

# Reunion Center Filing 1 Amendment 2

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

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January 5, 2026



# Project Summary

## Key map

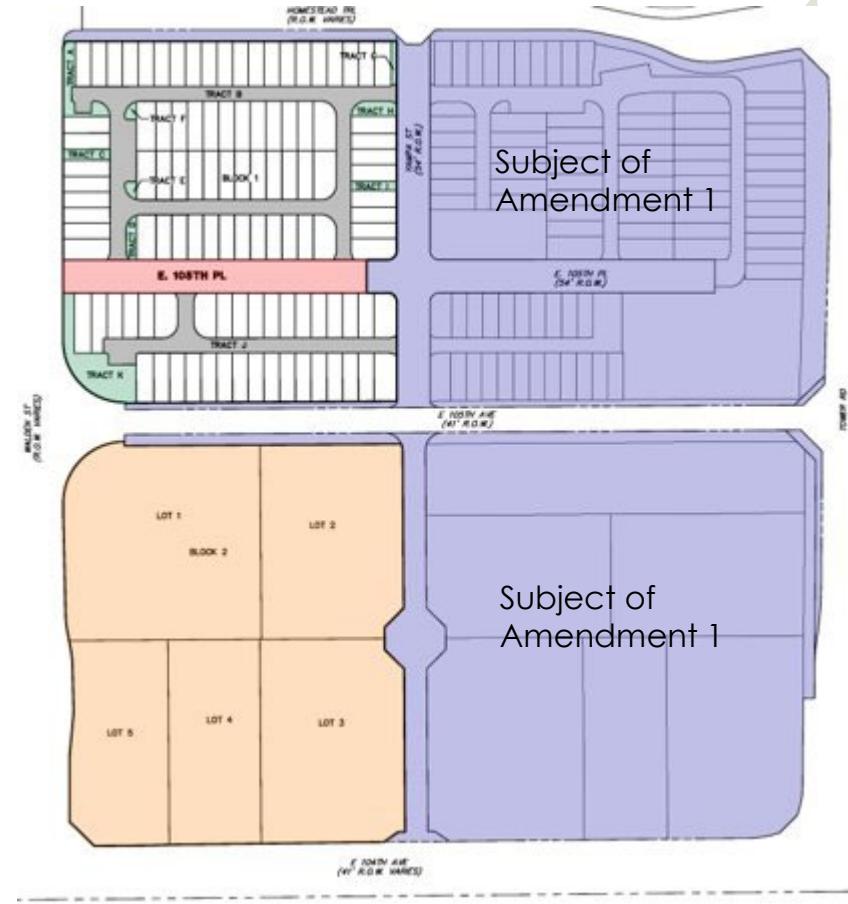
- Location: Northwest corner of East 104th Ave and Tower Road
- The entire 35.55-acre development project includes
  - 190 residential lots
  - 10 commercial lots
  - 27 tracts for open space, roadways, and storm water detention
  - Public Rights-of-way
  - Easements for utilities, access, and drainage
- 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



