



October 17, 2016
Regular City Council Meeting, 7:00 PM
City Council Chambers
13133 E. Arapahoe Road
Centennial, Colorado 80112
www.centennialco.gov

AGENDA

Meeting Protocols:

PLEASE TURN OFF CELL PHONES; BE RESPECTFUL AND TAKE PERSONAL CONVERSATIONS INTO THE LOBBY AREA.

The Centennial City Council Meetings are audio streamed live on the City's website. Please remember to mute the volume on your laptop computers and to turn off all cell phones as they may cause interference with the microphones and audio streaming.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment

The Public Comment section offers an opportunity for any citizen to express opinions or ask questions regarding City services, policies or other matters of community concern, and any agenda items that are not a part of a scheduled public hearing. Citizens will have three minutes for comments if they are speaking as an individual, or five minutes if speaking on behalf of a group or organization. These time limits were established to provide efficiency in the conduct of the meeting and to allow equal opportunity for everyone wishing to speak. An immediate response should not be expected, as issues are typically referred to City staff for follow-up or research and are then reported back to Council and the individual who initiated the comment or inquiry.

Written materials for presentation to Council may be submitted to the City Clerk as the speaker approaches the podium. The City's computer presentation equipment is not available for general public use, although applicants are permitted to display relevant illustrations and material useful in informing the Council and public of a project. The public may, however, use the document camera for visual presentation of materials, if desired.

5. Scheduled Presentations (None)
6. Consideration of Communications, Proclamations and Appointments (None)

CONSENT AGENDA

The Consent Agenda can be adopted by a simple motion. The Consent Agenda will be read aloud prior to a vote on the motion. Any Consent Agenda item may be removed from the Consent Agenda at the request of a Council Member for individual consideration.

7. Consideration of Ordinances on First Reading

Approval of any Ordinance on first reading by approving the consent agenda is intended only to set a public hearing for the Ordinance and does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects, or denies the merits of the Ordinance.

- a. ORDINANCE NO. 2016-O-11, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO AMENDING CHAPTER 12 OF THE MUNICIPAL CODE (LAND DEVELOPMENT CODE) RELATED TO THE CENTRAL ARAPAHOE ROAD CORRIDOR *(This item is proposed for Public Hearing on November 7, therefore no public comment will be accepted at tonight's meeting)* (Holcomb)
- b. ORDINANCE NO. 2016-O-20, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO REZONING CERTAIN PROPERTIES LOCATED AT THE NORTHEAST CORNER OF EAST ARAPAHOE ROAD AND SOUTH QUEBEC STREET AND AT THE NORTHEAST AND NORTHWEST CORNERS OF EAST ARAPAHOE ROAD AND SOUTH POTOMAC STREET FROM GENERAL COMMERCIAL (CG) TO ACTIVITY CENTER (AC) UNDER THE LAND DEVELOPMENT CODE, AND AMENDING THE OFFICIAL ZONING MAP *(This item is proposed for Public Hearing on November 7, therefore no public comment will be accepted at tonight's meeting)* (Holcomb)

8. Consideration of Resolutions

- a. 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 (Grimsman)
- b. RESOLUTION NO. 2016-R-70, A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF CENTENNIAL, COLORADO, APPOINTING DEPUTY CITY MANAGER ELISHA THOMAS AS THE ACTING CITY MANAGER (Widner)

9. Consideration of Other Items

- a. Minutes
 - i. Study Session October 10, 2016
 - ii. Regular Meeting October 10, 2016

DISCUSSION AGENDA

10. Consideration of Land Use Cases

*Given the **quasi-judicial nature of land use cases**, applicants, members of the public and press are advised that, to ensure a fair and unbiased process, and to provide due process to the applicant and the public, the City Council is only allowed to consider communications that occur during the public hearing and matters set forth in the official record for the matter. Consequently, City Council Members cannot engage in conversations about any land use applications prior to the formal hearing.*

a. Public Hearings

- i. ORDINANCE NO. 2016-O-16, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO REZONING CERTAIN PROPERTY LOCATED NORTH OF EAST SMOKY HILL ROAD AND APPROXIMATELY 600 FEET EAST OF SOUTH DANUBE STREET (19491 EAST SMOKY HILL ROAD) FROM NEIGHBORHOOD CONSERVATION (NC2A) TO GENERAL COMMERCIAL (CG) UNDER THE 2011 LAND DEVELOPMENT CODE, AND AMENDING THE OFFICIAL ZONING MAP (Gradis)

