



Case #: Z-781-02-04-05-06-10-17-19

Reunion

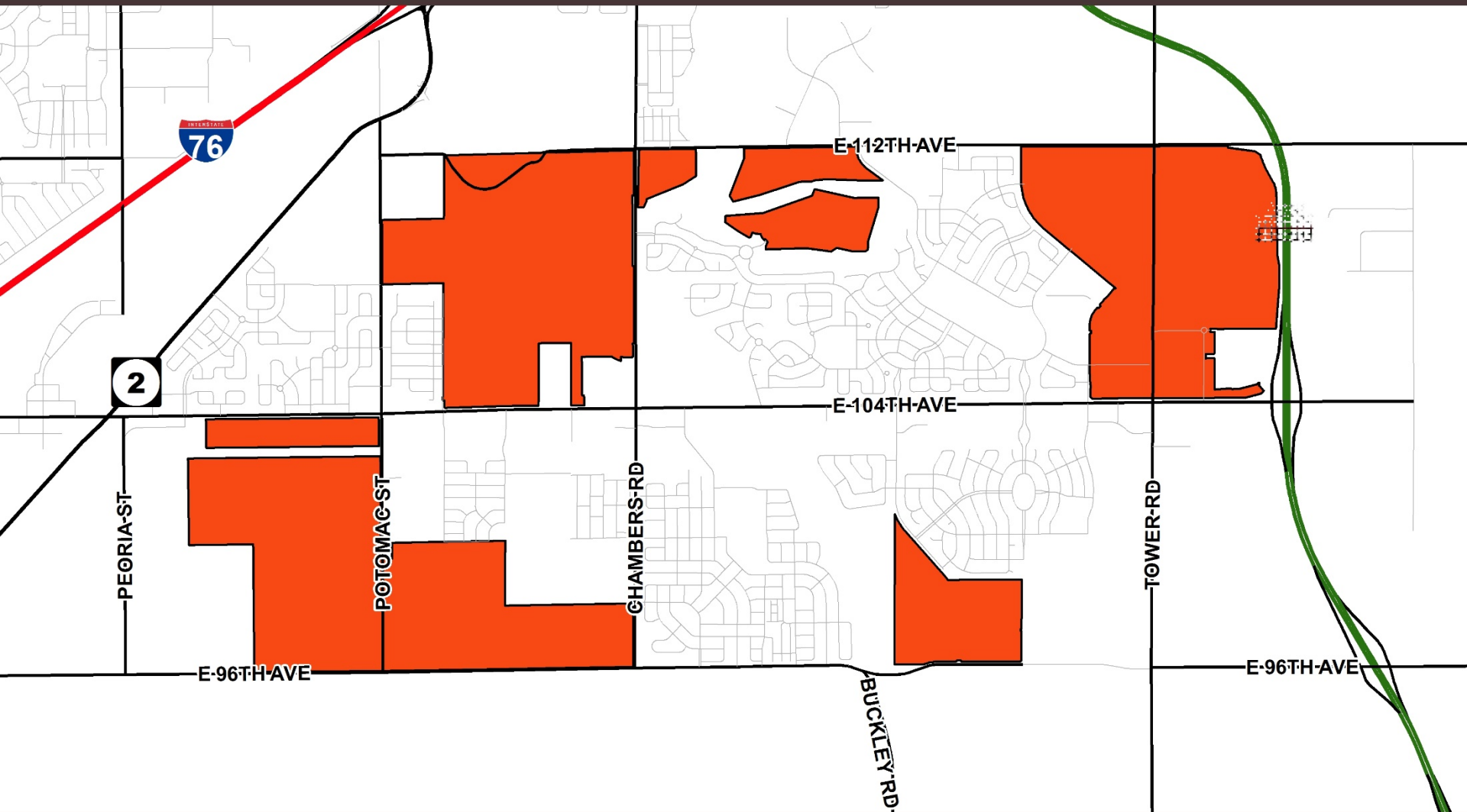
PUD Zone Document Amendment

Property Owner: Buffalo Hills Ranch, LLC & FFP-DIA, LLC

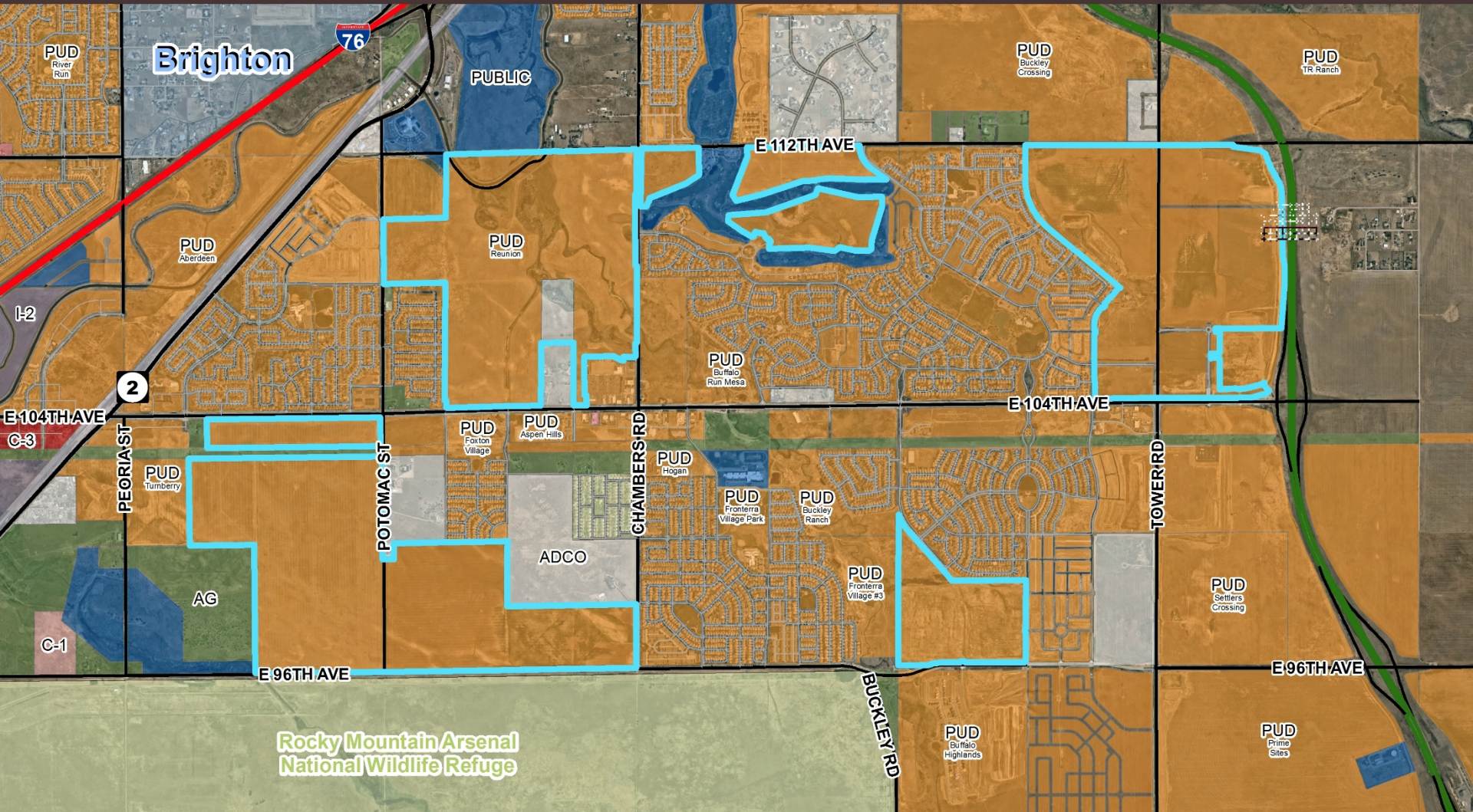
Applicant: Oakwood Homes

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Presented by Brad Callender, City Planner

