) (12)	3'	3'	3'	3'	
SIDE ON STREET SETBACK	10'	10'	10'	10'	
EXCEPTION: FRONT SETBACK	20'	20'	20'	20'	
(from arterial) SIDE SETBACK	15'	15'	15'	15'	
REAR SETBACK (12)	15'	15'	15'	15'	
SIDE ON STREET SETBACK	20'	20'	20'	20'	

NOTES:

(1) PARKING SPACES FOR MULTIFAMILY UNITS:

VILLAGE 1

PARCEL	USE	GROSS ACRES	RESIDENTIAL						NON-RESIDENTIAL						PARK OR S (AC)
			ENTITLED RANGE (1)	ADMIN. (2) ENTITLED	ADMIN. (2) APPROVED	MINIMUM ENTITLED	MAXIMUM ENTITLED	MAXIMUM ENTITLED UNITS (+20%)	MAX. AREA SQ. FT.	ADMIN. (2) APPROVAL	MINIMUM ENTITLED	MAXIMUM ENTITLED	ADMIN. (2) APPROVAL		
			(DU/AC)	MINIMUM	MAXIMUM					MIN. F.A.R. (3)	F.A.R. (3)	F.A.R. (3)	MAX F.A.R. (3)		
1-B	BP-1	144.0	12-40	<12	>40				6,272,640	<2	0.2	1	>1.0		
1-C	TC-2	92.6	5-40	<5	>40				4,033,656	<2	0.2	1	>1.0		
1-D	TC-2	93.7	5-40	<5	>40				4,081,572	<2	0.2	1	>1.0		
1-E	TC-2	30.0	5-40	<5	>40				1,306,800	<2	0.2	1	>1.0		
1-F	TC-2	38.0	5-40	<5	>40				1,655,280	<2	0.2	1	>1.0		
1-G	TC-2	15.7	5-40	<5	>40				683,892	<2	0.2	1	>1.0		
1-H	TC-2	9.9	5-40	<5	>40				431,244	<2	0.2	1	>1.0		
TOTAL		423.9				300	3800 CAP	4,650	18,465,084						0

Project Analysis

- Site Overview
 - Surrounded by a mix of uses
- Schools
 - Land dedication satisfied
 - 27J comment letter indicated sufficient capacity for all schools
- Parks and Recreation
 - No Cash-in-Lieu is required
 - 6,600 square foot park
- Traffic Study:
 - Original traffic study contemplated both residential and commercial development
 - Traffic study identified issues with turning queues at Tower and Walden, the city modified the timing of the lights to mitigate the issues.
- Development Agreement
 - Includes infrastructure improvements for public rights-of-way, storm sewer systems, sidewalks, multi-use paths, and landscaping
 - Identifies all private streets the developer agrees to install and maintain

Public Comment

- As a part of the review of a Final Plat, public notice is required prior to a plat being approved
 - 11 comments received
- No additional comments have been received since this was re-noticed

Considerations for Subdivisions

- Allowable uses for the property have been determined by zoning. A final plat is a technical document that divides the property into lots, tracts, and rights-of-way. The plat also establishes property interests such as easements.
- A development agreement is a statement of rights and obligations in terms that have been agreed to by the applicant.

Approval Criteria

Approval Criteria. An application may be approved if:

- ✓ **The subdivision is consistent with any approved rezoning, concept plan or PUD Zone Document;**
- ✓ **The subdivision is consistent with and implements the intent of the specific zoning district in which it is located;**
- ✓ **There is no evidence to suggest that the subdivision violates any state, federal, or local laws, regulations, or requirements;**
- ✓ **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;**
- ✓ **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;**
- ✓ **The subdivision will either**
 - **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**
 - ✓ **Any adverse effect has been or will be mitigated to the maximum extent feasible;**
- ✓ **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;**
- ✓ **A development agreement between the city and the applicant has been executed and addresses the construction of all required public improvements; and**
- ✓ **As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.**

Planning Commission Recommendation

- This subdivision case was heard by the Planning Commission on October 7, 2025. The Planning Commission voted 5-0 to recommend approval of this final plat.

Staff Recommendation:

- Approval

Staff is available to answer to questions.