Amendment 1: 35.55 Acres  
Amendment 2: 15.25 Acres

# Case Summary Amendment 2

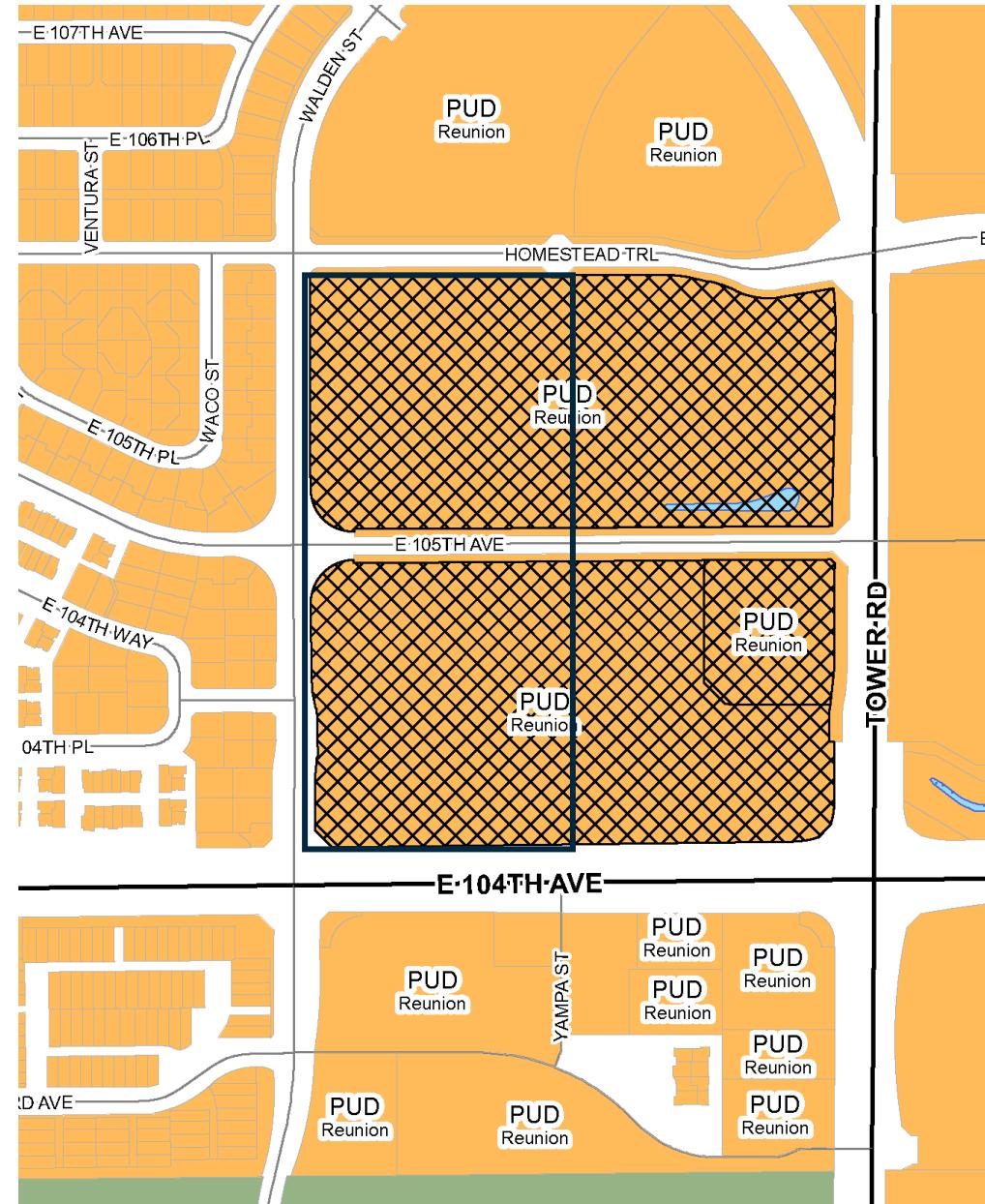
- Location: Northwest corner of East 104th Ave and Yampa Street
- Request: The final plat, if approved, creates lots for residential and commercial development. This plat will create 5 commercial lots, 106 residential lots, and 11 tracts for open space, utilities, private roadways, drainage (Amendment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



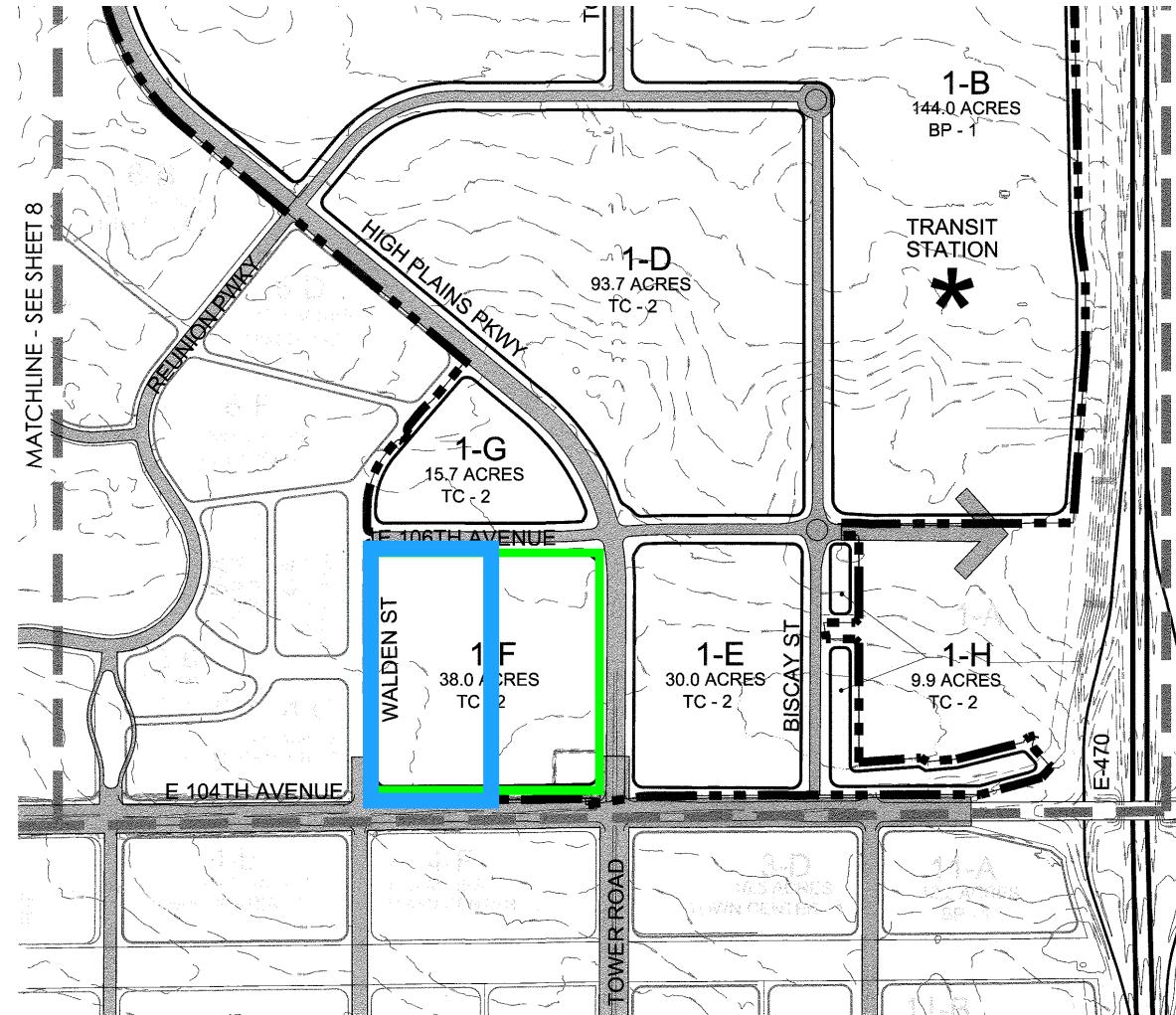
# Aerial



# Vicinity/Zoning Map



# Zoning



# Zoning<sub>2</sub>

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

COMMERCIAL USES		USE CLASSIFICATION		SPECIFIC USE TYPE		R-1	R-2	R-3	MU	TC-2	BP-1
		IC: INSTITUTIONAL & CIVIL USES									
Animal Services	Animal boarding (indoor/outdoor kennels) and training	X	X	X	P	R	R				
	Doggy day care centers	X	X	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				
	Radio or television broadcasting offices	X	X	X	R	R	R				
	All other similar uses (plumbing, electrical, lumber & building equipment- with no outdoor storage)	X	X	X	X	R	R				
Building Materials & Services (Retail)	Landscape equipment, hardscape materials (without outdoor storage)	X	X	X	X	X	R				
	Landscape equipment, hardscape materials (with outdoor storage)	X	X	X	X	X	R				
	Bar, tavern, night club	X	X	H	R	R	R				
	Brewpub	X	X	R	R	R	R				
Eating and Drinking Establishments	Catering services	X	X	R	R	R	R				
	Restaurant with drive-thru/up	X	X	R	R	R	R				
	Restaurant without drive-thru/up	X	P	R	R	R	R				
	Testing room	X	X	R	R	R	R				
Financial Institutions	Bank or financial institution	X	X	R	R	R	R				
	Convenience store/grocery store (<5,000 sf)	X	P	R	R	R	R				
Food and Beverage Sales	Grocery store (>5,000 sf)	X	X	X	X	X	R				
	Liquor Store	X	X	P	R	R	R				
	All other similar uses (e.g., delicatessen, retail bakery, specialty food market, coffee shop)	X	R	R	R	R	R				
	Fuel sales with no vehicle repair	X	X	X	X	R	R				
Fuel Sales	Fuel sales with minor vehicle repair	X	X	X	X	X	R				
	Natural gas fuel sales	X	X	X	X	R	R				
	Natural gas fuel sales for trucks	X	X	X	X	X	R				
Funeral and Interment Services	Cemetery/pet cemetery/mausoleum	X	X	X	X	X	C				
	Funeral home	X	X	X	R	R	R				
Office	Business or professional (including medical/dental offices/clinics)	X	P	R	R	R	R				
	Courier services	X	P	R	R	R	R				
	Massage therapy office/clinics	X	P	H	R	R	R				
Personal Services	Instructional services, studios	X	P	R	R	R	R				
	Temporary Agency	X	X	X	X	X	R				
Recreation or Amusement Facilities, Private	Bingo establishments/social gaming outlet/performance centers	X	X	R	R	H	R				
	Bowling, billiards, movie theaters & similar uses	X	X	R	R	R	R				
	Drive-in theater	X	X	X	X	X	C				
	Health clubs	X	R	R	R	R	R				
	Outdoor recreation with lights/Indoor recreation	X	X	X	R	R	R				
	Outdoor recreation without lights	X	R	R	R	R	R				
Repair Services (Not Including Vehicles)	Furniture or major household appliance repair	X	X	X	X	R	R				