Vicinity Map



0 1,500 3,000 6,000 9,000 12,000 15,000 18,000 Feet



Zoning District

C-2 - General Commercial District

I-1 - Light Intensity Industrial District

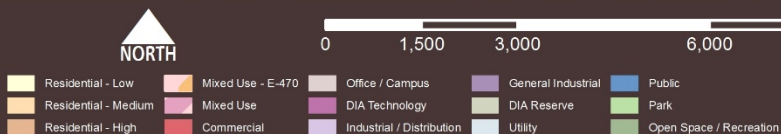
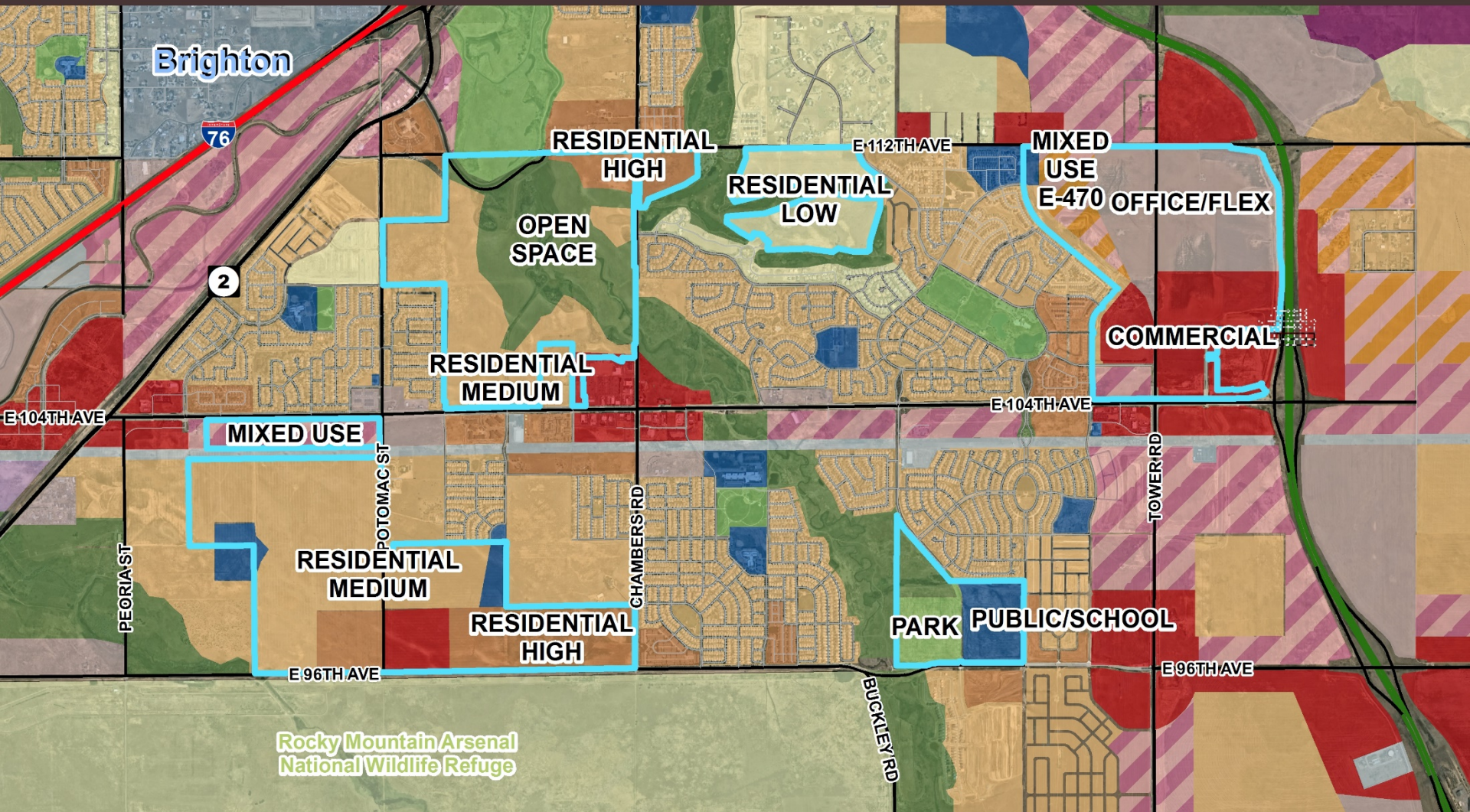
PUR I-1 - Public District