11. Consideration of Ordinances (None)

12. Consideration of Resolutions

a. Public Hearings

- i. RESOLUTION NO. 2016-R-68, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO AMENDING THE 2016 BUDGET AND APPROVING A SUPPLEMENTAL APPROPRIATION FOR THE CAPITAL IMPROVEMENT FUND (Deckert)

b. General

- i. RESOLUTION NO. 2016-R-65, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, AUTHORIZING THE CITY MANAGER TO EXECUTE CERTAIN CONTRACTS ON BEHALF OF THE CITY RELATED TO THE FIBER OPTIC INITIATIVE (Eddy)

13. Consideration of Other Items

GENERAL BUSINESS

14. Other Matters as May Come Before Council

15. Reports
 - a. Acting City Manager
 - b. City Attorney
 - c. City Clerk
 - d. Council Members
16. Mayor's Report and Comments
17. Executive Session
 - a. Executive Session Pursuant to C.R.S. Section 24-6-402(e) and (b) to Receive Legal Advice, Devise Negotiation Strategy, and Instruct Negotiators Concerning the Dry Creek Pedestrian Bridge Project and Funding Proposal
18. Adjourn

Please call 303-754-3324 at least 48 hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting, or for any additional information.



Staff Report

TO: Honorable Mayor Noon and Members of City Council

THROUGH: John Danielson, City Manager
Steve Greer, Community Development Director

FROM: Derek Holcomb, AICP, Deputy Director of Community Development

DATE OF MEETING: October 17, 2016

DATE OF SUBMITTAL: October 7, 2016

SUBJECT: Ordinance No. 2016-O-11: An Ordinance of the City Council of the City of Centennial, Colorado Amending Chapter 12 of the Municipal Code (Land Development Code) Related to the Central Arapahoe Road Corridor (*First Reading Only*)

Ordinance No. 2016-O-20: An Ordinance of the City Council of the City of Centennial, Colorado Rezoning Certain Properties Located at the Northeast Corner of East Arapahoe Road and South Quebec Street and at the Northeast and Northwest Corners of East Arapahoe Road and South Potomac Street from General Commercial (CG) to Activity Center (AC) Under the Land Development Code, and Amending the Official Zoning Map (*First Reading Only*)

1. Executive Summary:

Earlier this year, the Community Development Department conducted multiple study session discussions with City Council and the Planning and Zoning Commission regarding potential Land Development Code (LDC) amendments related to the Central Arapahoe Road Corridor, including the rezoning of key parcels along the corridor from General Commercial (CG) to Activity Center (AC). At the July 18, 2016 Study Session, City Council authorized Staff to move forward with an amendment to the LDC, as described in Ordinance 2016-O-11 (Attachment 1). Council also authorized Staff to move forward with a separate ordinance rezoning specific parcels from CG to AC, as described in Ordinance 2016-O-20 (Attachment 2) and the attached Zoning Maps (Attachments 3 and 4). For ease of reference, all new language proposed as part of Ordinance 2016-O-11 to be added to the LDC has been highlighted in yellow in Attachment 1. Language not highlighted is existing in the LDC to remain.

Attachments:

Attachment 1: Ordinance No. 2016-O-11 (Amendments to the LDC)
Attachment 2: Ordinance No. 2016-O-20 (Rezoning of Key Parcels from CG to AC)
Attachment 3: Zoning Map (Arapahoe and Quebec Parcels)
Attachment 4: Zoning Map (Arapahoe and Potomac Parcels)

**CITY OF CENTENNIAL,
COLORADO**

ORDINANCE NO. 2016-O-11

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
CENTENNIAL, COLORADO AMENDING CHAPTER 12 OF THE
MUNICIPAL CODE (LAND DEVELOPMENT CODE) RELATED TO
THE CENTRAL ARAPAHOE ROAD CORRIDOR**

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

WHEREAS, the City Council has adopted the 2011 Land Development Code (“LDC”) by enactment of Ordinance No. 2010-O-13 and Ordinance No. 2011-O-14; and

WHEREAS, the LDC is codified as Chapter 12 of the Centennial Municipal Code; and

WHEREAS, through the implementation of the LDC, the City staff has identified the need for additional changes to the Municipal Code and to the LDC in the nature of housekeeping or clean-up revisions and certain substantive changes related to design and development standards for properties within the Central Arapahoe Road Corridor, as defined, and changes to the limited use standards for select commercial uses.

WHEREAS, at a duly noticed public hearing, the City of Centennial Planning and Zoning Commission recommended the proposed changes to the LDC to the City Council for approval; and

WHEREAS, in conformance with the LDC, the public hearings before Planning and Zoning Commission and City Council were properly noticed, including publication in *The Villager*; and

WHEREAS, the City Council has determined that the adoption of this Ordinance is legislative in nature and will further the public health, safety and welfare of the residents of the City.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CENTENNIAL,
COLORADO, ORDAINS:**

Section 1. The foregoing recitals are affirmed and incorporated herein by this reference as findings of the City Council.

Section 2. Table 12-2-303 *Commercial, Recreation, and Amusement Uses*, is amended to separate Vehicle Sales, Rental, and Service into three (3) separate land uses and to remove Light Automobile Service from the combined land use of Light Automobile Service/Gas Station in the Land Use table, as follows:

Table 12-2-303 Commercial, Recreation, and Amusement Uses														
P = Permitted Use; T = Permitted in Traditional Neighborhood Developments Only; L = Limited Use; C = Conditional Use; - = Prohibited Use														
Land Use	Zoning District													Additional Standards
	AG	RS	RA	RU	NC	NI	CG	AC	UC	BP	I	ED	OSR	
Commercial Uses														
Agricultural Support and Other Rural Services	P	-	-	-	-	-	-	-	-	-	-	-	-	NA
Alcoholic Beverage Sales	-	-	T	T	-	-	L	L	L	L	L	-	-	Sec. 12-2-408
Bed and Breakfast	P	-	T	T	-	-	P	P	-	-	-	-	-	NA
Commercial Lodging	-	-	-	-	-	-	P	P	P	P	-	-	-	NA
Commercial Retail	-	-	T	T	-	-	P ¹	P ¹	P ¹	L ¹	L ¹	-	-	Sec. 12-2-408, Appendix F: JPA Development Standards – as limited in Appendix F
24-Hour Commercial Retail	-	-	-	-	-	-	C	C	C	C	C	-	-	
Heavy Retail	-	-	-	-	-	-	L	-	-	-	L	-	-	
Kennel	P	-	-	-	-	-	L	-	-	-	P	-	-	NA
Gasoline Station/Convenience	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 12-4-203
Mixed-Use	-	-	T	T	-	-	L	P	P	-	-	-	-	Sec. 12-2-408, Appendix F: JPA Development Standards – as limited in Appendix F
Office	-	-	T	T	-	-	P	P	P	P	L	-	-	
Restaurant; No Drive-In or Drive-Through	-	-	T	T	-	-	P	P	P	P	L	-	-	
Restaurant; Drive-In or Drive-Through	-	-	-	-	-	-	L	-	-	L	L	-	-	
24-Hour Restaurant, No Drive-In or Drive-Through	-	-	-	-	-	-	C	C	C	C	C	-	-	
24-Hour Restaurant, Drive-In or Drive-Through	-	-	-	-	-	-	C	-	-	C	C	-	-	
Services, Commercial and Personal	-	-	T	T	-	-	P	P	P	P	-	-	-	NA
Vehicle Rental	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 12-2-408
Vehicle Sales	L	L	L	L	L	L	C	L	L	L	L	L	L	
Vehicle Service/Repair	L	L	L	L	L	L	L	L	L	L	L	L	L	
Vehicle Wash	-	-	-	-	-	-	L	-	-	L	L	-	-	Sec. 12-4-204
Veterinarian (Dogs, Cats, Exotic Pets)	P	-	T	T	-	-	P	P	-	P	-	-	-	NA
Recreation and Amusement Uses														
Commercial Amusement, Indoor	-	-	T	T	-	-	P	P	P	P	L	-	-	Sec. 12-2-409
Commercial Amusement, Outdoor	-	-	-	-	-	-	L	-	-	C	-	-	L	
Recreation, Indoor	-	L	T/L	T/L	L	L	P	P	P	P	L	L	-	
Recreation, Outdoor	P	P	P	P	C	C	L	L	L	P	-	L	L	
Sexually Oriented Businesses	-	-	-	-	-	-	-	-	-	-	L	-	-	Sec. 12-2-410
TABLE NOTE: ¹ Convenience stores are a limited use ("L"). See Section 12-2-408, <i>Commercial Uses</i> , for standards.														

