



# Case #S-809-22

## Southlawn Elementary School Filing 1 Lot 1

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Location: Northwest Corner of E 100<sup>th</sup> Ave and Walden Street  
Applicant: Brighton 27J School District  
Request: Subdivision Plat approval for one lot

# Introduction

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- Staff enters into the public record the contents of the case file, the subdivision regulations, and this digital presentation.
- Additionally, the property is located within the City of Commerce City. All required notification and posting requirements have been met.



# Case Summary

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- Location: NWC of E 100<sup>th</sup> Avenue and Walden Street
- Request: Approval of Subdivision Plat (Tract to Lot)
- Current zoning: PUD – (Reunion Amendment #1) – (School)
- Future land use plan: Public (School Site)

# Scope of Review

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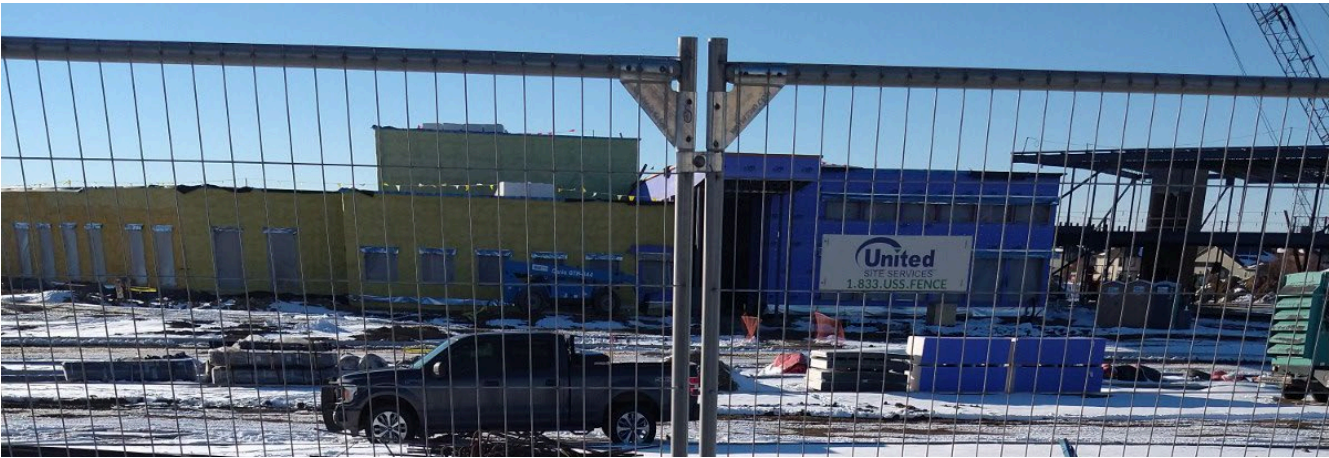
- It is important to note that this application includes only the subdivision plat, and not the development of the school itself, which the school district received state approval for.