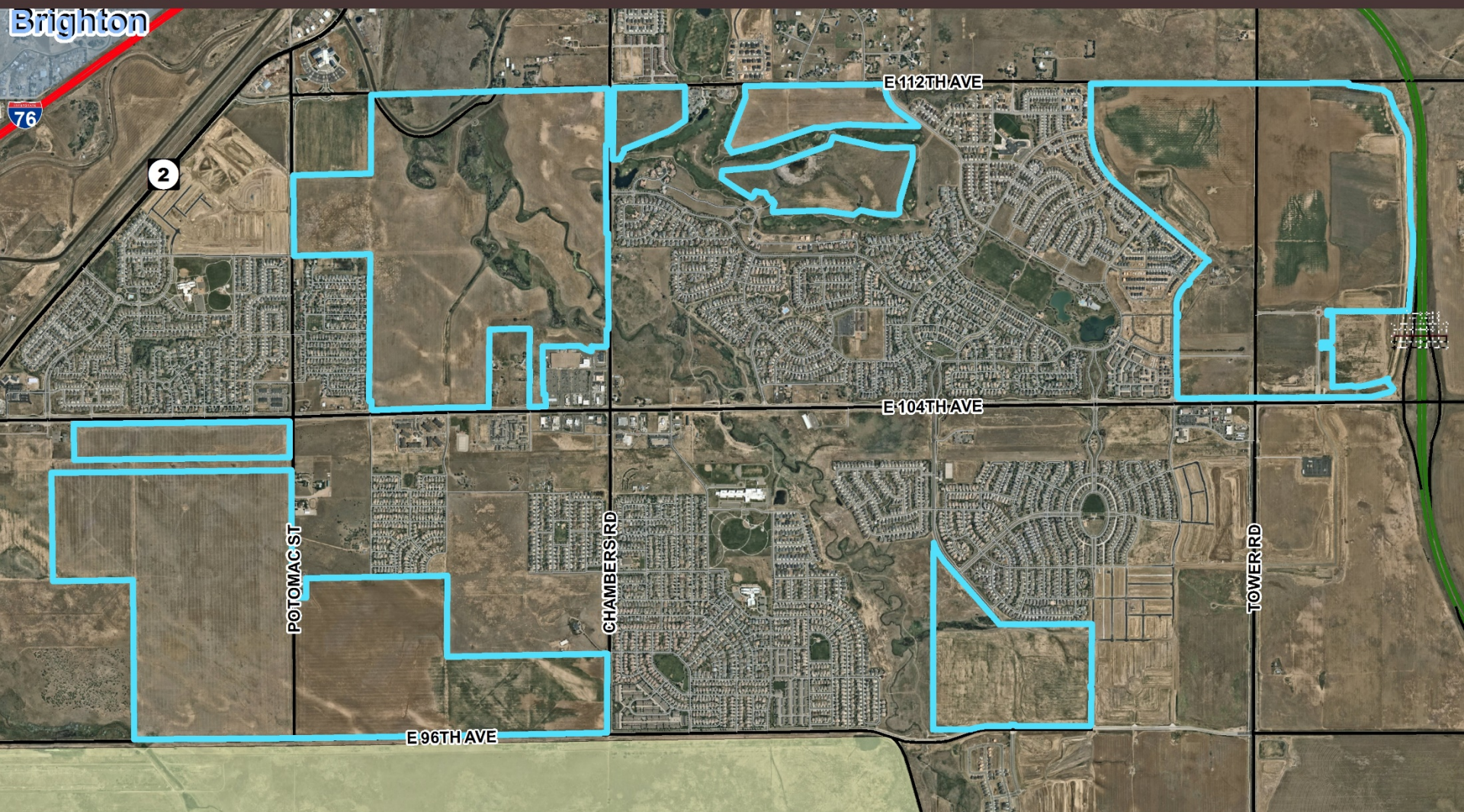
R-1 - Single-Family Detached Residential District

