

# S-487-14

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Applicant: Shea Homes

Location: Reunion Filing #22

Request: Shea Homes requests the approval of a subdivision plat.



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# FINAL SUBDIVISION PLAT REUNION FILING NO. 22

A PORTION OF THE NORTHWEST QUARTER SECTION 9,  
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 4 OF 7

LINE	BEARING	LENGTH
L1	S65°13'27"E	5.81'
L2	S78°09'11"E	6.71'
L3	S56°40'59"E	48.23'
L4	S32°11'54"E	9.30'
L5	N20°39'17"W	1.39'
L6	N06°47'24"W	24.26'
L7	N59°47'22"W	94.00'

NW COR. SECTION 9,  
T2S, R66W, 6th P.M.  
RECOVERED 3 1/4" ALUM. CAP.  
STAMPING ILLEGIBLE - IN RANGE BOX

QUINTERO STREET

E. 109TH AVE.

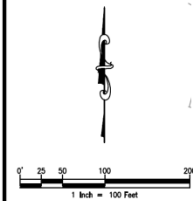
REUNION FILING NO. 24  
INST. NO. 20060428000434710

LANDMARK DRIVE  
(36" WIDE PUBLIC RIGHT-OF-WAY)  
REC. NO. C0917092

NW 1/4 SECTION 9  
T2S, R66W, 6th P.M.

