CITY OF CENTENNIAL, COLORADO

PLANNING AND ZONING COMMISSION
RESOLUTION 2016-PZ-R-23

A RESOLUTION OF THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION APPROVING THE FOXRIDGE CLUBHOUSE EXPANSION 2nd AMENDMENT SITE PLAN (CASE NO. LU-16-00094)

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 2011 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, Godden|Sudik Architects (the "Applicant") on behalf of RRE Fox Ridge Holdings, LLC (the "Owner") submitted an application for a site plan designated as the Fox Ridge Clubhouse Expansion 2nd Amendment Site Plan ("Site Plan") to allow for the construction of a one-story, 1,400 square foot clubhouse on certain property generally located west of the South Quebec Street and East Otero Avenue intersection in the City of Centennial, County of Arapahoe, State of Colorado, which property consists of 14.83 acres, more or less, and is described with particularity in the Site Plan (the "Property"); and

WHEREAS, the Site Plan qualifies for Planning and Zoning Commission approval, which approval must be ratified by City Council in accordance with the applicable provisions of the LDC; and

WHEREAS, the Property is governed by the zoning requirements of the Neighborhood Conservation Multi-Family (NC_{MF}) zoning district under the LDC; and

WHEREAS, the Planning and Zoning Commission conducted a duly noticed public hearing on September 28, 2016 to consider the Site Plan; 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 or the Owner, the Site Plan, and the tape recording and minutes of the Planning and Zoning Commission meeting at which the Site Plan was considered.

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 approves the Fox Ridge Clubhouse Expansion 2nd Amendment Site Plan, Case No. LU-16-00094, based on a determination that all applicable standards of the LDC have been met.

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

a. The Applicant and Owner shall resolve and correct any technical issues as directed by City staff prior to recordation of the Site Plan mylar; and

b. The Applicant and Owner 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 5 in favor and 0 against this 28th day of September, 2016.

PLANNING AND ZONING COMMISSION FOR THE CITY OF CENTENNIAL, COLORADO

Andrea Suhaka

Andrea Suhaka, Chairperson

ATTEST:

Lisa Bajorowski

Secretary
Planning and Zoning Commission

Approved As To Form:

By: Jim Hartman
For City Attorney's Office