



## Legislation Text

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**File #:** Res 2014-25, **Version:** 1

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### RESOLUTION APPROVING SUBDIVISION PLAT IN CASE #S-487-14

#### **Summary and Background Information:**

Shea Homes is requesting the approval of the Reunion Filing #22 plat. This plat will create 100 new lots for single-family detached homes and six tracts for landscaping and drainage.

Shea Homes is requesting the approval of the Reunion Filing #22 plat. This plat will create 100 new lots for single-family detached homes and six tracts for landscaping and drainage. Once staff's review of the requested plat was complete, staff proceeded with the standard process for notifying the public. At the end of the notification period for this request, staff had received six separate letters/emails representing 13 different households. Two letters (representing two households) were requesting additional information only and one letter (representing one household) expressed concern over the type of home that would be constructed in the filing. The remaining three letters (representing the remaining 10 households) expressed concerns related to the subdivision itself, the subdivision plat's impact to things like the overall road network in Reunion, traffic conditions in and around the requested plat, and the impact of an additional 100 lots to the school district. Based on the nature of these letters, the determination was made by staff and the city attorney's office that Section 21-3241(4) of the Land Development Code had been enacted and the proposed subdivision plat would need to proceed thru the public hearing approval process. Detailed analysis regarding the request's compliance with the final plat approval criteria can be found in the attached staff report.

**Staff Responsible (Department Head):** Chris Cramer, Community Development Director

**Staff Member Presenting:** Paul Workman, City Planner

#### **Staff Recommendation:**

Approval, per Planning Commission recommendation.

#### **Alternatives:**

- (1). Approve the requests as submitted by the applicant (**recommended by Planning Commission**)
- (2). Approve the requests subject to conditions
- (3). Deny the requests