	Farmers Market, flea markets, indoor/outdoor	X	X	X	R	R	R				
	Machinery sales, excluding truck trailers, heavy equipment, and farm machinery	X	X	X	X	X	R				
	Pawn shop	X	X	X	X	P	P				
Retail Establishments	Retail business store <25,000 sf	X	P	R	R	R	R				
	Retail business store >25,000 sf	X	X	P	R	R	R				
	Tattoo parlor	X	X	X	X	R	R				
	Thrift/consignment store	X	X	X	R	R	R				
	Automobile rentals	X	X	X	X	R	R				
	Automobile washing facility	X	X	R	R	R	R				
	Limited moving truck (>30 feet) / equipment self-rental facilities	X	X	X	X	R	R				
Vehicle/Equipment Sales and Services	Motor vehicle dealer/sales, new and used automobiles < 3 acres	X	X	X	X	P	P				
	Motor vehicle dealer/sales, new and used automobiles > 3 acres	X	X	X	X	X	R				
	Tire shop <10,000 sf	X	X	X	R	R	C				
	Vehicle repair, major (includes auto body repair, paint shops, and incidental sales of parts)	X	X	X	X	X	R				
	Vehicle repair, minor	X	X	X	R	R	R				
Visitor Accommodations	Bed and breakfast establishments	X	P	R	R	R	R				
	Hotel or motel lodging establishments	X	X	X	R	R	R				

NOTES:

# Zoning<sub>3</sub>

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		R-2, R-3, MU		R-3, MU		R-2	
		TC-2	TC-2, BP-1	TC-2	BP-2, TC-2	MU			
		SINGLE FAMILY DETACHED	SINGLE FAMILY DETACHED	CLUSTER HOMES	SINGLE FAMILY ATTACHED				
MIN. LOT SIZE	7,000 SF	4,000 SF	2,200 SF	N/A					
MIN. DETACHED DWELLING SIZE	2,200 SF	1,100 SF	900 SF	N/A					
LOT FRONTAGE	N/A	N/A	N/A	N/A					
PARKING REQ.	2 SP. / UNIT (11)	2 SP. / UNIT (11)	2 SP. / UNIT (11)	2 SP. / UNIT (11)					
MAX. HEIGHT	35'	35'	35'	35'					
FLOOR AREA MINIMUM	N/A	N/A	N/A	N/A					
LANDSCAPE (7)	ENTIRE FRONT YARD (3)(6) 1 TREE/600 SF 1 SHRUB/300 SF ENTIRE SIDE YARD(6)(7)	ENTIRE FRONT YARD (3)(6) 1 TREE/600 SF 1 SHRUB/300 SF ENTIRE SIDE YARD(6)(7)	ENTIRE FRONT YARD (3)(6) 1 TREE/600 SF 1 SHRUB/300 SF ENTIRE SIDE YARD(6)(7)	REMAINDER OF LOT (8) 1 TREE/600 SF 1 SHRUB/300 SF ENTIRE SIDE YARD(6)(7)	LAND 1 TRI 5 SHR				
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						
			ENTITLED RANGE (1)	ADMIN. (2) MINIMUM	ADMIN. (2) MAXIMUM	ENTITLED UNITS	MINIMUM UNITS	MAXIMUM UNITS (+20%)	MAX. AREA SQ. FT.	ADMIN. (2) MINIMUM F.A.R. (3)	MAXIMUM F.A.R. (3)	PARK OR S AC	
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	3,600 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

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Staff is available to answer to questions.