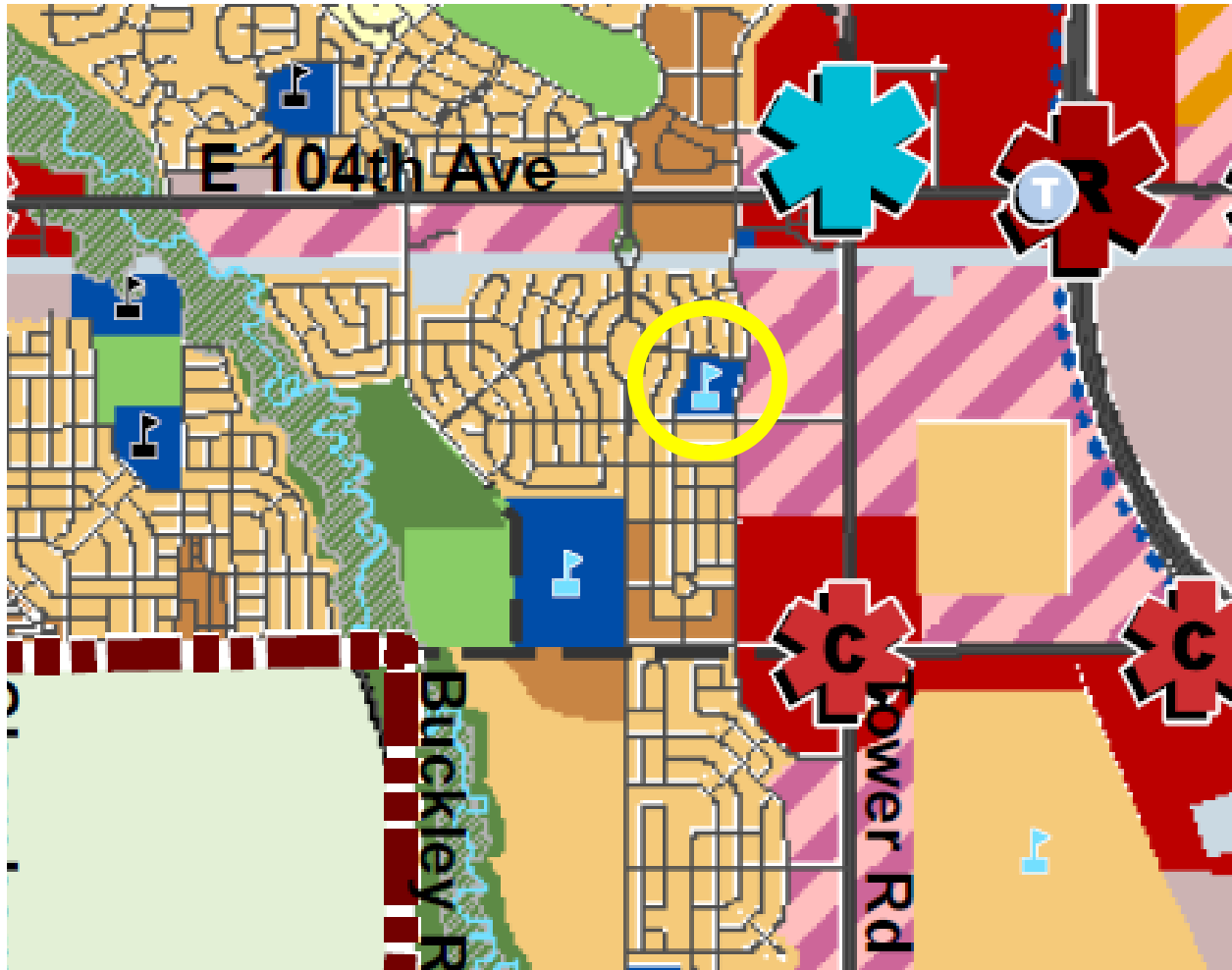
# Location



# Location












# Future Land Use Plan



## Centers

-  Activity Center
-  Employment Campus / Business Center
-  Regional Commercial Center
-  Community Commercial Center
-  Local Commercial Center

## Future Land Use

-  Residential - Low
-  Residential - Medium
-  Residential - High
-  Mixed-Use - E-470
-  Mixed-Use (Corridor and Commercial)
-  Commercial
-  Office / Flex
-  DIA Technology
-  Industrial / Distribution
-  General Industrial
-  DIA Reserve
-  Utility
-  Public/State
-  Park
-  Open Space

# Applicant's Request

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- 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).



# Public Hearing Summary

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- By default, subdivisions are reviewed and approved administratively in accordance with the City's Land Development Code (LDC).
- Public and Council notification is part of the administrative approval – prior to approval.
- Section 21-3241(4) – allows for public hearings by request of public, public entities, the CD Director, or City Council.
- In this case, City Council requested the public hearing.



