

# MEMO

**To:** Honorable Mayor and Members of City Council

**From:** Harry Brennan, City Planner

**Subject:** Proposed Subdivision Plat - Southlawn Elementary School Filing 1, Lot 1

**Date:** March 24, 2022

---

---

**Case: S-809-22**

Brighton 27J School District requests approval of the Southlawn Elementary Filing No. 1, Lot 1 Final Plat to create one lot from one existing tract, consisting of 10.61 acres, to allow development of a new school on the property located at the northwest corner of Walden St & E 100th Ave, zoned PUD (Planned Unit Development District).

**Summary and Background Information:**

Brighton 27J School District, with Anser Advisory, has submitted this application in order to change a *tract* to a *lot* for the new Southlawn Elementary School. The subject property is located at the northwest corner of Walden St & E 100th Ave and contains a total of approximately 10.61 acres. The property is zoned PUD and is included in the Reunion Planned Unit Development Amendment #1. The proposed plat will redefine one 10.61-acre tract as one lot to accommodate the Southlawn Elementary School. The school is currently under construction with completion expected in summer of 2022, with an anticipated opening date in the fall of 2022. The property is surrounded on all sides by existing public right of way – Walden St, Southlawn Parkway, Uravan St and E 100<sup>th</sup> Ave.

The subdivision does not propose to change current zoning. The lot as proposed is compliant with the existing regulatory document, the Reunion PUD Amendment #1 Zone Document, which City Council approved in 2004. The applicant intends to use this lot for the Southlawn Elementary School and associated functions. Development Review Team (DRT) review of the proposed subdivision plat indicates that it meets current zoning and Land Development Code (LDC) requirements. City Engineering staff reviewed the application against technical plat requirements, including a traffic study, and found the application acceptable.

It is important to note that this application includes only the subdivision plat, and not the development of the school itself. The site plan of the school, architecture, and site details and are not included in the review of this subdivision plat application.

Per Sec. 21-3241(2) of the City's LDC, the DRT and the Director of Community Development consider and approve Final Plats through an administrative process. As part of that process, review through a public hearing process may be required if requested by a property owner within 300-feet, a public entity or utility, the Community Development Director, or by the

**MEMO CONTINUED**

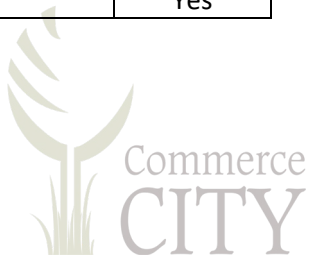
City Council. Once the DRT completed the technical review and determined the application was ready for the notification period, staff proceeded with the standard process for notifying the public and City Council. On January 10, 2022, during the notification period for this application, City Council voted to require public hearings for this case, in accordance with Section 21-3241(4)(d).

In accordance with required public hearing procedures, staff conducted a public hearing with the Planning Commission on March 1, 2022. Representatives for the applicant and City staff spoke at the hearing. The Planning Commissioners voted 5-0 to recommend **approval** of the proposed plat to the City Council.

Table 1. below outlines pertinent technical information regarding various development standards and plat requirements.

**Table 1. – DRT Plat Requirement – Technical Summary**

| <b>Proposed Plat Requirements – Non-Residential</b> |  |  |                             |
|---|--|--|-----------------------------|
| <b>ISSUE</b>  | <b>PROPOSED</b>  | <b>CITY STANDARD</b>   | <b>MEETS CITY STANDARD?</b> |
| <b>Access</b>                                       | Walden St,<br>Uravan St,<br>Southlawn Parkway<br>E 100 <sup>th</sup> Ave | Access is required to be provided via public street or other approved access | Yes                         |
| <b>Comprehensive Plan</b>                           | School   | Future School Site   | Yes                         |
| <b>Lot Frontage</b>                                 | 682.96 feet on E 100 <sup>th</sup> Ave                                   | N/A per the PUD Zoning Document  | Yes                         |
| <b>Lot Size</b>                                     | 10.61 acres  | N/A per the PUD Zoning Document  | Yes                         |
| <b>Right-of-Way Dedications</b>                     | No Additional ROW dedication needed or planned                           | To dedicate and install ROW that complies with City standards                | Yes                         |
| <b>Total Lots/Tracts</b>                            | 1 lot  | N/A  | Yes                         |



**Planning Commission Recommendation:**

**MEMO CONTINUED**

---

---

Planning Commission forwards this application to the City Council with a 5-0 vote for recommendation of approval.

**Alternatives:**

City Council can vote to deny the application; or  
City Council can vote to approve the application with conditions.

**Financial Impact:** N/A  
**Funding Source:** N/A

**Attachment List:**

- Draft Resolution
- V-Map
- Planning Commission Staff Report from 03/1/22 Public Hearing
- Final Traffic Study
- Final Plat
- Staff Presentation

