

[Pres 19-36](#)

Z-781-02-04-05-06-10-17-19: Oakwood Homes, Buffalo Hills Ranch LLC, and FFP-DIA LLC are requesting approval to amend the existing Reunion PUD (Planned Unit Development) for undeveloped areas within Villages 1, 2, 3, 4, 7,8, 9 to decrease minimum lot sizes, revise proposed roadways and roadway alignments, and adding land uses to be allowed within the PUD for multiple parcels located generally north of E. 96th Avenue, south of E. 112th Avenue, west of E-470, and east of Peoria Street, zoned PUD.

Attachments: [Staff Report](#)
 [Vicinity Map](#)
 [Narrative](#)
 [PUD Zone Document](#)

Mr. Hader introduced the case and asked that the record reflect the file contained the relevant notification and publication information. Planner Callender reviewed the staff report and presentation including the DRT recommendation; DRT had concerns with outdoor storage of RVs, boats and buses and has included one condition in the recommendation for approval. 5 requests for additional information and one objection to the PUD Zone document were received.

Commissioner Anderson stated for the record that she does live within the Reunion PUD.

The Commission asked about objectors comments as it related to roadways and alignments. It was identified that specific roadways were not identified by the objector. A copy of the objectors email was provided to the commissioners.

In response to a question by the commission Planner Timms stated cross sections were reviewed by City's engineering staff and adhere to the City's Engineering Specification Standards cross sections.

Kelly Leed , Executive VP Oakwood Homes, 4908 Tower Road, Denver, CO addressed the commission on behalf of the applicant and stated team is available for questions as well. He stated Reunion is very connected at this time and he is honored to take over vision from Shea. Mr. Leed presented a powerpoint presentation reviewing conceptual plan, southlawn pool, Villages 8 (active adult 55 & older) & 9 (3rd Party Builder Program), Reunion Center with retail services, and baseball fields/indoor training facility, hotel, library, and performing arts center. Mr. Leed stated part of their goal is to celebrate the history of farming and ranching on the site.

Layla Rosales, Terracina Design, 10200 E. Gerard Ave, Denver, CO addressed the commission on behalf of the applicant. Ms. Rosales presented a powerpoint presentation. She explained the purpose to allow for implementation of vision for Reunion in an undeveloped 1700 acre site. Plan offers innovate housing options, land use consistent with land use covenant. Oakwood is adapting to lifestyle changes and would like to offer to accomodate a variety of lifestyles with the following home options:
-Carriage House: 2-4 bedroom single family detached home, small yard, no basement.
-American Dream Perspective: for 1st responders/military at a discounted rate, 987-1700 sq ft, garden style modest size homes.
-Active Adult Product: for 55 and older, ranch style single-story home with basement

option.

-Traditional Single Family Home: 5 - 6,000 sq ft home this PUD to allow for diversity.

Ms. Rosales explained it will be an important amenity to allow for RV and boat storage. The area selected is small area along E-470. Since this would be a conditional use, there would be an opportunity to create a more aesthetically pleasing design of the facility and would bring back to Planning Commission for review. She is requesting to not have a condition since these homes do not have large parking areas.

In response to a question by the Commission Mr. Leed explained the reason they selected the area near E-470 for the RV and boat parking was due to geography and ability to screen the location. He also elaborated on plan to build some character and variety in a final design.

Commission asked why Oakwood took over Reunion from Shea and why they will be successful, what is the vision for jobs, range of options for increasing lot size, American Dream meeting city standards, community conversations, connections to Community College, the need for outdoor storage of RVs and boats as long as done professionally, type of charter school, transit center, timeline and priorities.

The meeting was opened to the public.

Christina Antolak, 9861 Chambers Drive, Commerce City, CO address the Commission. Ms. Antolak commented in support of the RV and boat storage but expressed issues and concerns with small lot sizes for carriage homes, shared driveways, limited parking, high resident turnover and transients.

In response to a question by the Commission Planner Callender confirmed all parking standards are met during the review process. Commission did request guidance on how parking issue could be addressed in the future.

Tim Stewart, 9935 Pitkin Street, Commerce City, CO addressed the Commission to confirm there are no subsidized housing or rentals. It was confirmed there are neither in this plan.

Jason Belrow, 18029 E. 108th Place, Commerce City, CO addressed the Commission. He stated he agreed with comments regarding the carriage houses and parking issues and used Walden Street in Reunion Park as an example of overflow of parking. In response to a question by Mr. Belrow, Mr. Leed stated the American Dream Homes will be in Village 9 and Reunion Center. Mr. Leed also stated that motorists are parking on Walden and then walking to the bus stop.

In response to questions by the Commission Mr. Leed explained in order to review parking concerns they go through a quality assurance process. Ms. Rosales then explained why extra large parking spots would not be feasible.

Ellen Haug, 11501 E. 112th Ave 36D, Commerce City, CO addressed the commission to confirm the carriage houses have 2 parking spaces that are in the garage. This information was confirmed.

Meeting was closed to the public and there being no further discussion on the request, a motion was requested.

Commissioner Jones made a motion:

"I move that the Planning Commission enter a finding that the requested PUD Zone Document Amendment for the properties located north of E. 96th Avenue, south of E. 112th Avenue, west of E-470, and east of Peoria Street contained in case Z-781-02-04-05-06-10-17-19 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the PUD Zone Document Amendment subject to 1 condition.

A. The land use "Outdoor Storage of Vehicles (RV's, boats, or buses)" shall be removed and prohibited from the Land Use Table, contained within the Reunion PUD Zone Document."

The motion was not seconded.

Commissioner Popiel asked if there was an alternative motion.

Vice-Chairman Amador made the following revised recommended motion:

"I move that the Planning Commission enter a finding that, the requested PUD Zone Document Amendment for the properties located north of E. 96th Avenue, south of E. 112th Avenue, west of E-470, and east of Peoria Street contained in case Z-781-02-04-05-06-10-17-19 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the PUD Zone Document Amendment subject to 1 condition.

A. The land use "Outdoor Storage of Vehicles (RV's, boats, or buses)" shall be added and approved with a Conditional Use Permit contained within the Reunion PUD Zone Document."

The motion was not seconded.

Through a brief discussion amongst the Commissioners for voting clarification purposes, Commissioner Cammack recommended to use the alternative motion to recommend approval.

Commissioner Cammack made the following alternative motion:

"I move that the Planning Commission enter a finding that, subject to certain conditions, the requested PUD Zone Document Amendment for the properties located north of E. 96th Avenue, south of E. 112th Avenue, west of E-470, and east of Peoria Street contained in case Z-781-02-04-05-06-10-17-19 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the PUD Zone Document Amendment as submitted."

Anderson seconded the motion.

Yes: 5 - Cammack, Anderson, Popiel, Amador, Jones

5 Yes, motion passed.

Presentation Items: