

**CITY OF CENTENNIAL,  
COLORADO**

**RESOLUTION NO. 2016-R-66**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF CENTENNIAL, COLORADO RATIFYING THE  
APPROVAL OF THE FOX RIDGE CLUBHOUSE  
EXPANSION SITE PLAN 2ND AMENDMENT, CASE NO.  
LU-16-00094**

WHEREAS, Godden|Sudik Architects, on behalf of the owner RRE Fox Ridge Holdings, LLC (collectively “Applicant”), has submitted an application for a site plan designated as the Fox Ridge Clubhouse Expansion Site Plan 2<sup>nd</sup> Amendment, Case No. LU-16-00094 (“Site Plan”) to allow for the construction of a one story, 1,400 square foot expansion with associated landscaping and covered patio area within an existing residential development; and

WHEREAS, the subject property is located at 8225 South Poplar Way, 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 Property is governed by the zoning requirements of the Neighborhood Conservation Multi-Family (NC<sub>MF</sub>) zoning district under the Land Development Code (the “LDC”); and

WHEREAS, the Planning and Zoning Commission approved the Site Plan following the conclusion of a duly noticed public hearing conducted on September 28, 2016, and recommended that City Council proceed to ratify the approval of the Site Plan in accordance with the requirements of the LDC, subject to the conditions set forth in the Planning and Zoning Commission’s resolution approving the Site Plan (Resolution No. 2016-PZ-R-23); and

WHEREAS, the conditions of approval are set forth in Section 1 of this Resolution below; and

WHEREAS, the administrative record for this case includes, but is not limited to, the LDC, City of Centennial Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff files and reports of the Community Development Department case managers and the City’s consultants for this case, the Site Plan application and accompanying maps, reports, studies and all other submittals of the Applicant, any and all submittals by members of the public, and the tape recordings and minutes of the Planning and Zoning Commission and City Council meetings at which this application was considered; and

WHEREAS, the City Council has determined that the Site Plan meets all applicable requirements of the LDC and advances the public health, safety, convenience and general welfare of the residents of the City, subject to the conditions of approval as hereinafter delineated; and

WHEREAS, pursuant to and in accordance with the procedure set forth in Section 12-14-312(D) of the LDC, the City Council desires to ratify the approval of the Site Plan by the Planning and Zoning Commission.

**NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Centennial, Colorado as follows:**

**Section 1.** The City Council hereby ratifies the decision of the Planning and Zoning Commission in Case No. LU-16-00094, approving the Fox Ridge Clubhouse Expansion Site Plan 2<sup>nd</sup> Amendment, subject to the following conditions of ratification:

- 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 2.** 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 3.** This resolution shall be effective immediately upon approval by the City Council.

ADOPTED by a vote of \_\_\_ in favor and \_\_\_ against this \_\_\_ day of October, 2016.

By: \_\_\_\_\_  
Cathy A. Noon, Mayor

ATTEST:

Approved as to Form:

By: \_\_\_\_\_  
City Clerk or Deputy City Clerk

By: \_\_\_\_\_  
For City Attorney's Office