Section 3. All references to Light Automobile Service/Gas Station shall be repealed and replaced with Gasoline Station/Convenience.

Section 4. Section 12-2-408, *Commercial Uses*, is amended to repeal the Section in its entirety, and replace as follows:

Sec. 12-2-408 Commercial Uses

A. **Generally.** The standards of this Section apply to commercial uses that are specified in Table 12-2-303, Commercial, Recreation, and Amusement Uses, as "L" or "C." These standards are applied in addition to the other applicable standards of this LDC.

B. **Alcoholic Beverage Sales.**

1. Alcoholic beverage sales uses are permitted in the AC, CG, and UC districts if it is demonstrated that:
 - a. The alcoholic beverage sales use provides adequate on-site parking. A commercial retail liquor store shall provide parking for a retail land use. A tasting room or beer garden shall provide parking for an alcoholic beverage sales (bar) land use. All other office, manufacturing or storage areas related to the alcoholic beverage sales use shall provide parking for the applicable office, light industry or wholesale area; and
 - b. For breweries, wineries and distilleries, on-site production is limited to:
 - i. Breweries: 3,200 barrels of beer per year;
 - ii. Wineries: 5,000 cases of wine per year; or
 - iii. Distilleries: 50,000 proof gallons of spirit per year.All other breweries, wineries or distilleries with annualized production in excess of the abovementioned levels shall be classified as a light-industry and wholesale land use, and subject to the standards set forth in Sec. 12-2-415; and
 - c. A minimum of 25 percent of production is sold on-site.
2. Alcoholic beverage sales uses are permitted in the BP and I districts if it is demonstrated that:
 - a. The alcoholic beverage sales use meets all of the criteria in subsection B.1 (above); and
 - b. The alcoholic beverage sales use does not propose a commercial retail store that sells liquor or fermented malt beverages (sales intended for off-site consumption), unless the store principally sells items manufactured on-site (*e.g.*, distillery selling spirits at the factory).

C. Commercial Retail.

1. Commercial retail is permitted in the BP and I districts if it is demonstrated that:
 - a. The commercial retail use is subordinate to an institutional, office, light industrial, or industrial use in the same building, building complex, or campus, and is principally intended to serve the needs of the employees of the building, building complex, or campus (*e.g.*, hospital gift shop, professional plumbing or electrical supply store); or
 - b. The commercial retail use principally sells items that are manufactured on-site (*e.g.*, furniture maker selling furniture at the factory); or
 - c. The commercial retail use is incidental and accessory to another permitted use (*e.g.*, personal care products sold at a salon, hospital pharmacy).
2. 24-hour commercial retail is permitted where indicated in Table 12-2-303, *Commercial, Recreation, and Amusement Uses*, as a "C," if it is demonstrated that, in addition to the other applicable standards of this Section, lights are

dimmed at 11:00 PM and the standards of Section 12-14-601(C), *Conditional Use and Temporary Conditional Use Procedures*, are met. The evaluation of subsection C.9., of Section 12-14-601 shall include an evaluation of lighting, noise, and deliveries in addition to other potential disruptive impacts.

