

CITY OF CENTENNIAL, COLORADO

**PLANNING AND ZONING COMMISSION
RESOLUTION 2016-PZ-R-24**

**A RESOLUTION OF THE CITY OF CENTENNIAL PLANNING AND
ZONING COMMISSION RATIFYING THE COLORADO AUTO FINDERS SITE PLAN
(CASE NUMBER LU-16-00168)**

WHEREAS, pursuant to the Home Rule Charter of the City of Centennial (“City”) and Article 23, Title 31 of the Colorado Revised Statutes, the City has authority to regulate the development of land, streets and utilities within the City for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, through the City of Centennial Land Development Code (“LDC”), site plans are approved by the City Council, the Planning and Zoning Commission or the Director of Community Development (“Director”); and

WHEREAS, site plans may be approved by the Director if the parcel proposed for development is more than 500 feet from a residential zoning district boundary within the City of Centennial and either:

- The parcel proposed for development is less than five acres in area; or
- None of the buildings or structures will be taller than 30 feet in height; or
- They implement an approved Master Development Plan that has not been converted, sunsetted, or abandoned; and

WHEREAS, Mr. Ali Awada and T-Bone Construction on behalf of Concorde Place (collectively, “Applicant”) submitted a site plan entitled “COLORADO AUTO FINDERS SITE PLAN,” Case No. LU-16-00168 (the “Site Plan”) to construct a 12,600 square foot auto sales facility with outdoor display for 210 vehicles on certain property legally described as LOT 2A, BLOCK 1, SOUTHFIELD PARK FILING NO. 11, COUNTY OF ARAPAHOE, STATE OF COLORADO (the “Subject Property”); and

WHEREAS, the Subject Property is located north of East Arapahoe Road, west of East Euclid Drive, and east of South Peoria Street within the Southfield Business Park; and

WHEREAS, the Subject Property is currently zoned General Commercial (CG) under the LDC; and

WHEREAS, the Subject Property consists of 4.50 acres, more or less; and

WHEREAS, the Site Plan qualifies for administrative approval and was approved by the Director on or about October 4, 2016 upon finding that the Site Plan met all the technical requirements and approval standards for a site plan as contained in the LDC; and

WHEREAS, the approved Site Plan was submitted to the Planning and Zoning Commission for ratification on its October 12, 2016 consent agenda; and

WHEREAS, the administrative record for this case includes, but is not limited to, the City of Centennial Land Development Code, City of Centennial Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff report presented to Planning and Zoning Commission, the application and all other submittals of the Applicant, and the tape recording and minutes of the Planning and Zoning Commission meeting at which this application was ratified.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CENTENNIAL, COLORADO, THAT:

Section 1. The foregoing recitals are incorporated herein as findings of the Planning and Zoning Commission.

Section 2. The Planning Commission hereby ratifies the Director's approval of the Colorado Auto Finders Site Plan, Case No. LU-16-00168.

Section 3. Approval of the Site Plan shall be and is subject to the following conditions of approval:

- a. The Applicant shall resolve and correct any technical issues as directed by City staff prior to recordation of the Site Plan mylar; and
- b. The Applicant shall pay any and all remaining fees and costs incurred by the City and its consultants in review and processing of the application in full prior to recordation of the Site Plan mylar.

Section 4. The Community Development Department is authorized to make any changes to the mylar form of the approved Site Plan as may be needed to conform the Site Plan to the form and content requirements of the LDC in effect at the time the Site Plan is submitted for signature(s) and to make such other changes that are expressly authorized or required pursuant to this Resolution.

Section 5. **Effective Date.** This Resolution shall take effect upon its approval by the City of Centennial Planning and Zoning Commission.

ADOPTED by a vote of ___ in favor and ___ against this 12th day of October, 2016.

**PLANNING AND ZONING
COMMISSION FOR THE CITY OF
CENTENNIAL, COLORADO**

Andrea Suhaka, Chairperson

ATTEST:

Approved As To Form:

Secretary
Planning and Zoning Commission

By:_____
For City Attorney's Office