PUD - Planned Unit Development District


AG - Agricultural District

Future Land Use



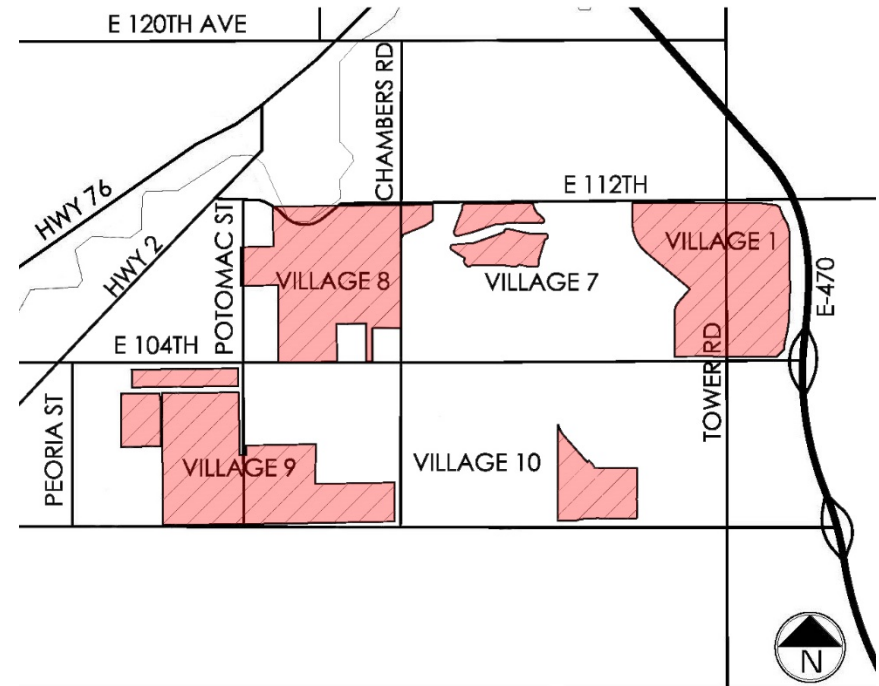


0 1,200 2,400 4,800 7,200 9,600 12,000 14,400 Feet

 Subject Property

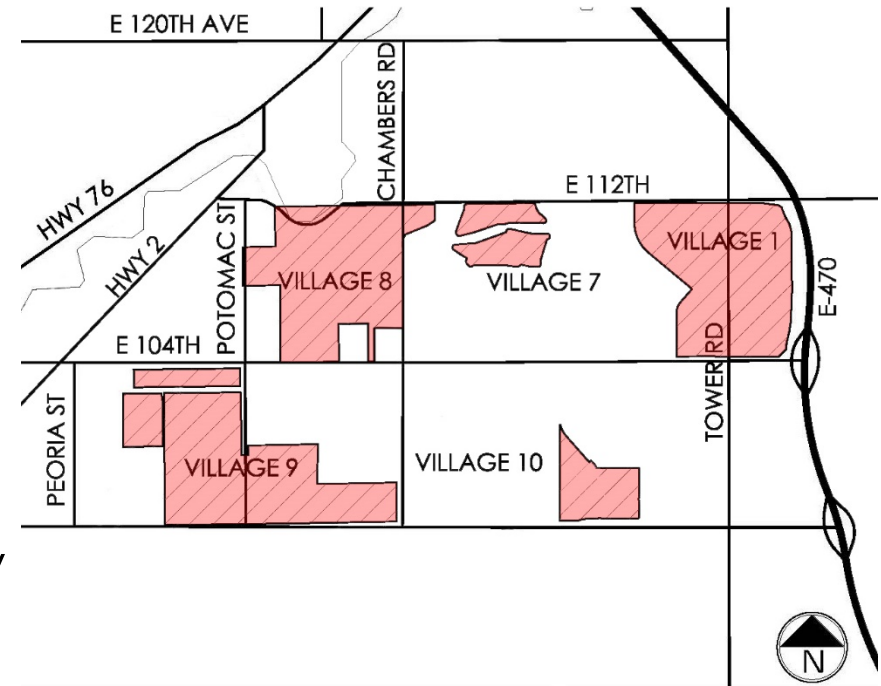
Applicant Request

- Applicant is requesting to amend the Reunion PUD for undeveloped areas within Reunion
- ±1,727.52 acres
- Current PUD Zone Document was created 16 years ago
- Due to varying economic conditions over the last 16 years, as well as having a new master developer for Reunion, is the primary basis for the PUD Zone Document Amendment request
- Amendment includes modifications to Villages 1, 2, 3, 4, 7, 8, & 9 (Village 10 is also included)

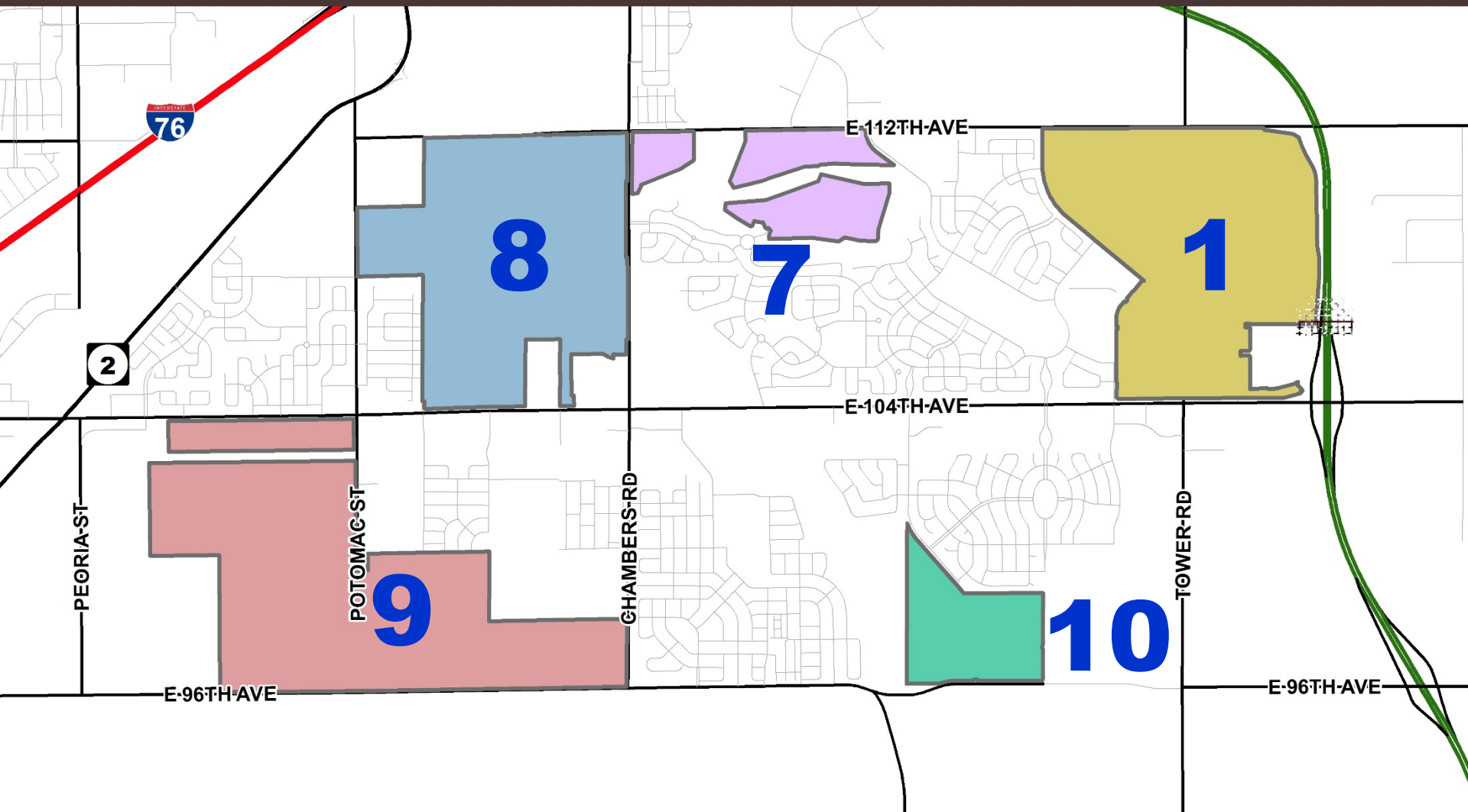


Applicant Request Cont.

