

MEMO

To: Honorable Mayor and Members of City Council

From: Jennifer Jones, AICP, Principal Planner

Subject: Administrative Subdivision Plat

Date: December 03, 2021

Case: S-776-20-21 Reunion Filing No. 38

Oakwood Homes is requesting approval of the Reunion Filing No. 38 Final Plat, to create 153 residential lots and 11 tracts on approximately 21.9 acres, for the property located at the southeast corner of E. 112th Ave & Chambers Rd, zoned PUD (Planned Unit Development District).

Summary and Background Information:

This communication is to provide information about the application for Council's review and notice of the comment deadline. The subject property is located at the southeast corner of E. 112th Ave and Chambers Rd and contains approximately 21.9 acres. It is zoned Planned Unit Development (Reunion Zone Document Amendment #5) and is currently undeveloped. The subdivision includes lots and tracts in accordance with the approved zoning. The proposed plat will create 153 residential lots in cluster configurations (shared driveways) for single-family detached homes. The builder for this area will be Oakwood Homes; they plan to utilize the *Carriage House* and *Porchlight* home series.

Access to this Filing is provided from both Chambers Road (via E. 110th Place) and from E. 112th Avenue (via Helena Street). Drainage, access, and the technical requirements of the plat were reviewed and approved by the City's engineering division. A concurrent PUD Permit application is under administrative review (Z-781-D-485-21). The proposed subdivision plat and PUD Permit meet current zoning and LDC requirements.

Staff Recommendation:

The Development Review Team (DRT) recommends approval of this plat, and the deadline for comments is 5 p.m. on Monday, December 13, 2021. If you have any questions or concerns, please contact Jennifer Jones via email at jjones@c3gov.com or by phone at 303-227-8774.

Alternative(s):

City Council may request that the plat be reviewed via a public hearing before City Council.



MEMO CONTINUED

Proposed Plat Requirements - Residential			
ISSUE	PROPOSED	CITY STANDARD	MEETS CITY STANDARD?
Comprehensive Plan	Single-Family Detached	Residential - High	Yes
Density	6.97 DU/AC (gross) 12.74 DU/AC (net)	6-24 DU/AC (PUD Standard)	Yes
Lot Frontage(s) – Minimum	Cluster Design (shared access drives)	N/A Per the PUD	Yes
Lot Size(s) - Minimum	2,652 – 6,824 sq ft	2,200 sq ft Minimum (PUD Standard)	Yes
Park Land Dedication	Cash-in-Lieu	Dedication or Cash-in-Lieu	Yes
Right-of-Way Dedications	ROW Dedications provided as required	Collector and Local Streets	Yes
School Land Dedication	Dedication requirement previously satisfied	Dedication or Cash-in-Lieu	Yes
Total Lots/Tracts	153 lots; 11 tracts	Regulated by the PUD zoning document	Yes

Financial Impact: N/A
Funding Source: N/A

- Attachment List:**
- V-Map
 - Subdivision Plat