D. **Heavy Retail.** Heavy retail in the CG and I districts is subject to the requirements of Table 12-2-408, *Spacing and Area Requirements for Selected Commercial Uses*, and the following requirements:

1. *Industrial District.*

- a. Heavy retail is permitted in the Industrial district if it is demonstrated that the use involves the sale of a single category of merchandise and is characterized by one or more of the following:
 - i. Outdoor displays that are larger in area than the footprint of the principal building;
 - ii. The lease or sale of goods or equipment to businesses that are permitted in the Industrial district; or
 - iii. The sale of goods that are manufactured on-site.
- b. The following heavy retail uses are examples of the types of heavy retail that are permitted in the industrial district:
 - i. Permanent retail operations that are located outside of enclosed buildings;
 - ii. Lumber and other building materials;
 - iii. Lawn, garden equipment, and related supplies stores;
 - iv. Heavy truck or recreational vehicle leasing or sales;
 - v. Manufactured home sales; and
 - vi. Industrial or construction equipment leasing or sales.
- c. The following types of heavy retail are not allowed in the Industrial district: warehouse clubs, super stores, and home centers.

2. *General Commercial District.*

- a. Required Access: The premises shall abut and draw access from an arterial or collector street.
- b. The following types of heavy retail are not allowed in the General Commercial District: heavy truck or recreational vehicle leasing or sales; manufactured home sales; industrial equipment leasing or sales; and lumber and other building materials sales if the outdoor storage or display area is larger than 30 percent of the footprint of the principal building.

E. **Kennel.** Kennels are permitted in the CG district if it is demonstrated that:

1. For kennels that are more than 300 feet from property that is zoned or used for residential purposes:

- a. There are no outdoor dog runs on parcels that are less than one acre in area.
 - b. Dog runs will be used only during daylight hours.
 - c. Fences that enclose dog runs are not less than six feet in height, nor higher than the maximum permitted fence height for the underlying zone district.
2. For kennels that are within 300 feet of property that is zoned or used for residential purposes:
 - a. There are no outdoor dog runs; and
 - b. The building is soundproofed such that no noise generated by the use is perceptible from the property line.

F. Gasoline Station/Convenience. Gasoline Station/Convenience uses in the CG, BP, and I districts are subject to the design standards set out in Section 12-4-203, *Convenience Stores and Gas Stations*. In addition, Gasoline Station/Convenience uses in the Central Arapahoe Road Corridor are subject to the requirements of Section 12-4-208, *Central Arapahoe Road Corridor Design Standards*.

F. Mixed Use. Mixed Use is permitted in the CG district if it is demonstrated that:

1. If the development includes residential uses:
 - a. The residential uses are located above nonresidential uses in the same building;
 - b. If there are more than five dwelling units in the development, shared recreational amenities and/or landscaped outdoor area is provided for the use of the residents, as follows:
 - i. 6 to 50 units: 100 sf. per unit.
 - ii. 51 to 100 units: 5,000 sf., plus 50 sf. per unit in excess of 50 units.
 - iii. More than 100 units: 7,500 sf., plus 25 sf. per unit in excess of 100 units, but not less than three percent of the residential floor area.
2. If the development includes uses that are indicated as "limited" or "conditional," the applicable limited or conditional use standards are met.

G. Office. Office is permitted in the I district if it is associated with the conduct or administration of another use that is permitted in the district.

H. Restaurant, No Drive-In or Drive-Through.

1. Restaurant, No Drive-In or Drive-Through is permitted in the I district if it is demonstrated that the restaurant is intended to serve employees within the I zoning district or an adjacent BP zoning district, and does not have signage that is visible from Arapahoe Road, Jordan Road, Yosemite Street, Broncos Parkway, Parker Road; or Peoria Street.
2. *24-Hour Restaurants without Drive-In or Drive-Through.* 24-hour restaurants without drive-in or drive-through facilities are permitted where indicated in Table 12-2-303, *Commercial, Recreation, and Amusement Uses*, as a "C," if it is

demonstrated that, in addition to other applicable standards of this Section, the lights and illuminated signs are dimmed by 50 percent at 11:00 PM and the standards of Section 12-14-601(C.), *Conditional Use and Temporary Conditional Use Procedures*, are met. The evaluation of subsection C.9., of Section 12-14-601 shall include an evaluation of lighting, noise, and deliveries in addition to other potential disruptive impacts.