- The proposed PUD Zone Document amendment does not change the number of homes already approved originally within the PUD
- Park sites are not removed as part of this amendment
- The proposed PUD Amendment still provides and expands opportunities for new schools
- The proposed PUD Amendment provides more commercial types of land uses
- Roadway classifications will remain unchanged from the current transportation plan

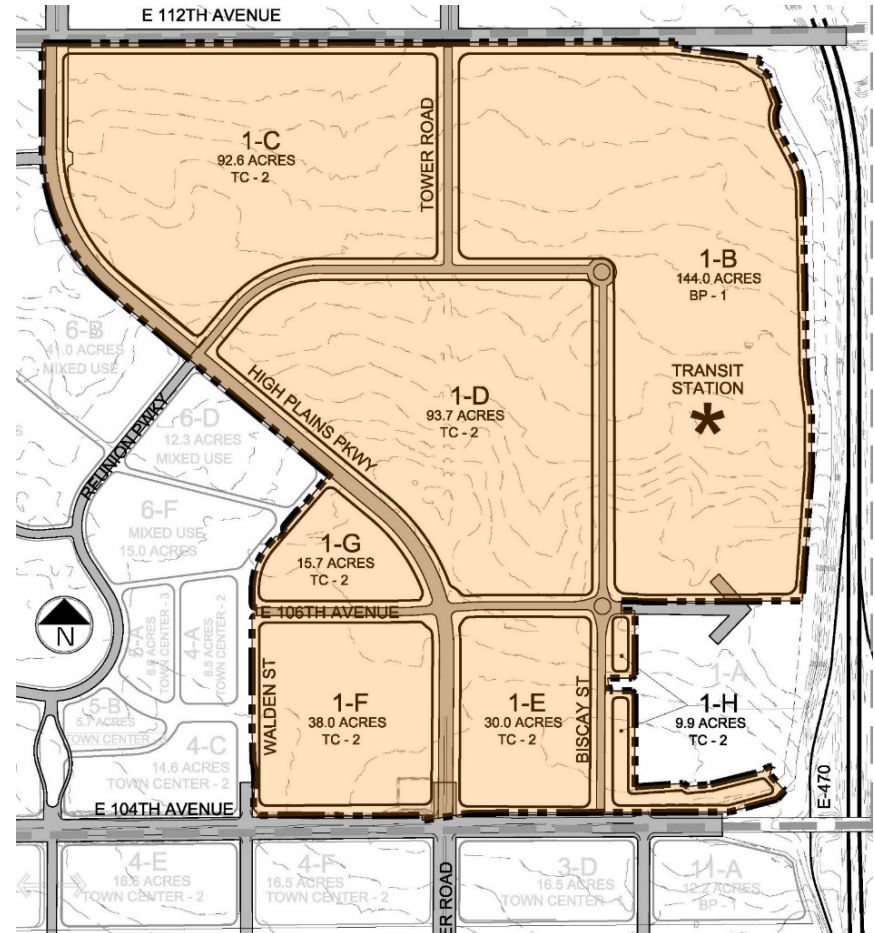


Village Map



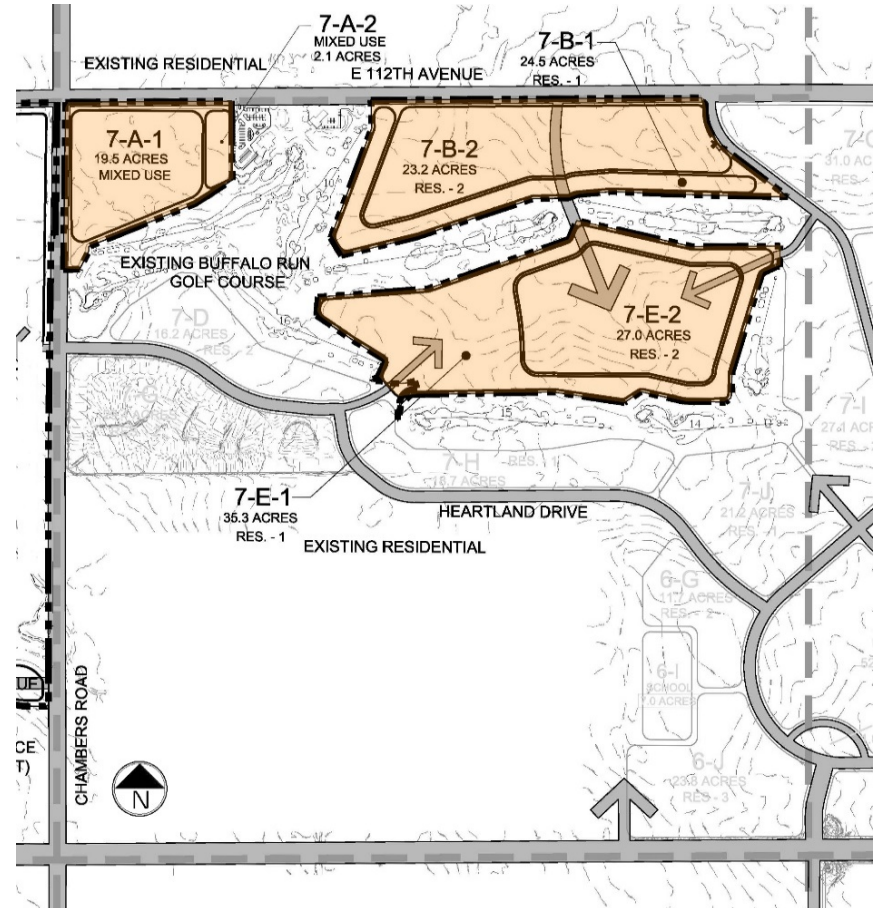
Village 1

- Combines Village 1, 2, 3, & 4 into one “Village 1”
- High Plains Parkway will have narrower street sections for pedestrian safety
- Parkway loop around 1-D
- Future transit station site
- Amendment adds new land uses such as hospitals, health facilities, public stadiums and auditoriums, indoor/climate controlled storage, educational facilities, and outdoor storage of RV's, boats and buses