# Case History

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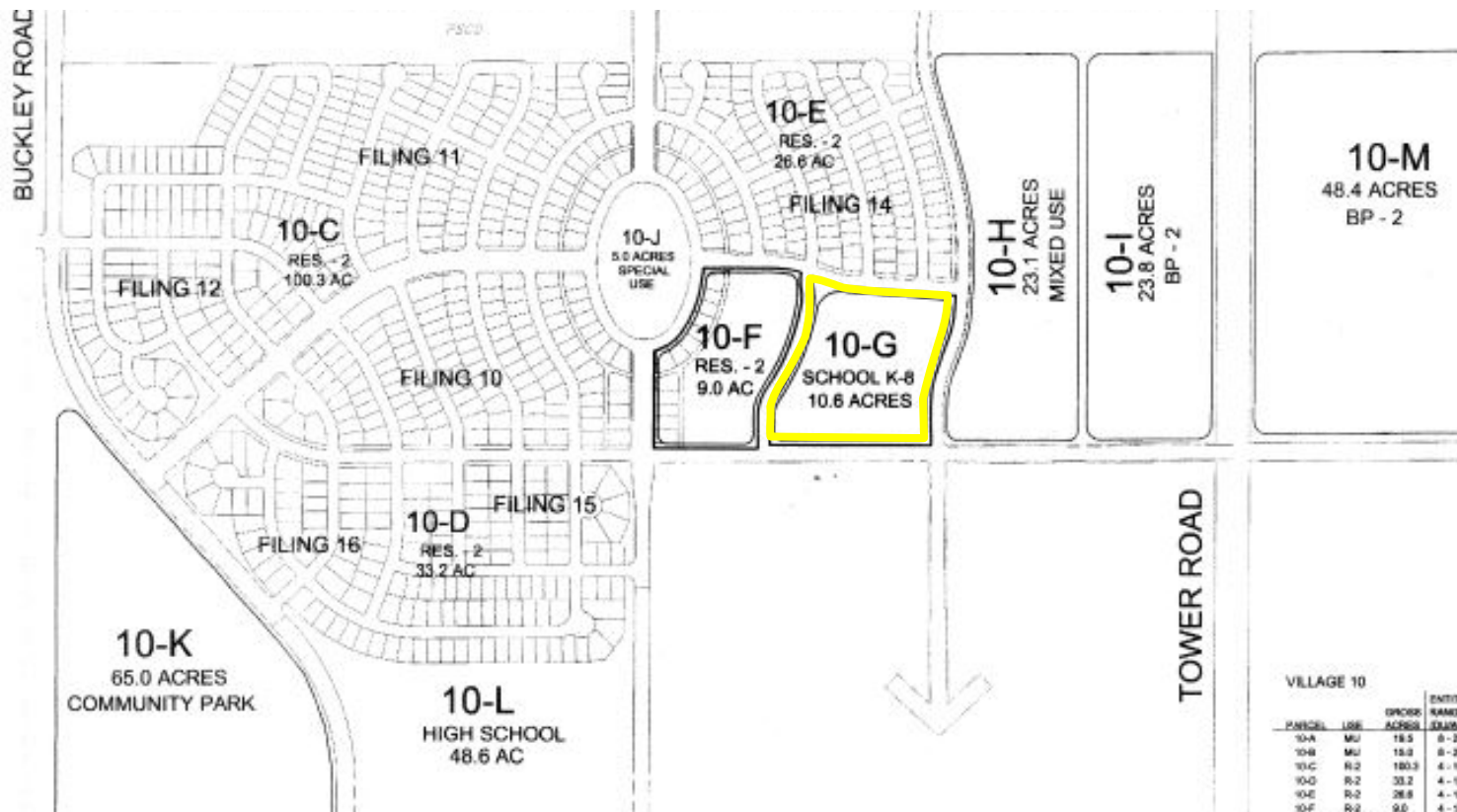
- **ZON-781-02 (2002)** – Rezoned from Buffalo Hills Ranch PUD to Reunion PUD
- **ZON-781-02-04 (2004)** – *Amendment #1 of the Reunion PUD Zone Document*: Clarified location of the school site.
- **S-420-04 (2004)** – Reunion Filing 17 Subdivision Plat created 41 residential lots and 5 tracts including the parcel identified in this staff report, as Tract E.
- **S-809-22 (2022)** – *Current application.*

# Case History

## REUNION PUD ZONE DOCUMENT

### AMENDMENT #1 OF THE REUNION PUD ZONE DOCUMENT

SECTION 16 OF T.2S., R66W OF THE 6TH P.M.,  
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO.



VILLAGE 10

PARCEL	USE	GROSS ACRES	ENTITLED NAME (1)	ADMIN (2)	ADP APN
			DATE	MINIMUM	MAX
10-A	ML	15.5	8-24	-8	-
10-B	ML	15.0	8-24	-8	-
10-C	R-2	100.3	4-14	-4	-
10-D	R-2	33.2	4-14	-4	-
10-E	R-2	26.6	4-14	-4	-
10-F	R-2	9.0	4-14	-4	-



Commerce  
CITY

# Proposed Plat

## SOUTHLAWN ELEMENTARY SCHOOL FILING NO. 1, LOT 1

A PLAT OF TRACT E, REUNION FILING NO. 17,  
LOCATED IN THE NORTH HALF OF SECTION 16,  
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 3

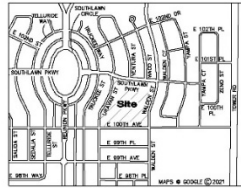
### Legal Description

KNOW ALL MEN BY THESE PRESENTS THAT SCHOOL DISTRICT 27J, BEING THE OWNER OF THAT PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 66 WEST, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS:  
TRACT E OF REUNION FILING NO. 17 RECEPTION NUMBER 2004000522270  
CONTAINING 10.61 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SOUTHLAWN ELEMENTARY SCHOOL, FILING NO. 1, LOT 1 AND DO HEREBY GRANT TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND EASEMENTS HERON SHOWN, FOR PUBLIC UTILITY, CABLE TV, AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY COMMERCE CITY.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 20\_\_\_\_  
STATE OF COLORADO  
COUNTY OF ADAMS  
CITY OF COMMERCE CITY

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 20\_\_\_\_ BY (SEAL).