PARKSIDE DRIVE NORTH  
(36" WIDE PUBLIC RIGHT-OF-WAY)  
REC. NO. C0917092

POINT OF BEGINNING

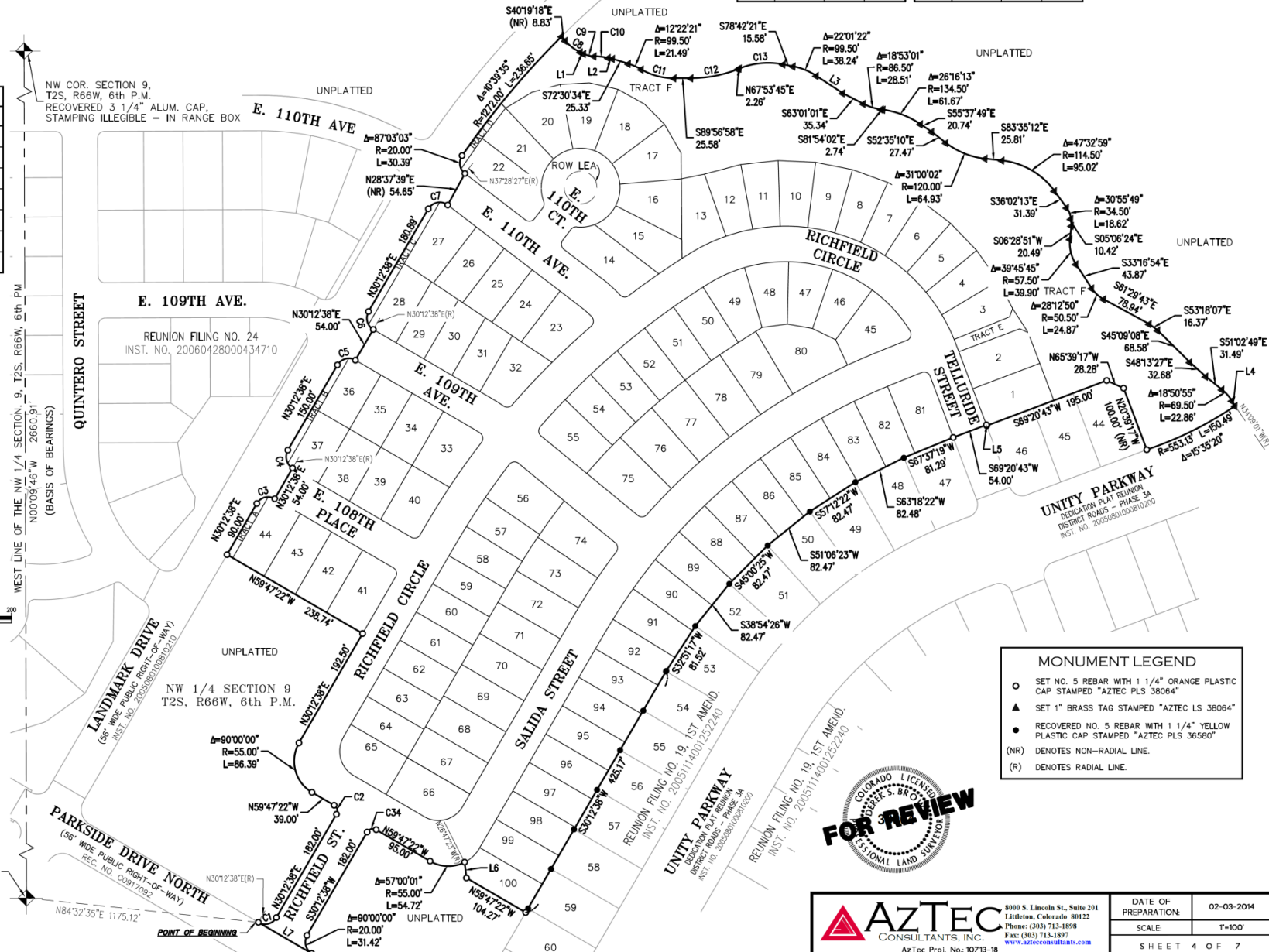


POINT OF COMMENCEMENT  
W. 1/4 COR. SECTION 9,  
T2S, R66W, 6th P.M.  
RECOVERED 2 1/2" ALUM. CAP. STAMPED  
"L.S. 36580" - IN RANGE BOX

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	20.00'	31.42'
C2	90°00'00"	10.00'	15.71'
C3	90°00'00"	20.00'	31.42'
C4	90°00'00"	20.00'	31.42'
C5	90°00'00"	20.00'	31.42'

CURVE	DELTA	RADIUS	LENGTH
C6	90°00'00"	20.00'	31.42'
C7	97°15'49"	20.00'	33.95'
C8	24°54'09"	66.50'	28.90'
C9	23°18'00"	40.50'	16.47'
C10	10°22'16"	119.00'	21.54'

CURVE	DELTA	RADIUS	LENGTH
C11	29°48'45"	100.50'	52.29'
C12	22°09'17"	189.50'	73.27'
C13	33°23'54"	116.50'	67.91'
C34	90°00'00"	10.00'	15.71'



MONUMENT LEGEND	
○	SET NO. 5 REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
▲	SET 1" BRASS TAG STAMPED "AZTEC LS 38064"
●	RECOVERED NO. 5 REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 36580"
(NR)	DENOTES NON-RADIAL LINE.
(R)	DENOTES RADIAL LINE.



**AZTEC CONSULTANTS, INC.**  
8000 S. Lincoln St., Suite 201  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AZTEC Proj. No: 10713-18

DATE OF PREPARATION:	02-03-2014
SCALE:	1"=100'
SHEET 4 OF 7	

# Case History

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- Z-781-02
  - Reunion PUD Zone Document is approved by City Council and this area was zoned for residential uses.
- S-487-06
  - May of 2006, Shea Homes submitted an application to plat Reunion Filing #22.
  - July of 2008, Shea Homes withdrew their application to plat Reunion Filing #22.



# Applicant's Request

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- Shea Homes is requesting the approval of Reunion Filing #22.
  - 100 lots for single-family detached homes.
  - 6 tracts for landscaping and drainage.
  - The dedication of right-of-way.



# Scope of Review

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- The request is for the approval of a subdivision plat.
  - The LDC has specific criteria for the approval or denial of a subdivision plat. No other considerations may be applicable in the decision making process.
  - The future development of the plat (i.e. the homes developed in this Filing or their associated price points) may not be included in the review criteria associated with the division of land and may not be considered in the city's review process.



# Plat Approval Criteria

Criteria	PC Rationale	Criteria Met?
Plat is consistent with any approved land use document;	The plat is consistent with the Reunion PUD and the Future Land Use Plan.	YES
Plat is consistent with and implements the intent of the zone district;	The plat is for single-family detached lots, which is consistent with the PUD.	YES
No evidence that the plat violates any laws, rules, or regulations;	There is no indication that the plat violates any laws, rules, or regulations.	YES
The layout minimizes land disturbance, maximized open space, preserves riparian areas, and accomplishes the intent of the LDC;	The plat includes 3.36 acres of landscaping, open space, and drainage tracts, which help to accomplish the intent of the LDC.	YES
Complies with all city standards;	The plat complies with the PUD and the LDC.	YES
Does not result in substantial or undue adverse effect on adjacent properties, traffic, parking, public improvements as they currently or may exist in the future;	The proposed plat adequately dedicates the necessary right-of-way and the additional traffic created by the plat will not unnecessarily burden the existing network.	YES
Public services are available;	All referral agencies have indicated an ability to serve the proposed lots.	YES
A Development Agreement has been reached; and	Shea and the city agreed to a Consolidated Development Agreement in 2001 and an agreement on building permit restrictions in 2002.	YES
The phasing plan is rational.	N/A – there is no phasing plan.	YES