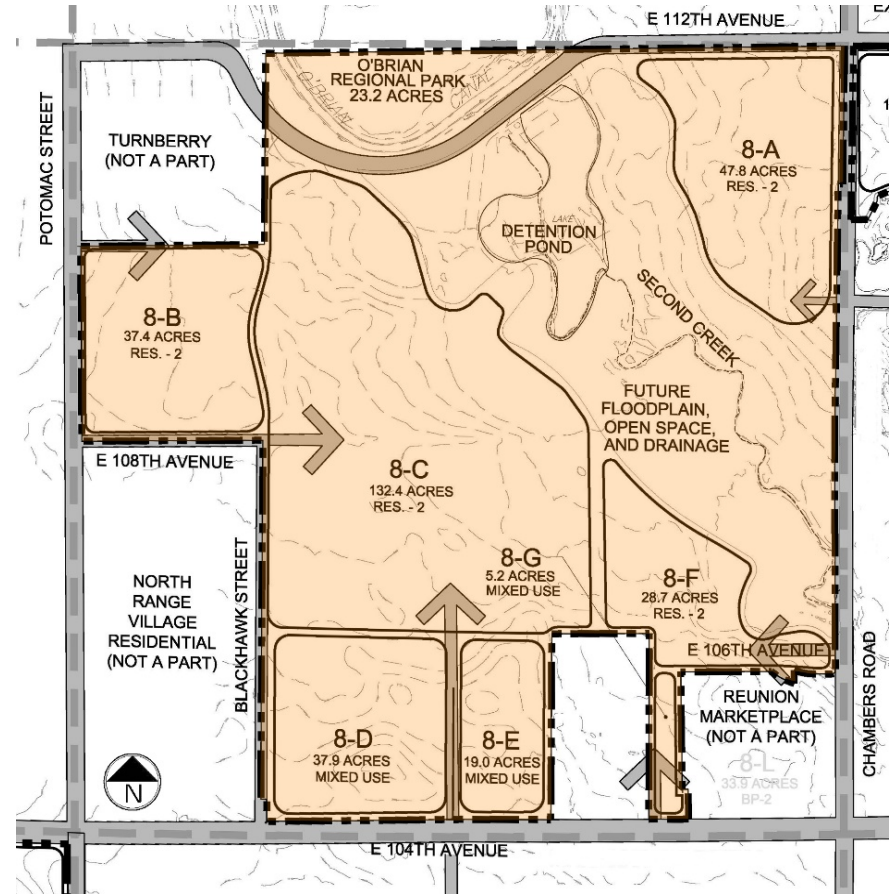
Village 7

- Roadway connections; crossing Buffalo Run Golf Course at key points between golf holes
- Primary change to Village 7 is reducing lot sizes in Planning Areas 7-B-2 & 7-E-2 from 7,000 Sf min. to 4,000 Sf min.
- Western portion of 7-E-1 to be developed with “gallery” homes similar to those along Fairway Drive
- Lots along exterior of each planning area to be developed with 7,000 Sf min. lot sizes (current PUD)

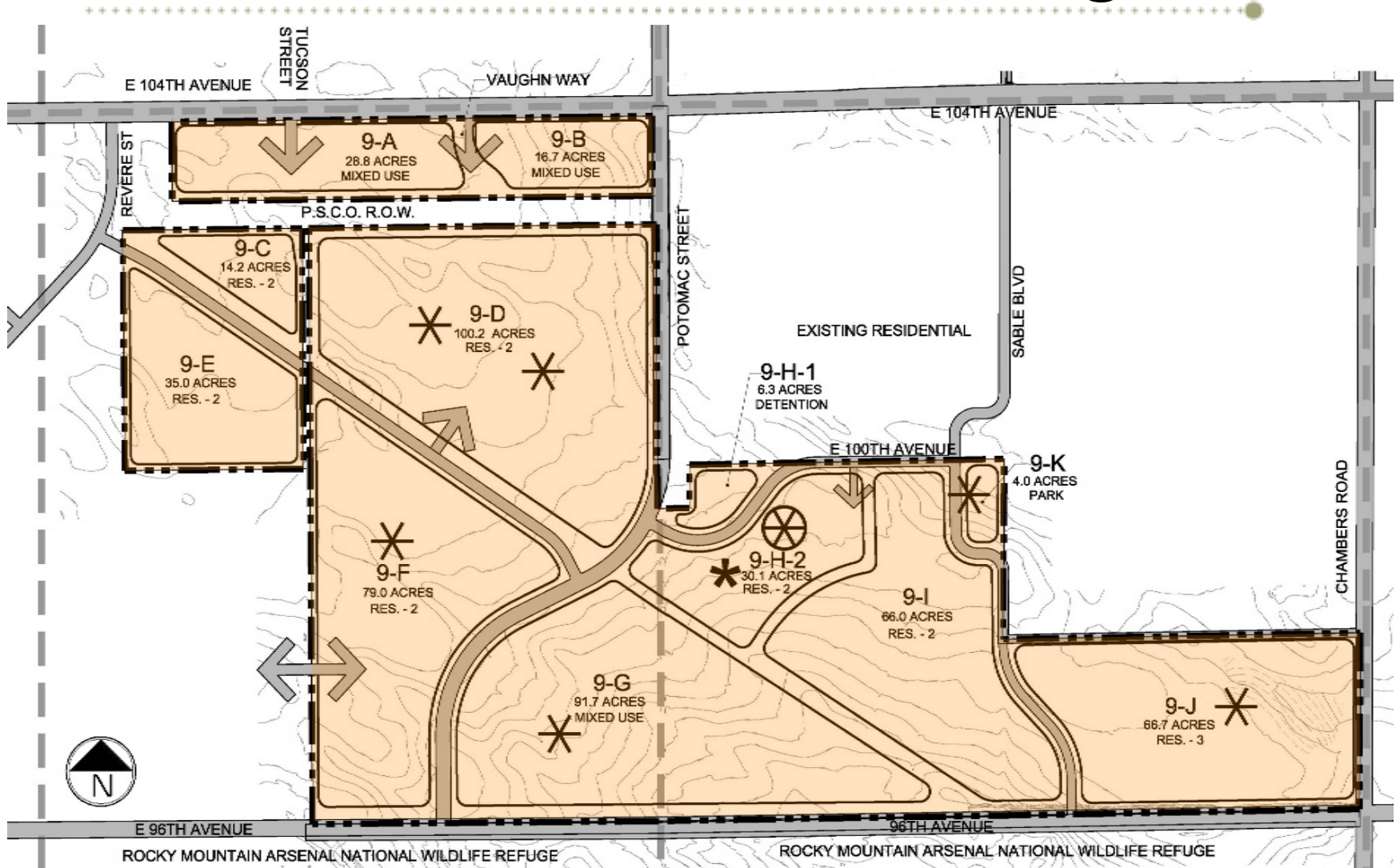


Village 8

- Buffalo Run Golf Course expansion removed; potential 1st tee golf course instead
- Majority of Village 8 to become active adult community (ages 55+); Planning areas 8-C & 8-F
- Enhanced greenways and open space planned to connect to existing regional trail system along Second Creek

