

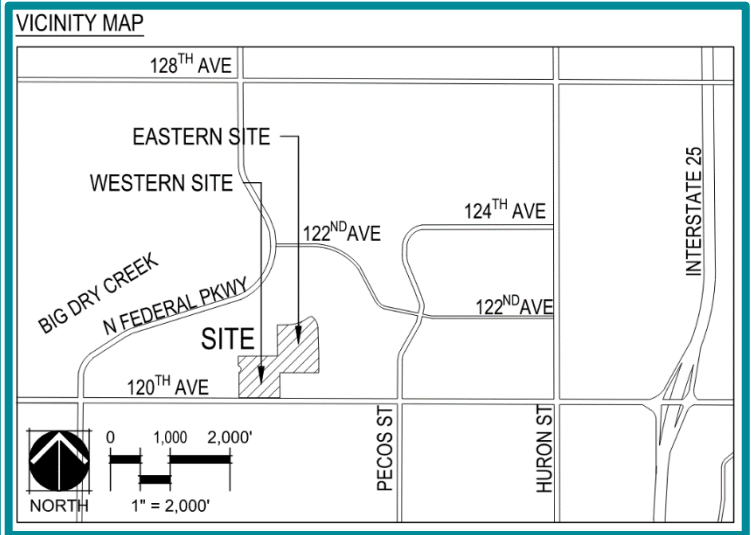
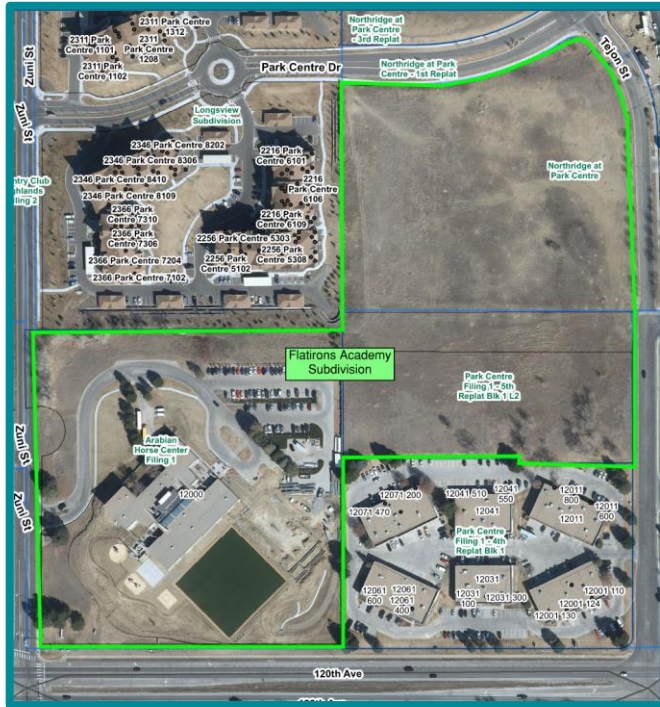
**Development Project Status:
FLATIRONS ACADEMY SUBDIVISION**

**** Please note: The information provided on this PDF is for informational purposes only. The information is subject to change and may not be updated in a timely manner. ****

Location: 12000 Zuni Street (Northeast corner of 120th Avenue and Zuni Street)

eTRAKiT Project Number: Official Development Plan (ODP): PLN21-0007
Preliminary Development Plan (PDP): PLN21-0006

Aerial Image and Vicinity Map:

