



Subdivision Report

Case # S-762-20-21-25-25

Planning Commission Date: October 7, 2025

City Council Date: November 17, 2025

GENERAL INFORMATION

PROJECT NAME	Reunion Center Filing 1 Amendment 2– Final Plat
LOCATION	Generally between East 104th Avenue and Homestead Trail and between Walden Street and Yampa Street
SITE SIZE	15.25 Acres
CURRENT ZONING	PUD (Planned Unit Development District)
APPLICANT	Oakwood Homes
OWNER(S)	Clayton Properties Group INC C/O GMA
CASE PLANNER	Nic Berry

REQUEST

The final plat, if approved, creates lots for residential and commercial development located at the northwest corner of East 104th Avenue and Yampa Street. The request is being made by Oakwood Homes in conjunction with development of the residential lots.

BACKGROUND AND CASE HISTORY

Oakwood Homes is proposing a final plat for the northwest corner of East 104th Avenue and Yampa Street. The 15.25 acre site is being subdivided into 106 residential lots, 5 commercial lots, and 11 tracts for open space, utilities, private roadways and drainage. The future commercial users are not known at this time.

The subject property is located within the Reunion PUD. Reunion PUD Amendment 5, approved in 2019, designated this property as Towncenter-2 (TC-2), which allows residential and commercial uses. The applicant is proposing development of alley loaded duplexes, a private park, and required public improvements along Homestead Trail, East 104th Avenue, East 105th Avenue and Yampa Street (public Right-of-Way created by this plat).

Public Comment

As a part of the review of a Final Plat, public notice is required prior to a plat being approved. When this notice was sent out staff received 11 public comments sent via email (these are attached in the packet). City Council subsequently requested that this plat go through the public hearing process. All public hearings are required to be publicly noticed. No additional comments have been received for this case following the notice for public hearing.

ADDITIONAL INFORMATION

There is a PUD Development Permit (D-530-25) that is currently under review for this site. There are no public improvements required along Tower Road/High Plains Parkway as that design has not been finalized. There are additional parcels contained in the original Reunion Center Filing 1 (not a part of this plat) which will need to be subdivided. Improvements to Tower Road/ High Plains Parkway will be required by a later plat.

The subject parcel is located within planning area 1-F of Reunion PUD Amendment 5. Which allows for a density between 5 and 40 dwelling units per acre. The current plat is proposing approximately 11 dwelling units per acre.

PROJECT ANALYSIS

Site Overview

The requested final plat (Reunion Center Filing 1 Amendment 2) is approximately 15.25 acres in total and is generally located between East 104th Avenue and Homestead Trail and between Walden Street and Yampa Street. The area is currently undeveloped.

Surrounding the subject parcel is a mix of uses. To the west of the subject property is cluster homes, to the south is the Reunion Village Plaza, to the north is the STEAD School, and to the east is vacant land. The proposed commercial lots equate to approximately the same total size as the Reunion Village Plaza, which is the commercial development across East 104th Avenue.

Traffic Study

Traffic Studies use a measure of level of service to determine where intersections are working properly or where improvements might be needed. The Traffic Engineer completing the study will evaluate the intersection based upon safety, congestion/delays, and overall travel time. Based upon what is overserved and projected in 2050 an intersection will receive a letter grade from A to F. These letter grades are given for four scenarios, present day traffic, present day traffic with development, future traffic without development, future traffic with development. The Traffic Study associated with this plat contemplated both the development of residential and commercial lots. The full development of the subject property will change the expected levels of service at the following locations.

Intersection	Direction	AM/PM Impact
104 th and Tower Road	Northbound Traffic	AM and PM
104 th and Walden Street	Eastbound Left Turn	PM
104 th and Walden Street	Eastbound Traffic	AM
104 th and Walden Street	Westbound Left Turn	AM
104 th and Walden Street	Westbound Traffic	AM
104 th and Walden Street	Westbound Right Turn	AM
Tower Road and 105 th Avenue	Eastbound Right Turn	AM and PM
Tower Road and 105 th Avenue	Northbound Left Turn	AM
104 th Avenue and Yampa Street	Eastbound Left Turn	PM
104 th Avenue and Yampa Street	Northbound Right Turn	AM

Walden Street and 104 th Way	Eastbound Traffic	PM
105 th Avenue and Yampa Street	Southbound Traffic	AM and PM

None of the intersections listed above are expected to fail as a result of development. The traffic study identified locations that are currently failing levels of service, Tower Road and 104th Southbound Left Turn and 104th Avenue and Walden Street Northbound Right Turn. As a result of this traffic study and coordination efforts with the Denver Regional Council of Governments Commerce City Public Works has modified the timing of the lights which mitigates the impacts of the proposed development and improves existing levels of service.

