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## Staff Report

TO: Honorable Mayor Noon and Members of City Council

THROUGH: John Danielson, City Manager  
Steven Greer, Director of Community Development

FROM: Alex Grimsman, Planner I

DATE OF MEETING: October 17, 2016

DATE OF SUBMITTAL: October 10, 2016

SUBJECT: Resolution No. 2016-R-66: Ratification of Planning and Zoning Commission Approval of the Fox Ridge Clubhouse Expansion Site Plan 2<sup>nd</sup> Amendment (Case No. LU-16-00094)

DISTRICT/LOCATION: District 3 – <https://goo.gl/maps/weVFUuwRUjT2> (Google Map)

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### 1. **Executive Summary:**

Staff has completed all necessary reviews to determine that land use case No. LU-16-00094, Fox Ridge Clubhouse Expansion Site Plan 2<sup>nd</sup> Amendment (the “Site Plan”), complies with all applicable provisions of the Land Development Code (the “LDC”) regarding proposed development within the City of Centennial. The Planning and Zoning Commission held a public hearing for the item on September 28, 2016 and approved the site plan by a vote of 5-0.

Per Section 12-13-201 of the LDC, all Planning and Zoning Commission approvals must be ratified by the City Council. Staff recommends ratification of the application on the October 17, 2016 City Council Consent Agenda.

### 2. **Discussion:**

In accordance with Sections 12-13-201(F)(1) and 12-14-204 of the LDC, the Planning and Zoning Commission’s approval of the Site Plan must be ratified by the City Council. This staff report provides a summary of the Site Plan, a copy of which is attached for reference.

Staff recommends ratification of the Planning and Zoning Commission’s approval of the Site Plan at City Council’s October 17, 2016 meeting, by consideration and approval of Resolution No. 2016-R-66 on the Consent Agenda. A copy of Resolution No. 2016-R-66 is attached to this staff report and is incorporated herein by reference.

### **Project Summary**

Applicant: Chris Walla, Godden|Sudik Architects

Project Description: Site plan for the construction of a one story, 1,400 square foot clubhouse expansion within the existing residential development.  
Project Location: Located at 8225 S. Poplar Way, West of the S. Quebec Street and E. Otero Avenue intersection.

### **Planning and Zoning Commission Decision**

The Planning and Zoning Commission approved the Site Plan by a vote of 5-0 On September 28, 2016.

### **Review Details**

The Applicant proposes to construct a one-story, 1,400 square foot clubhouse expansion with associated landscaping and covered patio area. The building height as measured from the primary (eastern) frontage is 17 feet. The proposed building materials include red brick wainscot, grey lap siding and glass. The Neighborhood Conservation (NC<sub>MF</sub>) zone district is intended to allow for the improvement of existing multifamily buildings and associated accessory uses. The addition of a 1,400 square foot clubhouse expansion complies with the intent of the approved zoning. The project is located at 8225 S. Poplar Way, west of the S. Quebec Street and E. Otero Avenue intersection.

**Upon review of the Fox Ridge Clubhouse Expansion Site Plan 2nd Amendment and finding that the application met all of the applicable technical requirements and approval standards for a site plan set forth in the LDC, Staff recommended approval of the application to the Planning and Zoning Commission at the Commission's September 28, 2016 meeting. Following a public hearing conducted on the Site Plan, the Planning and Zoning Commission approved the application (Case No. LU-16-00094) by a vote of 5-0.**

### **Ratification by City Council – Procedure**

Section 12-14-312(D) of the LDC establishes the applicable ratification procedures applicable to City Council's consideration of the Planning and Zoning Commission's approval of the Site Plan:

- a. The City Council may ratify the Planning and Zoning Commission's conditional approval of the Site Plan upon approval of the consent agenda; or
- b. The City Council may remove the ratification of the Site Plan from the consent agenda. If the Site Plan is removed from the consent agenda, the City Council is required to: (a) ratify the Site Plan by majority vote; or (b) schedule the Site Plan for a public hearing in accordance with Section 12-14-312(D)(3) of the LDC, if a majority of City Council members do not vote to ratify the Site Plan.

### **3. Recommendations:**

Staff recommends that the City Council approve Resolution No. 2016-R-66 on the October 17, 2016 Consent Agenda.

### **4. Alternatives:**

- a. The City Council may ratify the Planning and Zoning Commission's approval of the site plan upon approval of the consent agenda; or

- b. The City Council may remove the ratification of the site plan from the consent agenda. If the site plan is removed from the consent agenda, the City Council is required to: (a) ratify the site plan by majority vote; or (b) schedule the site plan for a public hearing in accordance with Section 12-14-312(D)(3) of the LDC, if a majority of City Council members do not vote to ratify the site plan.

**5. Fiscal Impact:**

Ratification of the Fox Ridge Clubhouse Expansion Site Plan 2<sup>nd</sup> Amendment will have no direct fiscal impact on the City.

**6. Next Steps:**

If ratified by City Council, the Applicant is required to meet all the conditions listed in Resolution and submit final mylars of the site plan to the Community Development Department for recordation within 60 days of Council ratification.

**7. Previous Actions:**

The Planning and Zoning Commission approved the application by a vote of 5-0 on September 28, 2016, through approval of Commission Resolution 2016-PZ-R-23.

**8. Suggested Motions:**

Approval of the consent agenda will effect approval of Resolution No. 2016-R-66 and ratify the Fox Ridge Clubhouse Expansion Site Plan 2<sup>nd</sup> Amendment. If the site plan is removed from the consent agenda, the City Council may ratify the site plan by majority vote with the following motion:

“I MOVE TO APPROVE RESOLUTION NO. 2016-R-66, A RESOLUTION RATIFYING THE APPROVAL OF THE FOX RIDGE CLUBHOUSE EXPANSION SITE PLAN 2<sup>ND</sup> AMENDMENT, CASE NO. LU-16-00094.”

Attachment 1: Fox Ridge Clubhouse Expansion Site Plan 2<sup>nd</sup> Amendment, LU-16-00094

Attachment 2: Planning and Zoning Commission Staff Report dated September 28<sup>th</sup>, 2016

Attachment 3: Planning and Zoning Commission Resolution approving the Site Plan (2016-PZ-R-23)

Attachment 4: Planning and Zoning Commission September 28, 2016 Hearing Minutes

Attachment 5: Resolution No. 2016-R-66