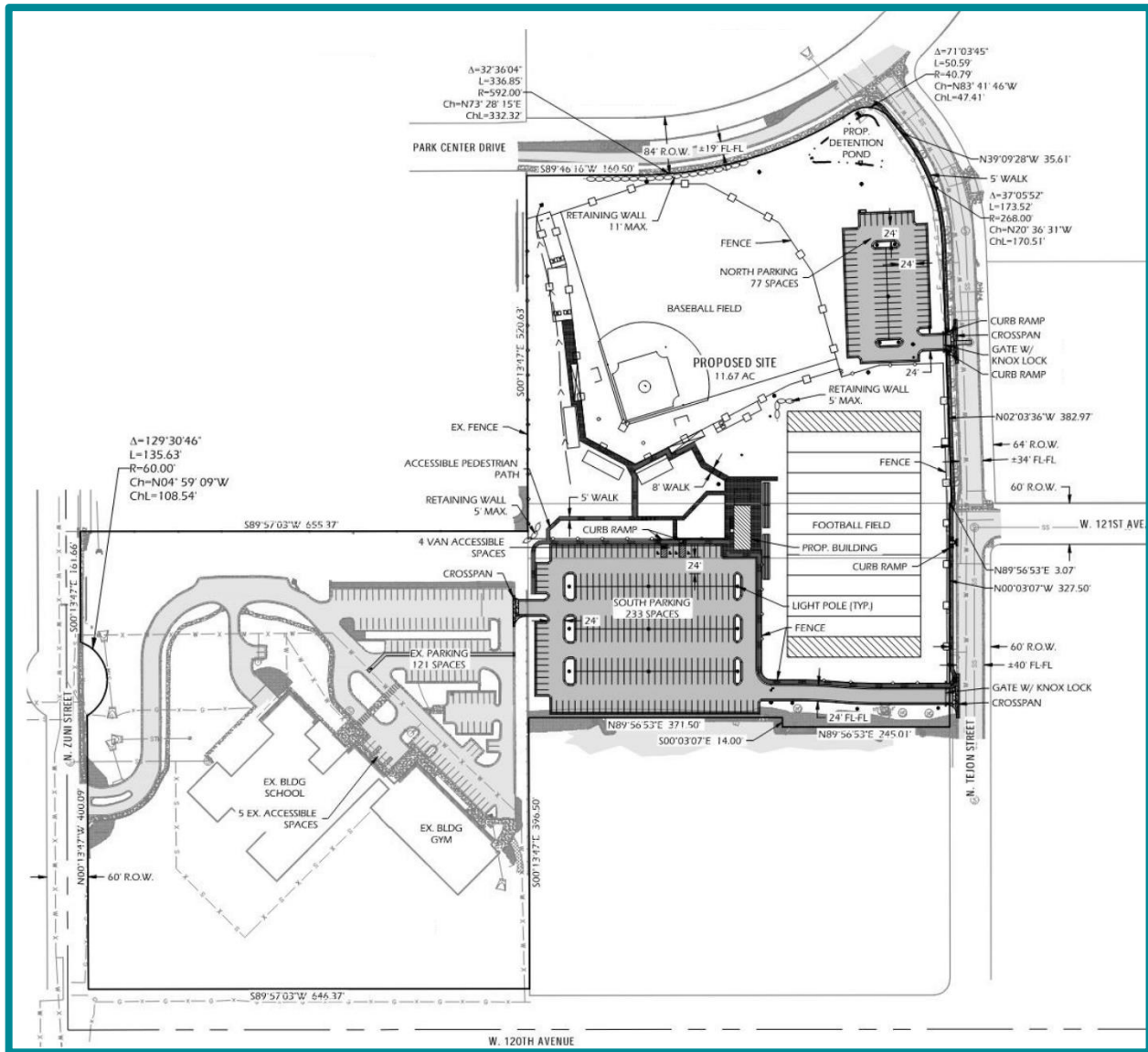


Zoning: Planned Unit Development

Comprehensive Plan Designation: West Property: [Public/Quasi-Public](#)
East Property: [Office/R&D Low](#)

Developer Contact: [Cornerstone Christian Academy \(dba: Flatirons Academy\)](#)

Project Description: Proposed expansion of an existing K-12 private school onto three adjacent, vacant parcels to the north and east of the existing school site. This expansion would result in a total land area for the school of 21.6 acres, and would add a football field, a baseball field, a press-box building for the football field, additional parking areas, and supporting site amenities, including sidewalks, landscaping, batting cages, a small playground, (etc.). The proposed development will be reviewed by the Planning Commission, and will also require approval of a new Preliminary Development Plan (PDP) by the City Council. Prior to the Planning Commission and City Council meetings, the developer will also be required to hold a Neighborhood Meeting.

Site Plan:


**** Please note, the site plan has not been approved by the City and is subject to change in future submittals and before approval. ****

Public Hearing Required: Two public hearings are required. The Planning Commission will review the new Official Development Plan (ODP) for the project, and make recommendation for approval or denial to the City Council. The City Council will consider both the Preliminary Development Plan (PDP) and the ODP, and render a final decision of approval or denial for the project. If approved, this project will create an entirely new subdivision, the Flatirons Academy Subdivision.

Review Process Status: A first round of review has been completed, and the applicant is working on revisions to the project and the PDP and ODP documents. A Neighborhood Meeting must be scheduled and held as the next step in the review process.



**Department of Community Development
Planning Division**

If you have any questions or comments on the proposed development, email the City planner listed below.

City Planner Contact Information:

David W. German, AICP, Senior Planner

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Phone: 303.658.2479

Developer Contact Information:

Cornerstone Christian Academy

dba: Flatirons Academy

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