

S-487-14: Shea Homes is requesting approval of the Reunion Filing No. 22 subdivision, a request to plat 100 lots for single-family detached residential units and 6 tracts for landscaping and drainage, zoned PUD.

Ms. Stevens introduced the case and asked that the record reflect that the file contained the relevant notification and publication information. Mr. Workman reviewed the staff report and the presentation, including the Development Review Team's recommendation for approval. Staff has received 6 public comments.

Mr. Marty Zemcik, 1805 Shea Center Dr, Highlands Ranch, Colorado, addressed the Commission and thanked Mr. Workman for his presentation. Mr. Zemcik presented a map of the Reunion PUD and reviewed the development history.

Chairman McFarlin opened the hearing to the public for comments related to the subdivision request only.

Testimony from the public:

Brenda Berggren, 10961 Unity Parkway, addressed the Commission on behalf of the residents of Unity Parkway. She stated that the residents are not opposed to the subdivision plat. However, they would like more information about the proposed model elevation design. In response, staff explained the model elevation review process and added that a neighborhood meeting would be held to allow discussion between the developer and the residents.

James Tucker, 10838 Ouray Street, expressed his concern regarding the high volume of construction vehicles along Landmark Road. Mr. Tucker suggested that an alternate access road be created to reduce the traffic of construction vehicles.

Kristi Douglas, 10970 Unity Parkway, also expressed her concern with the high volume of construction vehicles in the area. She stated that the construction trucks disregard the traffic signals. Mrs. Douglas also requested an alternative route for the construction vehicles.

The Planning Commission expressed their appreciation of the public interested in the case. They explained that the Planning Commission does not have authority over the requests regarding the construction vehicles. They suggested that the residents contact the Police Department if they feel the traffic laws are being violated. There being no further discussion on the case, a motion was requested.

Motion:

Commissioner Jones made the following motion: "I move that the Planning Commission enter a finding that the requested final plat for the property generally known as Reunion Filing No. 22 contained in case S-487-14 meets the criteria of the Land Development Code

and based upon such finding, recommend that the City Council approve the final plat.”
Commissioner Robertson seconded the Motion.

McFarlin	Yes
Cammack	Yes
Dreiling	Yes
Jones	Yes
Robertson	Yes

5 Yes, Motion passed.

DRAFT