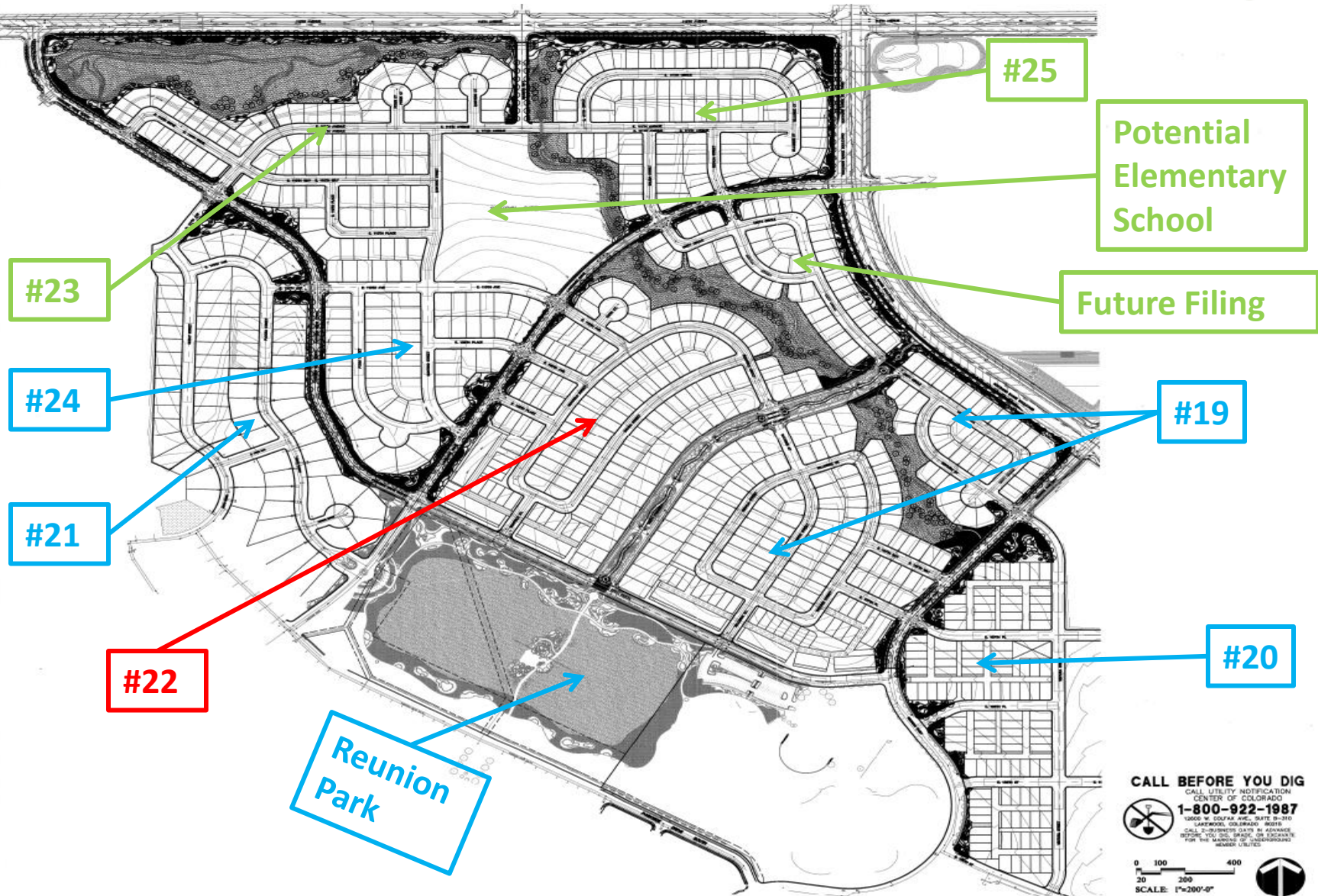
# Master Home Model Review

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- Master Home Models are reviewed as a stand alone application.
  - Generally, these are reviewed administratively.
  - Reviewed after the approval of a subdivision.
  - There are specific approval criteria in the LDC.
- At this time, there is no application for Master Home Models in this Filing.



# The Reunion Master Plan



LANDSCAPE ARCHITECTURE  
LAND PLANNING  
URBAN DESIGN

1390 Lawrence Street, Suite 100  
Denver, CO 80204 | 303.872.3064

REUSE OF DOCUMENT

This document is the property of DHM Design Co. No new design incorporated on this document is an indication of any other project or work for any other project without written permission of DHM Design Co.

**Reunion- Phase 3B**  
Reunion Metropolitan District  
Commerce City, Colorado

PROJECT NUMBER: 4363.00 DATE: 10.31.05  
DESIGNED: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_

JOB DESCRIPTION:  
**CONSTRUCTION DOCUMENT**  
SHEET TITLE:  
Overall Layout Plan

SCALE: 1"=200'-0"  
SHEET NUMBER:  
**L1.1**

**CALL BEFORE YOU DIG**  
CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987**  
13000 N. COLFAX AVE., SUITE 9-300  
LAKESIDE, COLORADO 80401  
CALL 2-3 BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARSHES OF THE SUBSIDIARY  
MEMBER UNITED

0 100 200 400  
SCALE: 1"=200'-0"

# Review Process

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- Staff performed an administrative review of the requested subdivision to ensure compliance with the city's standards.
- The public was notified in accordance with the LDC.
- Staff received 6 separate letters/emails representing 13 separate households.





# Letters of Contact

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- 2 letters (representing 2 households) requested more information.
- 1 letter (representing 1 household) expressed concern related to the type of housing that would be constructed in the Filing.
- 3 letters (representing 10 households) expressed concerns related to the subdivision itself, the impacts to the overall road network, impacts to traffic in and around the requested subdivision, and the impact to the 27J School District.



# Physical Characteristics

Issue	Proposed	Standard	Meets the Standard?
<u>Street Width</u>	Local Residential – 54’	Local Residential – 54’	YES
<u>School Impacts</u>	Shea & 27J have identified future school sites to dedicate. Other builders pay a fee-in-lieu of land.	Developers are required to dedicate land or pay a fee-in-lieu of land.	YES
<u>Comprehensive Plan</u>	Residential – Medium	Residential – Medium	YES
<u>Public Parks/Open Space</u>	Shea and the city have identified public parks and open space as part of the Master Plan. 3.17 acres of this Filing are being dedicated for drainage and open space, which includes a Regional Trail. Other builders are required to pay a fee-in-lieu.	Residential developers are required to dedicate land or pay a fee-in-lieu of land.	YES
<u>Private Parks/Open Space</u>	No private parks are being dedicated in this Filing. There is a 53 acres+/- park with a Recreation Center across the street. The overall Master Plan exceeds the city’s requirement for private park/open space.	Residential Developers are required to reserve 3% of their usable land for private parks/open space.	YES
<u>Lot Size</u>	Minimum of 4,900 square feet +/-	4,000 square feet	YES
<u>Lot Frontage</u>	Minimum of 42 – feet	N/A per Reunion PUD	YES

# Overall Road Network

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- Existing roads were dedicated, designed, and constructed to city standards to accommodate future development.
- Heartland Drive and Landmark Drive
  - Constructed as “Minor/Residential Collectors”.
  - 8,000 average daily trips (adt)
  - 2013; Landmark Drive had 1,200 adt
  - 2011; Heartland Drive had 1,500 adt





# Traffic around the plat

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- The intersections of the proposed roads align with pre-determined access points.
- In accordance with the Master Plan, the proposed roads will eventually tie into the larger network of Parkside Drive North, Landmark Drive, and Unity Parkway. These roads will then tie into High Plains Parkway and E. 112<sup>th</sup> Avenue.
  - The future road network will accommodate local and regional traffic in and around Reunion.



# 27J School District

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- Shea Homes and 27J have worked collaboratively to establish future school sites in Reunion.
- 27J has been actively involved in the platting process and is not objecting to the plat.
- Shea Homes will dedicate this land via future final plats and all other residential builders in Reunion pay a fee-in-lieu of land dedication.



# Comprehensive Plan

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- LU 1 – Maintain a balance mix of land uses.
  - The Future Land Use Plan (FLUP) was created in order to ensure an appropriate mix of land uses. The FLUP calls this area out for Residential-Medium uses, which is what is being proposed.
- LU 2 – Phase growth in an orderly and compact manner.
  - The proposed plat is located in Reunion, which has seen ongoing construction for over a decade and is served by the necessary utilities.
- FS 2 – Retain/Increase employment base.
  - The proposed plat will create 100 new lots for single-family residential development. These homes will provide opportunities for both employees and employers in the area.





# Public Contact

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- During the notification period for the public hearing, staff has been contacted by two people.
  - One regarding the future development of the Filing.
  - One regarding traffic related to the development of the Filing.



## The Planning Commission's Recommendation

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- On March 19, 2014, the Planning Commission voted unanimously (5-0) to recommend that the City Council approve the requested plat.



# Questions?

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