



City Council Communication

AGENDA DATE: June 2, 2025

LEGISTAR ITEM #: Res 2025-090

PRESENTER: Theresa Wilson

DEPARTMENT: Finance

☐ Ordinance

☒ Resolution

☐ Public Hearing

REQUEST

Approve a resolution approving request by 27J School District for a disbursement of school fees in the amount of \$1,600,000 for construction of Rocky Vista High School on the northwest corner of 96th Avenue and Reunion Parkway.

BACKGROUND

The proposed resolution authorizes the disbursement of \$1,600,000 in school fees to the 27J School District for the purpose of constructing Rocky Vista High School, located in the City of Commerce City.

Section 21-9200 of the City's Land Development Code (LDC) imposes a land dedication or fee-in-lieu payment requirement on new residential development. The City maintains such funds and owns such land until the school district determines to establish a school site to serve the community. Pursuant to section 21-9200(5), prior to transferring money or land, the school district must adopt a resolution which establishes the need for the school site to the satisfaction of the City. In making its determination, the City may consider:

- (a) whether the school district has formally adopted a plan that designates a location for the site of a future school;
- (b) whether the proposed location is in conformance with the city's comprehensive plan;
- (c) if money is requested, whether the school district has a contract for the purchase of the school site; and
- (d) whether the school district has a site plan with a fully executed development agreement, which includes acreage, fees, and water resources related to the site in addition to other items typically addressed by way of a development agreement

CITY COUNCIL COMMUNICATION CONTINUED

Staff believes this disbursement of school fees is appropriate under the LDC.

The City Council approved conveyance of the school site for Rocky Vista High School to 27J in June 2024 via Resolution 2024-051, in accordance with Section 21-9200 of the LDC.

FINANCIAL IMPACT

Contractor	N/A
Amount of Request/Contract	\$1,600,000
Amount Not To Exceed	\$N/A
Amount Budgeted	\$N/A
Budget Year	FY2025
Funding Source	School Fees paid by developers under Section 21-9200 of the LDC
Additional Funds Needed	\$N/A
Funding Source (if funds needed)	N/A

JUSTIFICATION

☐ Council Goal	☐ Strategic Plan	☐ Work Plan	☒ Legal
Citation	Land Development Code Section 21-9200		

AVAILABLE ACTIONS

- Available Action #1. Approve as submitted.
- Available Action #2. Deny the request from 27J School District.
- Available Action #3. Provide alternative direction to city staff.
- Available Action #4. N/A

STAFF RECOMMENDATION

e.g. Staff recommends action #1, approval of the item.