



## Legislation Details (With Text)

**File #:** Z-781-02-04-05-06-10-17 **Version:** 1 **Name:** Shea Homes is requesting the approval of annexation zoning to Commerce City's Reunion Planned Unit Development (PUD) zoning designation for the property with PIN: 172300000279 located north of E. 104th Avenue between Potomac Stre

**Type:** Zoning Ordinances **Status:** Consent 2nd Reading

**File created:** 4/17/2017 **In control:** City Council

**On agenda:** 8/7/2017 **Final action:** 8/7/2017

**Title:** AN ORDINANCE APPROVING THE REUNION PUD ZONE DOCUMENT AMENDMENT NO. 4

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance Final, 2. Reunion PUD Amendment #4, 3. Planning Commission Minutes, 4. Staff Report, 5. Vicinity Map, 6. Narrative, 7. Presentation

Date	Ver.	Action By	Action	Result
8/7/2017	1	City Council	approved on second & final reading	
7/17/2017	1	City Council	introduced by council as seated and approved on first reading	Pass

AN ORDINANCE APPROVING THE REUNION PUD ZONE DOCUMENT AMENDMENT NO. 4

### Summary and Background Information :

Shea Homes is requesting the approval of an annexation zoning of roughly 20 acres of property, which is currently vacant. The subject property is generally located north of E. 104<sup>th</sup> Avenue, south of Second Creek, west of Chambers Road, and east of the Sable Blvd alignment. The property is currently zoned Adams County Agricultural and is vacant. The applicant requests that the property be rezoned to the Reunion PUD designation as it is the future location of part of Village 8, which will include new residential development. At this time, there is no concept plan submitted nor is there any home builder who has applied for approval. This application is being processed concurrently with the annexation case (AN-245-17).

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

**Staff Member Presenting :** Steve Timms, Planning Manager

**Financial Impact :** N/A

**Funding Source :** N/A

### Staff Recommendation :

The Planning Commission voted 5-0 on May 2, 2017 to recommend approval of this request.