MY COMMISSION EXPIRES:  
NOTARY PUBLIC: \_\_\_\_\_



Vicinity Map  
SCALE: 1"=1000'

### City Staff Certificate:

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_

\_\_\_\_\_  
CITY ENGINEER

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_

\_\_\_\_\_  
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

### Adams County Clerk and Recorder's Certificate

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_

\_\_\_\_\_  
COUNTY CLERK AND RECORDER

BY: DEPUTY

### Ownership and Title Certification:

I, \_\_\_\_\_ A DULY AUTHORIZED OFFICER OF \_\_\_\_\_ HEREBY CERTIFY THAT THE PARTIES EXECUTING THIS PLAT AS OWNERS OF THE ABOVE DESCRIBED PROPERTY ARE THE OWNERS THEREOF IN FEE SIMPLE; AND FURTHER, THAT ALL PUBLIC RIGHT-OF-WAY, EASEMENTS OR IMPROVEMENTS, IF ANY, THAT ARE DEDICATED BY THIS PLAT ARE FEE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT THOSE SHOWN ON THE PLAT.

AUTHORIZED SIGNATURE AND PRINTED NAME \_\_\_\_\_ DATE \_\_\_\_\_

### Surveyor's Certificate

I, EDGAR T. BRISTOW, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HERON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HERON.

\_\_\_\_\_  
SIGNATURE AND PRINTED NAME

LS NO \_\_\_\_\_ (SEAL AND DATE) \_\_\_\_\_

ADDRESS \_\_\_\_\_

RECEPTION NO. \_\_\_\_\_

REVISION	DATE
1 - SURVEY COMMENTS	08/07/2021
2 - CITY COMMENTS	07/07/2021
3 - REVISE ESM AND LABELS	07/07/2021
4 - PUBLIC WORKS COMMENTS	07/07/2021
5 - UPRATE PLAT NAME	07/17/2021
6	
7	
8	
9	

SOUTHLAWN ELEMENTARY SCHOOL  
FILING NO. 1, LOT 1  
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Land Surveying Services  
www.flatironsinc.com  
1900 US-66, CO 80025  
PH: (303) 443-7001  
FAX: (303) 443-9800



JOB NUMBER:  
21-75,899-2  
DATE:  
07-28-2021  
DRAWN BY:  
J. SIDERS  
CHECKED BY:  
JZG/SS/TDH/ETB  
SHEET 1 OF 3



Commerce  
CITY

# Proposed Plat

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 LOCATED IN THE NORTH HALF OF SECTION 16,  
 TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
 COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 3

### Notes

- LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABC70721151-2, DATED 07/30/2021 AT 5:00 P.M., WAS ENTIRELY RELED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N89°32'44"E ALONG THE SOUTH LINE OF THE NORTH HALF OF SECTION 16, BETWEEN A FOUND 2.5" ALUMINUM CAP IN RANGEBOX 151 LS 29425 1/4 516 + 15 2018" AT THE 1/4 CORNER OF SECTION 16 AND 15 AND A CALCULATED POSITION LYING N00°24'19"E 36.00' OF THE CENTER 1/4 CORNER OF SECTION 16 BEING A FOUND #6 REBAR WITH 3.25" ALUMINUM CAP IN RANGEBOX "AZTEC CONSULTANTS INC. LS 17866 C 1/4 SEC 16 T2S R66W 2004 WC 36" AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, COLORADO NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACTS, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR WEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACTS, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH, 18 U.S.C. § 1858.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 08DD1C-0344 H, DATED 03/05/2007. THE MAP DOES NOT DIFFERENTIATE BETWEEN ZONE X UNSHADED AND ZONE D. FLOOD INFORMATION IS SUBJECT TO CHANGE (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 3).
- DATES OF FIELDWORK: 03/10/2021, 03/11/2021 (CREW CHIEF T. HOLDEN)
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS 482,350 SQ. FT. OR 10.81 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
- NOTICE IS HEREBY GIVEN: ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE OR TERMINOLOGY IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
- ANY DIVISION OF AN EXISTING LOT, OR CONVEYANCE OF PART OF AN EXISTING SUBDIVISION LOT, IS IN VIOLATION OF THIS ARTICLE UNLESS (1) APPROVED BY THE CITY OF COMMERCE CITY; OR (2) IS EXCEPTED FROM THE DEFINITION OF "SUBDIVISION" AS PROVIDED BY THE SUBDIVISION REGULATIONS.
- THE STORM WATER DETENTION AREA SHOWN HEREON SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND THE SUBSEQUENT OWNER, HEIRS, SUCCESSORS AND ASSIGNS. IN THE EVENT THAT SAID CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAID OWNER, THE CITY OF COMMERCE CITY SHALL HAVE THE RIGHT TO ENTER SUCH AREA AND PERFORM THE NECESSARY WORK, THE COST OF WHICH, SAID OWNER, HEIRS, SUCCESSORS AND ASSIGNS AGREES TO PAY UPON BILLING.
- NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED IN THE DETENTION AREA AND NO CHANGES OR ALTERATION AFFECTING THE DETENTION AREA WILL BE MADE WITHOUT THE APPROVAL OF THE CITY.