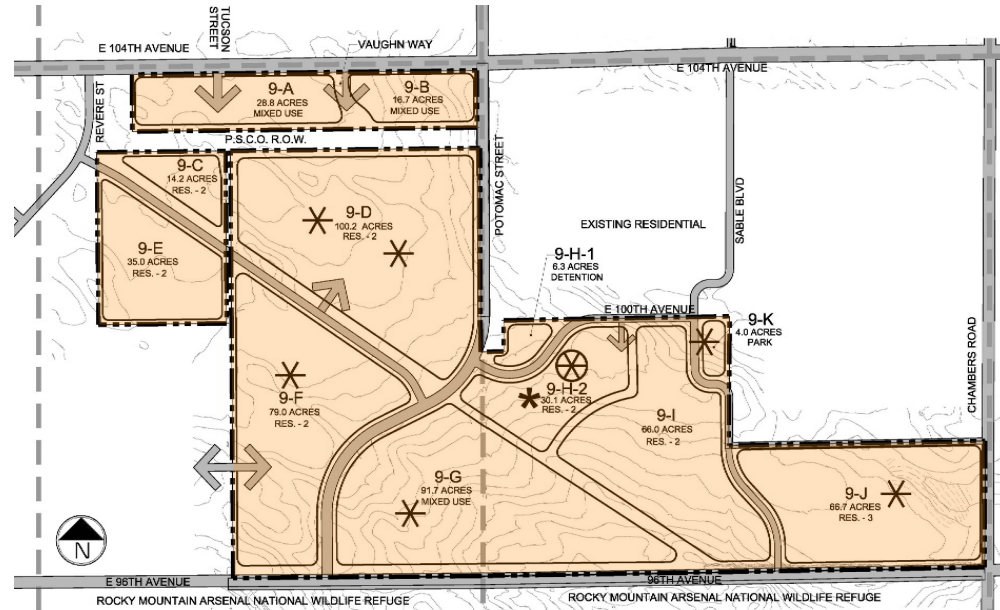


Village 9



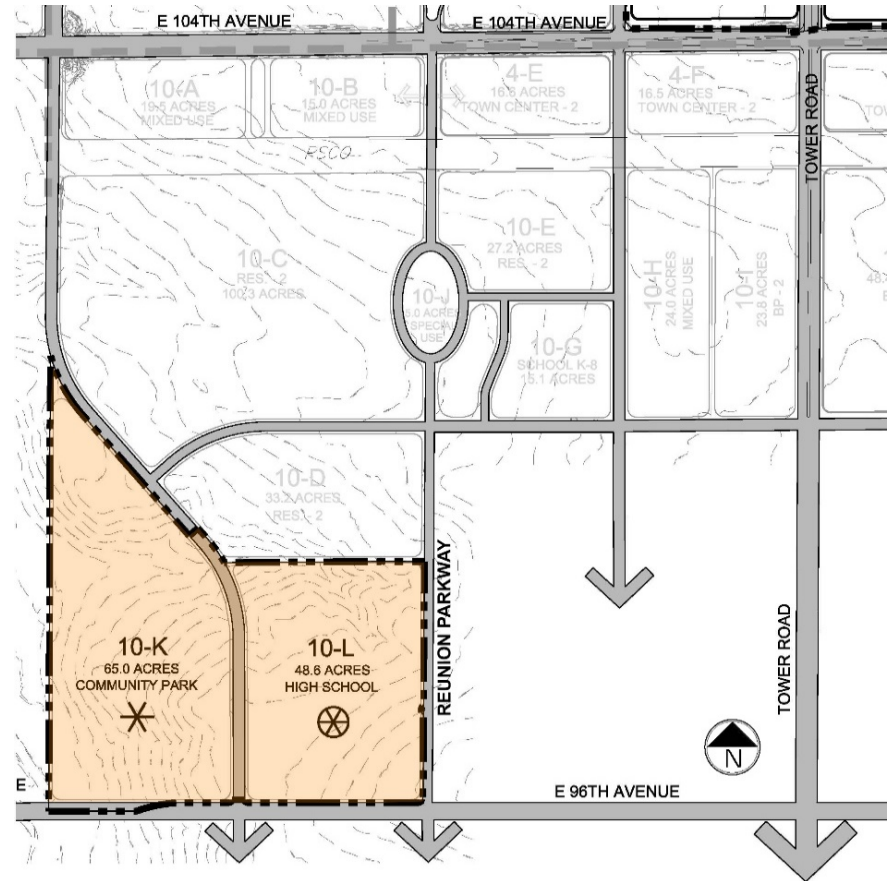
Village 9 Cont.

- Potomac Street alignment and intersection with E. 96th Ave.
- New Potomac Street alignment enables better neighborhood design & connectivity of neighborhood/planning areas
- School/Neighborhood Park site moved to center of Village 9
- Park proposed along Sable Blvd.



Village 10

- Community Park & High School Site to remain with same acreage as current PUD
- Notations in current PUD Zone Document contain erroneous language/tipos regarding school and park site dedication
- Notation has been revised in the proposed amendment



Bulk Standards

- Bulk standards are the same as the current bulk standards in the current PUD Zone Document; with one notable change
- The minimum dwelling size for a detached-cluster home is reduced from 1,100 Sf to 900 Sf
- Oakwood Homes “American Dream” product intended for emergency first responders, educators, military personnel, & veterans as an affordable home product
- The Planning Commission supported the Sf reduction; enables better urban design where cluster home density is allowed; provides options for affordable housing

