



## **Narrative: Reunion Ridge Filing 2 PUD Permit & Final Plat**

Reunion Ridge Filing 2 is proposed as the next location for Oakwood's 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 104<sup>th</sup>.

### **Existing Conditions**

Reunion Ridge Filing 2 is bound by future Reunion Ridge Filing 3 to the east, Reunion Ridge Way to the north, undeveloped agricultural land to the south, and the Turnberry 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 east, single family detached homes to the west (Turnberry development), and undeveloped agricultural land to the south.

### **Village Plan**

A Village Plan for Reunion Ridge South has been submitted twice, and there are no further comments impacting this Filing. Per recent discussions with the City it is known that other parts of the Village Plan are currently being analyzed due to the impacts of the recent oil & gas ordinance. This PUD Permit & Final Plat submittal follows the standard Commerce City review process.

### **Density**

Reunion Ridge Filing 2 includes 148 cluster homes on approximately 22.3 acres for a gross density of 6.6 DU/AC. Lot sizes range from 2,200 square feet to 6,300 square feet.

### **Access**

The plan for Reunion Ridge Filing 2 proposes two (2) full-movement access points into the community at Reunion Ridge Way. Reunion Ridge Way connects on the west to Peoria St./Revere St. which is a full movement intersection at 104<sup>th</sup>Ave. It also connects to Potomac Pkwy. which connects 104<sup>th</sup> Ave. to 96<sup>th</sup> Ave. There is also another access point connecting Filing 2 to the Turnberry development to the west at 100<sup>th</sup> Pl. which has been coordinated with Turnberry.

### **Parks and Open Space**

Filing #2 contains 7.2 acres of open space consisting of a large detention pond to the north, internal tracts and 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.

————— *terraccina design* —————

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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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*terraccina design*

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