PUD# \_\_\_\_\_

ef

REVISION	DATE
1 - UPDATE TITLE	08/20/2021
2 - CITY COMMENTS AND LABELS	10/07/2021
3 - REVISION HYDRANT EMT	10/28/2021
4 - PUBLIC WORKS COMMENTS	11/07/2021
5 - UPDATE PLAT NUMBER	11/17/2021
6	
7	
8	

SOUTHLAWN ELEMENTARY SCHOOL  
 FILING NO. 1, LOT 1

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 3825 IHS AVE, STE. 305  
 BOULDER, CO 80501  
 PHONE: (303) 443-9800  
 FAX: (303) 443-9800




JOB NUMBER:  
 Z1-75,889-2  
 DATE:  
 07-28-2021  
 DRAWN BY:  
 J. SIDERS  
 CHECKED BY:  
 JZG/SS/IDH/E 18

SHEET 2 OF 3



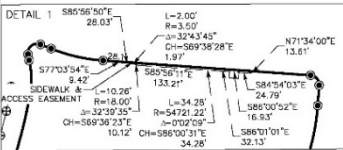
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SHEET 3 OF 3

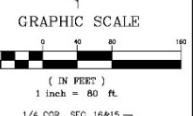
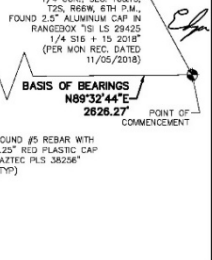
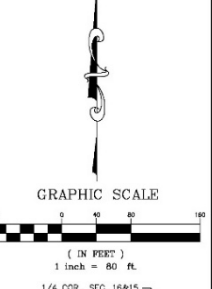
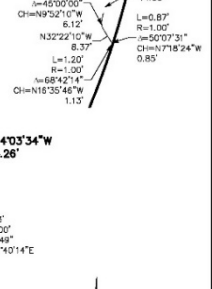
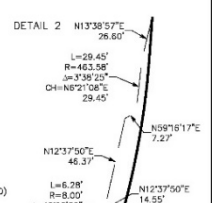
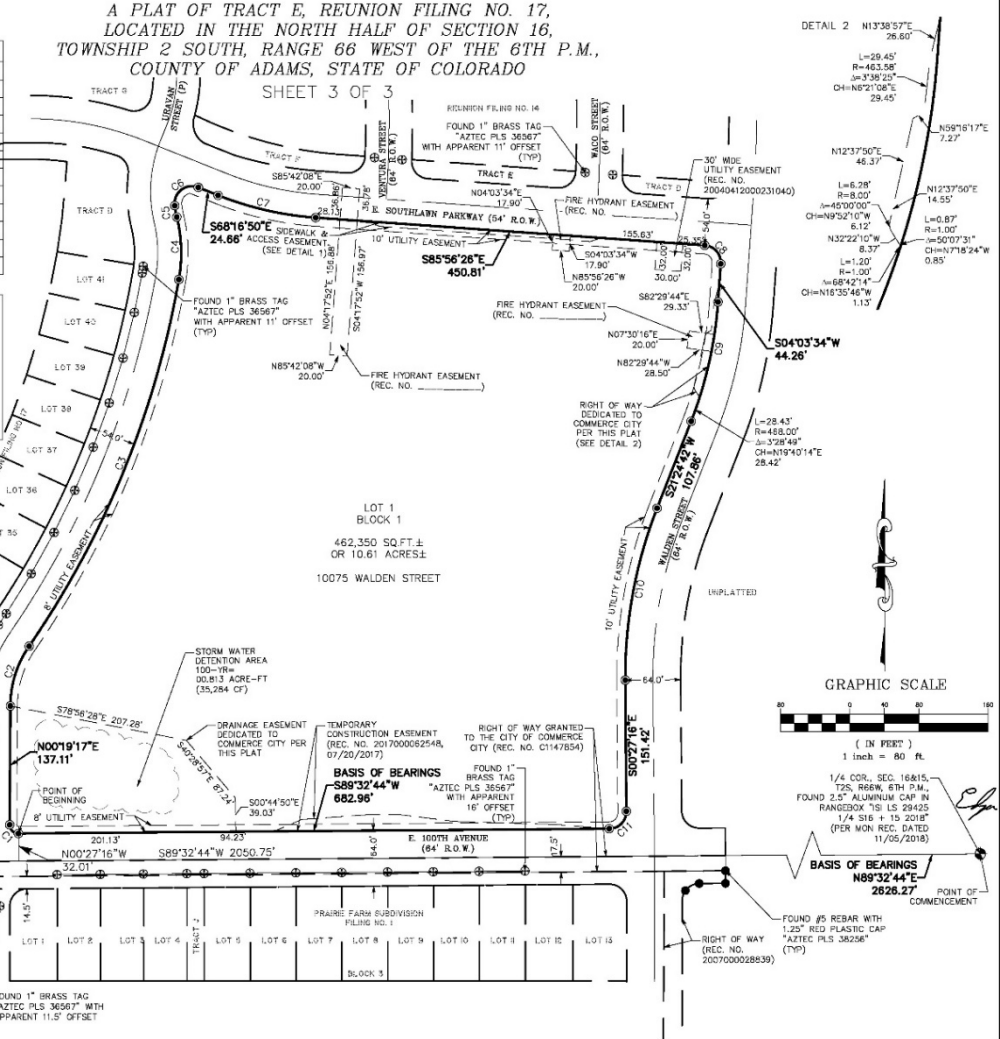
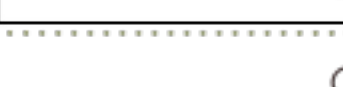
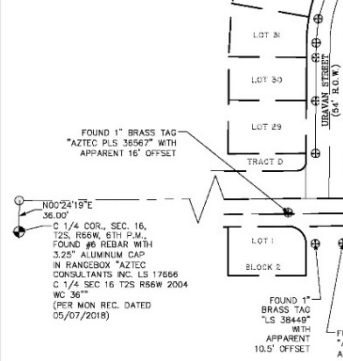
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	15.84	10.00	90°45'23"	N45°04'35"W	14.24
C2	73.49	123.00	34°13'59"	N17°28'19"E	72.40
C3	460.94	1072.00	24°38'10"	S22°14'11"W	457.40
C4	72.58	177.00	23°29'40"	S01°49'45"E	72.07
C5	13.38	123.00	81°35'58"	N10°27'36"W	13.37
C6	41.52	20.00	118°57'32"	N52°10'11"E	34.46
C7	116.20	377.00	17°39'36"	N77°08'38"W	115.74
C8	31.42	20.00	90°00'42"	S40°56'05"E	28.29
C9	141.73	468.00	17°21'06"	S12°44'08"W	141.19
C10	203.03	532.00	21°51'58"	N10°28'43"E	201.80
C11	31.42	20.00	90°00'42"	S44°32'23"W	28.29



### Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND BRASS TAG AS DESCRIBED
- CALCULATED POSITION (NOT FOUND OR SET)
- SET 18" #5 REBAR WITH 1/2" ALUMINUM CAP "FLATRONS SURV 1958"

CITY OF COMMERCE CITY - GS  
ROADWAY NAMING & ADDRESSING STANDARDS  
APPROVED  
DATE: 09/09/2021 JA



DATE	REVISION
08/20/2021	1 - UPLD TITLE
10/07/2021	2 - CITY COMMENTS
10/29/2021	3 - UPLD COMMENTS LABELS
11/02/2021	4 - UPLD COMMENTS LABELS
11/07/2021	5 - PUBLIC WORKS COMMENTS
11/17/2021	6 - UPLD TITLE NAME
	7 - UPLD TITLE NAME
	8 - UPLD TITLE NAME
	9 - UPLD TITLE NAME
	10 - UPLD TITLE NAME
	11 - UPLD TITLE NAME
	12 - UPLD TITLE NAME
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	14 - UPLD TITLE NAME
	15 - UPLD TITLE NAME
	16 - UPLD TITLE NAME
	17 - UPLD TITLE NAME
	18 - UPLD TITLE NAME
	19 - UPLD TITLE NAME
	20 - UPLD TITLE NAME

SOUTHLAWN ELEMENTARY SCHOOL  
FILING NO. 1, LOT 1

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19588  
PROFESSIONAL LAND SURVEYOR

