



Reunion Development TOWN HALL

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Wednesday, April 20, 2022
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The City's Development Process

STEP

1



Commerce City's Guiding Documents

- Comprehensive Plan (Framework for decision making)
- Land Development Code (Realizes Comprehensive Plan goals and policies through regulations and processes)

STEP

3



Building Permits

Permits to erect, construct, enlarge, alter, repair, improve, remove, convert, move, or demolish any building or structure

STEP

2



Land Use Approvals

Zoning/Entitlements (PUD Zone Document), Subdivision Plats, Development Plans/PUD Permits

STEP

4



Construction, Inspection & Occupancy

Monitor construction of a project, inspect for compliance to varied standards/regulations, and issue certificate to occupy a residence or business

City Role in Reunion's Development

WHAT THE CITY DOES CONTROL

Which land uses are allowed on specific parcels of land (i.e. residential, commercial, industrial, open space, etc.)

What type and how many residential units or commercial businesses can be built on a certain parcel of land (i.e. retail, office, or commercial supportive of dry cleaning, fitness, etc.)

Size and design aspects of buildings and landscaping

How roads and other infrastructure is constructed related to the city as a whole

WHAT THE CITY DOES NOT CONTROL

What specific businesses are built in a commercial development (zoning can allow a grocery store, but doesn't decide what store brand moves in)

Exactly which uses are selected for a mixed-use project

When a development is constructed

Partnerships between developers and commercial or retail management groups

NOTE: This is not a comprehensive list of the city's role in development

Development Agreement



WHAT IS IT?

A required contract between the city and the entity that owns or controls the property in the city.

WHY IS IT NEEDED?

- To ensure appropriate measures and improvements (like roads and drainage) are considered.
- Gives the landowner certainty about the regulations they are required to meet.

Reunion's Consolidated Development Agreement



Took effect in 2001

Expired in December 2021

WHAT WAS IT?

Created a financial structure to pay for key infrastructure to support development, especially in the early days of developing the northern range

EXAMPLE:

Roads, sidewalks, drainage infrastructure, park facilities

What's Next?

OPTION #1

INDIVIDUAL DEVELOPMENT AGREEMENTS

For each new filing of Reunion going forward, the city and Oakwood enter into a stand-alone agreement for infrastructure improvements.

EXAMPLE – OAKWOOD:

- Pays the Roadway Impact Fee
- Dedicates the necessary right-of-way
- Intersection improvements
(Ex. traffic signal contributions or turn lanes)

NOTE: There may be other options negotiated between the city and Oakwood homes

What's Next?

OPTION #2

MASTER DEVELOPMENT AGREEMENTS

The city and Oakwood enter into one larger agreement that sets standards considering the big-picture impacts and needs of all the upcoming Reunion developments and their impact on the area as a whole.

EXAMPLE – OAKWOOD:

- Construction of regional network or drainage improvements
- Widening arterial streets
- Development of Regional Detention Basins
- Delivery of turnkey Par 3 golf course
- Assistance in construction of public parks/facilities

NOTE: There may be other options negotiated between the city and Oakwood homes



Questions & DISCUSSION