Development Agreement

The developer is able to mitigate the impacts of this proposed development. The City is able to require the developer to construct the list below as a part of the development agreements for the two final plats. These improvements detailed in Reunion Center Filing 1 Amendment 1 development agreement include:

Intersection	Improvement
Walden Street & Homestead Trail	All-way stop
Tower Road & East 105th Avenue	Northbound-left and southbound-right turn lanes
East 104th Avenue & Yampa Street	Reconfigure existing street stub
Walden Street & East 104th Way	Reconfigure existing street stub
Walden Street & East 105th Place	Southbound-left turn lane

Additionally, staff has incorporated requirements for infrastructure improvements for the public roadways, rights of way, storm sewer systems, sidewalks (including multiuse paths), and landscaping. The Development Agreements also identify all private alleys that the Developer agrees to construct and maintain.

School District Impacts

The land dedication requirements for Reunion Center Filing 1 Amendment 2 have been satisfied with the dedication for an elementary school location in Reunion Ridge. Therefore, this development would not be required to pay cash-in-lieu. Please see the school district letter for more information on the impact of this development, capacities of the schools, and future plans of 27J School District.

Parks and Recreation Impacts

As a residential development, this plat requires either land dedication or cash-in-lieu for parks. The developer has satisfied all public park land dedication with previous plats. Therefore, they will not have to dedicate public space or pay cash-in-lieu. In conjunction with this plat the developer is proposing to include an approximately 6,600 square foot private park adjacent to East 105th Avenue and Walden Street.

Overall Analysis

Staff has determined that all the proposed lots meet all the relevant City standards from the Land Development Code, Engineering Standards and Specifications and the requirements from Reunion PUD Amendment 5 zoning.

The City's Engineering and Public Works staff have reviewed traffic generation, drainage and other technical plat details, and no concerns remain.

The proposed final plat and associated PUD Development Permit have been reviewed by the Development Review Team, including: Planning, Public Works, South Adams County Fire Department, GIS, Parks, District 27J Schools, Xcel Energy, United Power, Mile High Flood District, Adams County Health Department (formerly Tri-County), South Adams County Water and Sanitation District. There are no outstanding comments or concerns.

FINAL PLAT APPROVAL CRITERIA

A decision for this case must be based on the following criteria from Sec. 21-3241 of the Land Development Code:

Criteria (a): The subdivision is consistent with any approved rezoning, concept plan or PUD Zone Document;

The Reunion PUD Amendment 5 is the approved PUD Zone Document for this location. This plat application is consistent with the development standards for TC-2, Non-residential and Single-Family Attached found in the PUD Zone Document. *Therefore, it can be found that this application **meets Criteria (a).***

Criteria (b): The subdivision is consistent with and implements the intent of the specific zoning district in which it is located;

This subdivision is consistent with the intent of the Reunion PUD Amendment 5 and the Land Development Code. The Towncenter-2 (TC-2) allows for both residential and commercial development. This plat is proposing a horizontal mixed-use development desired by the PUD Zone Document. Furthermore, the proposed development fits with how this mixed-use district has been historically developed within the PUD. The development on the southwest corner of East 104th Avenue and Tower Road is zoned for mixed use. This plat is matching both the approximate width and depth of the commercial land. *Therefore, it can be found that this application **meets Criteria (b).***

Criteria (c): There is no evidence to suggest that the subdivision violates any state, federal, or local laws, regulations, or requirements;

Through the City of Commerce City's review process, the various Development Review Team agencies including the South Adams County Water and Sanitation District, South Adams County Fire Department, Denver International Airport Strategic Planning, United Power, Xcel Energy, and City of Commerce City Economic Development Division, Geographic Information Services Division, Parks, Recreation and Golf Department, City Attorney's Office, Planning Division, Public Works Department, and Engineering Review Division found that there is no evidence to suggest that the proposed final plat will

violate any state, federal, or local laws, regulations, or requirements. *Therefore, it can be found that this application **meets Criteria (c).***

Criteria (d): The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, and otherwise accomplishes the purposes and intent of this land development code;

The final plat will create 106 residential lots and 5 commercial lots near the northwest corner of East 104th Avenue and Yampa Street. The roadways created by this plat are designed to align with existing City roads and planned future roads. While utility lines and drainage facilities are located to connect to existing service lines. Additionally, the proposal includes 2.97 acres of open space (approximately 30%) which exceeds the requirements of the Land Development Code, thereby implementing the intent of the PUD Zone Document and Land Development Code. *Therefore, it can be found that this application **meets Criteria (d).***

Criteria (e): The subdivision complies with all applicable city standards and does not unnecessarily create lots or patterns of lots that make compliance with such standards difficult or infeasible;

Through the City of Commerce City's review process, staff found that the proposed final plat complies with the Reunion PUD bulk standards including minimum lot area and lot widths. In addition, the standards found within [Sec. 21-6220. - Lots](#), [Sec. 21-6210. Subdivision and Street Names](#), and [Sec. 21-6240. - Streets and Circulation](#) are adhered to. Specifically, the proposed lots abut a public street and City approved access. Proper connectivity throughout the site and into the site is present. Additionally, this final plat is consistent with other standards (Engineering Standards and Specifications, International Fire Code and other relevant standards) and does not create lots or a layout that would make the implementation of any standards difficult. *Therefore, it can be found that this application **meets Criteria (e).***

Criteria (f): The subdivision:

(i) Will not result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, public improvements, either as they presently exist or as they may in the future exist as a result of the implementation of provisions and policies of the comprehensive plan, this land development code, or any other plan, program or ordinance adopted by the city; or

(ii) Any adverse effect has been or will be mitigated to the maximum extent feasible;

The Development Agreement requires the developer to make multiple improvements to mitigate any traffic impacts, a list of these improvements can be found in this document (see the Development Agreement section). The proposed site improvements will mitigate impacts to the extent possible and meet all development standards and

requirements; and as a result, no substantial or undue adverse impacts are expected for adjacent properties. *Therefore, it can be found that this application **meets Criteria (f)(ii).***

Criteria (g): Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development;

This project will connect to existing services for utilities. While benefiting from existing parks, schools and roadways (several school and parks sites have been dedicated previously by this developer). The improvements the developer will be making to existing roadways will help to maintain sufficient levels of service for developed properties. Additionally, this proposal was reviewed by Commerce City Public Works, Commerce City Development Engineers, United Power, Xcel Energy, Commerce City Parks and Recreation, and 27j School District. There are no outstanding concerns. 27j School District has provided a letter which indicates that there is sufficient school space to absorb the students expected to enter the district as a result of this development. *Therefore, it can be found that this application **meets Criteria (g).***

Criteria (h): A development agreement between the city and the applicant has been executed and addresses the construction of all required public improvements; and

A Development Agreement has been finalized for this proposed plat between the applicant and the City. The developer has agreed to construct the required improvement (see Development Agreement section) and will be responsible for securing bonds for those improvements throughout the warranty period. *Therefore, it can be found that this application **meets Criteria (h).***

Criteria (i): As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

Not applicable, no phasing is proposed by this plat.

CONSIDERATIONS FOR DISCUSSION

1. A final plat does not dictate allowable uses.
2. The lots meet all applicable standards including: size, frontage, density and access.
3. A Development Agreement has been executed, or will be executed prior to the City Council hearing, which details the required improvements.

POTENTIAL MOTIONS

1. Approval
 - i. I move that the Planning Commission enter a finding that the requested **Reunion Center Filing 1 Amendment 2 Final Plat** contained in case **S-762-20-21-25-25** meets the criteria of the Land Development Code and based upon such finding, recommend approval of the **Final Plat** to City Council.
2. Approval with conditions

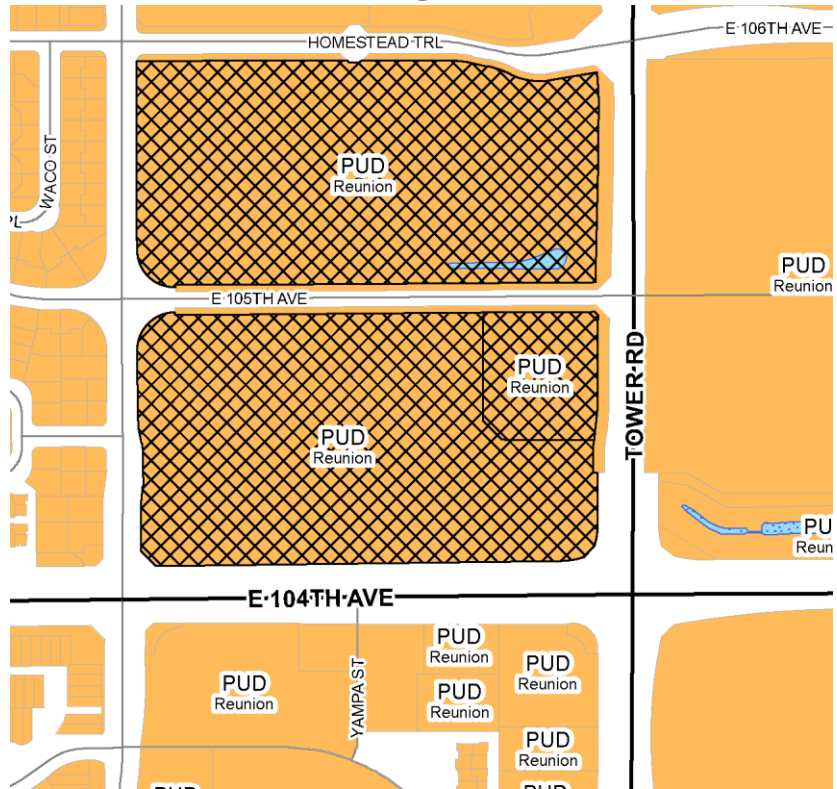
- i. I move that the Planning Commission enter a finding that the requested **Reunion Center Filing 1 Amendment 2 Final Plat** contained in case **S-762-20-21-25-25** meets the criteria of the Land Development Code and based upon such finding, recommend approval of the **Final Plat** to City Council with the following conditions:

- 1. [Insert Condition]

3. Denial

- i. I move that the Planning Commission enter a finding that the requested **Reunion Center Filing 1 Amendment 2** contained in case **S-762-20-21-25-25** fails to meet the criteria of the Land Development Code and based upon such finding, recommend denial of the **Final Plat** to City Council.

Zoning Map



Aerial Map