JOB NUMBER:  
21-75,889-2

DATE:  
07-28-2021

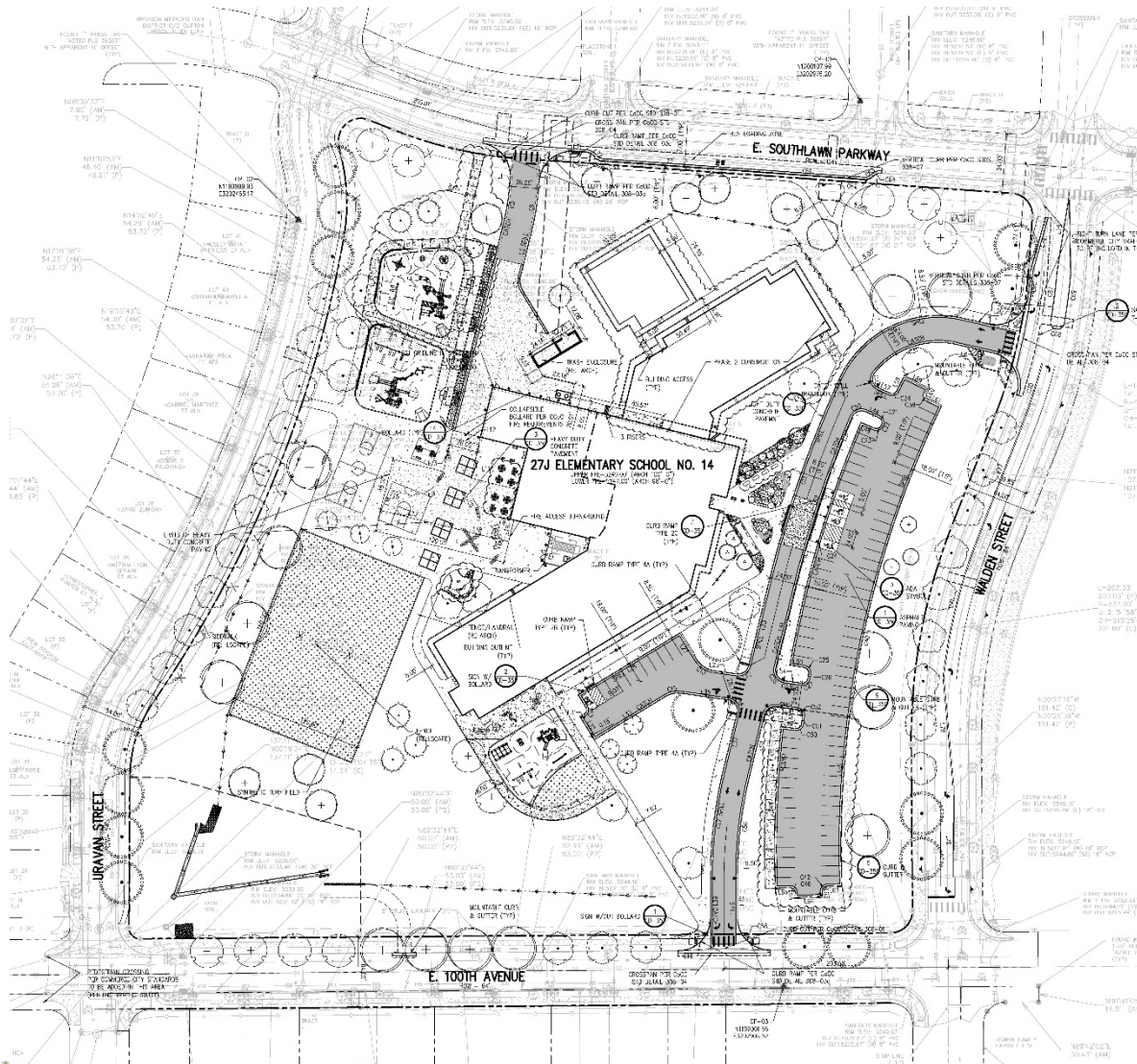
DRAWN BY:  
J. SIDERS

CHECKED BY:  
JZG/SS/TCH/ETB

SHEET 3 OF 3



# Site Plan (For Reference)



# Subdivision Plat Analysis

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- Staff reviewed the plat against the technical requirements of the **Reunion Amendment #1 PUD Zone Document**, the **city's subdivision standards**, and the policies of the **Comprehensive Plan**.
- Staff distributed the plat for review to all relevant **referral agencies**, including utility companies, SACFD, and internal City departments.



# Subdivision Plat Analysis

## Proposed Plat Requirements – Public Uses

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

# Subdivision Plat Analysis

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## *Right of Way*

- ROW previously dedicated, and perimeter streets meet city standards
  - Walden Street and E. 100<sup>th</sup> Avenue meet Minor Collector street standards.
  - Uravan Street and Southlawn Parkway meet Local Residential street standards.



# Subdivision Plat Analysis

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## *Road Network and Traffic Impacts*

- No DRT concerns related to the impacts to the road network from this subdivision plat.
- Traffic study was submitted and approved by the City as part of a separate review (not part of this plat application).
- Offsite improvements are proposed in response to the traffic study

# Subdivision Plat Analysis

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## ***Road Network and Traffic Impacts (Traffic Study)***

- Traffic can be accommodated with the following recommendations:
  - Walden Street adjacent to the site should be signed for no on-street parking to accommodate the recommended left-turn lane and right-turn lane improvements
  - The site egress/exit should have separate 100-foot left-turn and right-turn lanes approaching E. 100<sup>th</sup>
  - An enhanced pedestrian crossing is recommended on E. 100th Avenue on the west side of the intersection with Uravan
  - The school may need to modify drop-off/pick-up operations over time to limit vehicles from queuing out of the site.