Land Use Table

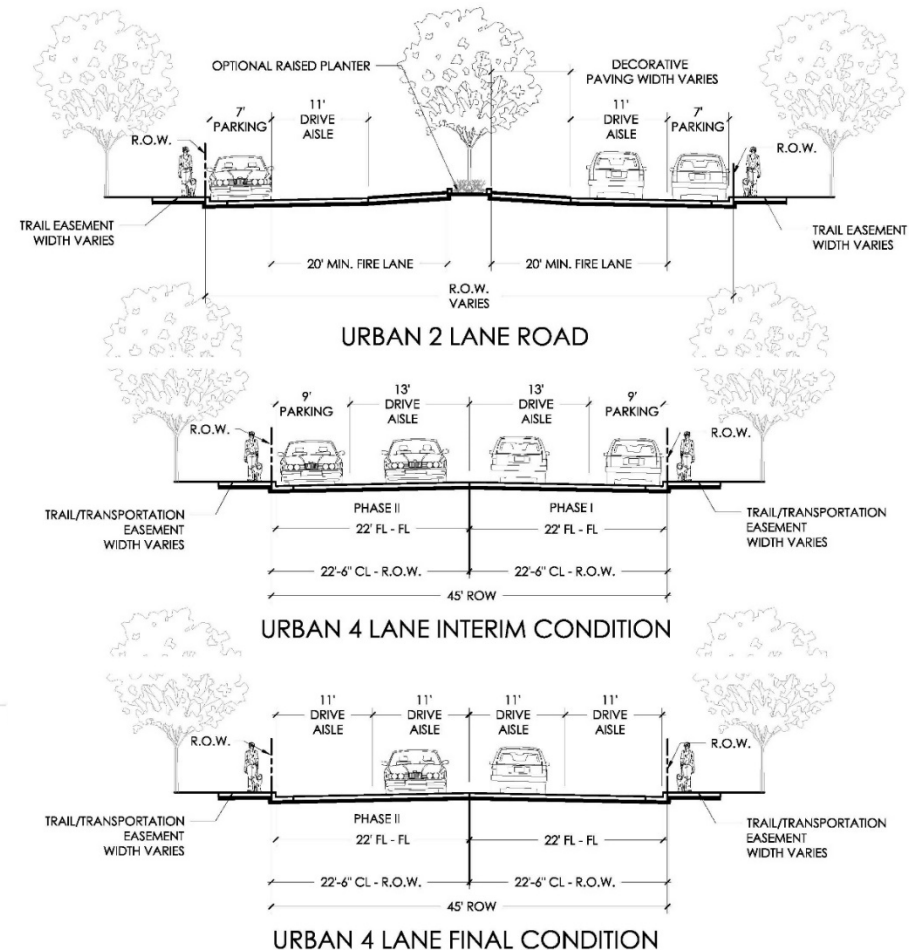
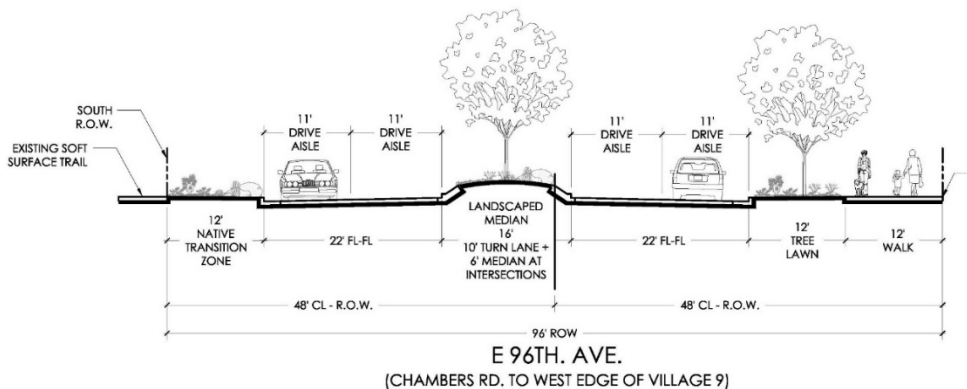
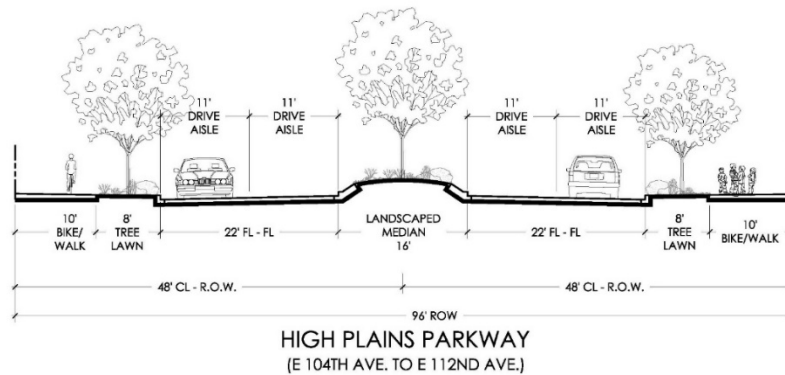
- Land use table in the current PUD Zone Document is 16 years old; contains outdated/unclear land use terminology
- Land use table included in the proposed PUD Zone Document Amendment was modeled from the land use table in Article V of the LDC
- Applicant/staff had multiple meetings to refine the list to include land uses supported by the Comp Plan
- Notable land uses included in the amendment:
 - Indoor/Climate controlled mini-storage and warehouse without outdoor storage (prohibited adjacent to arterial streets)
 - Agricultural Services (Education) – includes animal production, support services, riding stables, equestrian training, and livestock veterinarian services to be Accessory Uses for the proposed education facility in Village 1

Land Use Table Cont.

- Cont. Notable land uses included in the amendment:
 - Hospitals
 - Outpatient Surgical Centers
 - Funeral Homes
 - Outdoor Storage of RV's, boats and buses (Conditional Use)
- The DRT recommended a condition to the Planning Commission to remove the land use Outdoor Storage of RV's, boats and buses from being allowed
- Planning Commission's recommendation to City Council allows the Outdoor Storage use to remain in the PUD Zone Document

Road Profiles

- Inclusion of High Plains Parkway profile, E. 96th Avenue (between Chambers & western edge of Village 9)
- Profiles meet City standards



Neighborhood Meeting

- October 30, 2018 at Bison Ridge Recreation Center
- 1,077 residents/property owners were invited
- 8 stations with presenters to answer questions
 - Topic highlights:
 - Overall Reunion Master Plan
 - PUD Amendment
 - Educational campus at Reunion Center
- ±25 attendees at the meeting
- Positive comments: Oakwood becoming the master developer, Southlawn pool development
- Concerns raised: allowing vinyl siding on homes along the golf course, existing views being blocked

Public Notification

- As of February 4, 2019, staff has received ± 7 requests for additional information and one objection to this PUD Zone Document Amendment.



PUD Zone Document Approval Criteria

- Consistent with City adopted plans for the area
- Consistent with PUD Concept Schematic
- Overall PUD represents an improvement over what could be accomplished with straight zoning
- PUD complies with all applicable City standards
- PUD is integrated and connected with adjacent development
- The proposal mitigates any potential significant adverse impacts
- Sufficient public safety, transportation and utility services are available to serve the subject property
- Objectives of the PUD could not be accomplished through height exceptions, variances or minor modifications



Recommendation

- On January 9th 2019, the Planning Commission voted 5-0 to recommend **approval as submitted** to City Council for the PUD Zone Document Amendment.





Staff is available to answer any questions.

The applicant is also present to speak on behalf of this request and to answer any questions that the City Council may have.

