



## **SUMMARY AND BACKGROUND OF SUBJECT MATTER**

**Owner/** HT Flatiron LP  
**Applicant:** Chad Murphy  
1515 Wynkoop Street, Suite 800  
Denver, CO 80202

**Project Location:** Tracts G & H, Flatiron Meadows Filing No. 2  
South of Erie Parkway and West of Flatiron Meadows Boulevard.



### **Summary:**

The Resolution, provided for consideration by the Board of Trustees, recognizes and acknowledges a boundary line adjustment proposed in the Flatiron Meadows Filing No. 2, 1<sup>st</sup> Amendment Final Plat.

### **Project Description:**

The Flatiron Meadows Filing No. 2, 1<sup>st</sup> Amendment Plat creates 2 lots from existing Tracts G and H in Flatiron Meadows Filing No. 2. Tract G is 15.025 acres in size and is identified as a “Future Boulder Valley School District School Site.” Tract H is 8.261 acres in size and is identified as a “Future Neighborhood Park” to be dedicated to the Town. Tract H was sized to accommodate a potential ~1 acre private amenity site.

Following negotiations between Hines, Boulder Valley School District and Anadarko, the district adjusted the footprint of the new school building and moved

it approximately 95' to the west. As a result, the school building is directly adjacent to the existing boundary between Tracts G and H. Hines and BVSD have proposed carving off a 35' wide, ~391' long (0.315 acres) segment of Tract H (park) and adding it to Tract G (school) in order to provide adequate separation between property lines and the new school location.

The resulting school site, now Lot 2, is 15.340 acres in size. The resulting Neighborhood Park site, now Lot 1, is 7.947 acres in size. The Flatiron Meadows Second Amended and Restated Master Development Agreement requires a minimum 7.3 acre Neighborhood Park site in Flatiron Meadows. The UDC requires a 7.324 acre Neighborhood Park site calculated from the maximum number of dwelling units allowed in Flatiron Meadows. In both cases, the 7.947 acre Neighborhood Park shown in this amendment plat exceeds the minimum Neighborhood Park size requirements.

**Project Process:**

The Community Development Director has conditionally approved the Flatiron Meadows Filing No. 2, 1<sup>st</sup> Amendment Final Plat, contingent upon the recognition and acknowledgement by the Board of Trustees of the property line adjustment.

**Public Notice:**

Public Notice is not required.