# Subdivision Plat Analysis

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## ***Project Benefits:***

- The Planning Commission feels that this project will be a valued addition to the Northern Range and this specific neighborhood.
- The approval of the requested lot will help to implement the community vision for this area as established by the Reunion PUD Amendment #1 and the Comprehensive Plan
- 27J is depending on the on-time opening of this school to alleviate pressure on existing area elementary schools, and accommodate future demand by new development.

# Subdivision Plat Approval Criteria

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LDC Sec. 21-3241

- **Criteria (a)**: The subdivision is consistent with any approved rezoning, concept plan or PUD Zone Document;
- **Analysis**: The Reunion PUD Amendment #1 is the approved PUD Zone Document for this location. This plat application is consistent with the lot standards in the PUD Zone Document. A school is an allowed land use for this lot. Minimum lot size, minimum lot width, and maximum lot coverage are not applicable for a school site, according to the PUD zone document. The PUD Zone Document also indicates that density is not applicable to the review of this subdivision plat.
- *Staff finds this application **meets this criterion.***



# Subdivision Plat Approval Criteria

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- **Criteria (b)**: The subdivision is consistent with and implements the intent of the specific zoning district in which it is located;
- **Analysis**: This subdivision is consistent with the intent of the Reunion PUD Amendment #1 Zone Document. The PUD intends this area to develop as a school. As a single lot to accommodate the Southlawn Elementary School, this subdivision plat meets that specific intent.
- *Staff finds this application **meets this criterion.***

# Subdivision Plat Approval Criteria

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- **Criteria (c):** There is no evidence to suggest that the subdivision violates any state, federal, or local laws, regulations, or requirements;
- **Analysis:** There is no indication that the proposed subdivision violates any laws, regulations, or requirements.
- *Staff finds this application **meets this criterion.***



# Subdivision Plat Approval Criteria

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- **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;
- **Analysis**: The overall layout is orderly, as this single lot closely lines up with the underlying planning area in the PUD Zone Document. This subdivision plat does not alter the previous property lines established in Reunion Filing 17, which laid out this property in a way that minimized land disturbance and provided an orderly street network.
- *Staff finds this application **meets this criterion.***



# Subdivision Plat Approval Criteria

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- **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;
- **Analysis**: The subdivision plat complies with the requirements and standards for lot design from the LDC and the PUD Zone Document. The lot layout will ensure compliance with development standards. As a single lot, the subdivision plat achieves maximum flexibility to facilitate future development.
- *Staff finds this application **meets this criterion.***

# Subdivision Plat Approval Criteria

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- **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;
- **Analysis**: To staff's knowledge, adverse affects due to traffic and parking will be mitigated in the development of the school. Mitigation efforts include an internal parking lot to accommodate school traffic and drop off lanes. The City does not have the authority to review or impose on the design of the school building or site itself, but to the extent possible in the review of this plat, mitigation efforts have been included as feedback to the applicant.
- *Staff finds this application **meets this criterion (ii)**.*

# Subdivision Plat Approval Criteria

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- **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;
- **Analysis**: All referral agencies that reviewed this proposal, including utility providers, parks & recreation, police, and the fire district have indicated an ability to serve the proposed lot, and have not raised objections to the proposed plat/development.
- *Staff finds this application **meets this criterion.***

# Subdivision Plat Approval Criteria

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- **Criteria (h)**: A development agreement between the city and the applicant has been executed and addresses the construction of all required public improvements; and
- **Analysis**: No new Development Agreement is required for this subdivision plat, per Commerce City Public Works Department.
- *Staff finds this **criteria is not applicable**.*

# Subdivision Plat Approval Criteria

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- **Criteria (i)**: As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.
- **Analysis**: Not applicable, as no phasing plan is included or needed for this subdivision plat.
- *Staff finds this **criteria is not applicable**.*

# DRT Recommendation

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- The Development Review Team (DRT) reviewed this case, Southlawn Elementary Subdivision Plat Filing 1 Lot 1 (S-809-22) in a meeting on September 30th, 2021.
- The DRT made an official recommendation of approval for this particular case.

# Planning Commission Recommendation

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- Planning Commission heard this case on March 1<sup>st</sup>, 2022.
- Planning Commission voted 5-0 to ***recommend approval*** of the case to City Council.





# Required Public Notification

(Pursuant to LDC Sec. 21-3285)

Type of Notification	Code Required	Code Required Minimum Met	Notification Provided
Mail/Postcard to Adjacent Property Owners	Mailed Notification to property owners within 300 feet	✓	306 Property Owners Notified
Publication/ Newspaper Notice	Notice in local newspaper	✓	Notice in Commerce City Sentinel-Express
Placard/Sign on Property	At least one sign on subject property	✓	Four Signs Posted

Public comments received?





Staff is available to answer any questions.

The applicant is also present to speak on behalf of this request and to answer any questions that the City Council may have.

