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In Control: City Council

File Type: Resolution

RESOLUTION APPROVING SOUTHLAWN ELEMENTARY SCHOOL FILING NO. 1, LOT 1 FINAL PLAT TO CREATE ONE LOT FROM ONE EXISTING TRACT, CONSISTING OF 10.61 ACRES, LOCATED AT THE NORTHWEST CORNER OF WALDEN STREET AND EAST 100TH AVENUE

Summary & Background

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 100th Ave.

The subdivision does not 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.

Sec. 21-3241(2) of the City's Land Development Code (LDC) sets forth the process by which Final Plats are reviewed and approved. The administrative review process includes review by DRT and the Director of Community Development. Review through a public hearing process is required per sec. 21-3241(4) of the LDC when requested by (a) a property owner within 300-feet and certain other conditions are met, (b) a public entity or utility, (c) the Community Development Director, or (d) by the City Council. In this case, after staff completed the technical review and the application was reviewed by DRT, 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 requested that the final plat be reviewed through the public hearing process 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

Staff Responsible (Department Head): Jim Tolbert, Director of Community Development

Staff Presenting: Harry Brennan, City Planner

Planning Commission Recommendation: Planning Commission forwards this application to the City Council with a 5-0 vote recommending 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