I. Restaurant, Drive-In or Drive-Through.

1. *General Commercial and Business Park Districts.* Restaurant, Drive-In or Drive-Through uses are permitted in the CG and BP districts, subject to the requirements of Section 12-4-208, *Central Arapahoe Road Corridor Design Standards* and the design standards set out in Section 12-4-202, *Drive-In or Drive-Through Restaurants*.
2. *Industrial Districts.* Restaurant, Drive-In or Drive-Through is permitted in the I district subject to the requirements of Section 12-4-208, *Central Arapahoe Road Corridor Design Standards*, provided that the restaurant is intended to serve employees within the I zoning district or an adjacent BP zoning district, and does not have signage that is visible from East Arapahoe Road, East Broncos Parkway, South Parker Road, South Peoria Street, or South Jordan Road.
3. *24-Hour Restaurants with Drive-In or Drive-Through.* 24-hour restaurants with drive-in or drive-through facilities are permitted where indicated in Table 12-2-303, *Commercial, Recreation, and Amusement Uses*, as a "C," if it is demonstrated that, in addition to other applicable standards of this Section, all lights and illuminated signs are dimmed by 50 percent at 11:00 PM and the standards of Section 12-14-601(C), *Conditional Use and Temporary Conditional Use Procedures*, are met. The evaluation of 12-14-601(C)(9) shall include an evaluation of lighting, noise, and deliveries in addition to other potential disruptive impacts.

J. Vehicle Sales, Vehicle Rental, and Vehicle Service/Repair Uses.

1. *Existing Vehicle Sales Uses.* The following shall apply to a lawfully established and existing automobile or vehicle sales operations located as of December 11, 2016:
 - a. Section 12-2-408(J) shall not apply to an increase in the size of the existing operation provided that *either*:
 - i. Such increase in the size of the operation is clearly described or identified within an approved Development Order approved prior to December 11, 2016; or
 - ii. Such increase in the size of the operation would not enlarge the overall land area of such existing operation by more than 10 percent and such expansion is approved by amendment of the Development Order, as may be required by the LDC.
 - b. Section 12-2-408(J) shall not apply to any Existing Vehicle Sales Uses in a manner that would:

- i. Prevent, prohibit, or impair the ability of such existing operation to lawfully expand, enlarge, add, remove, relocate, reconstruct, renovate, or perform any other permitted modification of any existing or any new structure(s) or improvement(s) within the lot of the Existing Vehicle Sales Use as such lot existing on December 11, 2016, or as such lot may be subsequently expanded in accordance with the requirements above.
2. *Newly Established Vehicle Rental Uses.* The following shall apply to Vehicle Rental Uses established after December 11, 2016 within the applicable zoning district (“New Vehicle Rental Uses”):
 - a. *General Commercial (CG).* New Vehicle Rental Uses are permitted as follows:
 - i. Vehicles available for rent are limited to Passenger Vehicles only.
 - b. *Business Park (BP).* New Vehicle Rental Uses are permitted if all of the following are demonstrated:
 - i. Vehicles available for rent are limited to Passenger Vehicles only unless they are kept within a parking structure or enclosed building.
 - ii. If a parking structure is used, it is screened from abutting property and public rights-of-way by a 40 percent opacity bufferyard installed next to the parking structure, except at points of access and along areas that are screened by the principal building. The buffer opacity requirement may be combined with the required opacity of a district boundary bufferyard where the parking structure is located within 15 feet of the boundary of the required bufferyard (*i.e.*, if a 30 percent district boundary bufferyard is required and a side of the parking structure is located within 15 feet of the bufferyard, the bufferyard opacity may be increased to 50 percent along the side of the parking structure instead of providing two separate bufferyards).
 - iii. Associated vehicle wash facilities comply with Section 12-4-204, *Vehicle Wash Facilities*.
 - iv. Parking spaces that are used for storage of rental vehicles are not counted toward the number of required parking spaces.
 - c. All New Vehicle Rental Uses located within the Central Arapahoe Road Corridor are prohibited on parcels directly adjacent to Arapahoe Road and are subject to Section 12-4-208, *Central Arapahoe Road Corridor Design Standards*.
3. *Newly Established Vehicle Sales Uses.* The following shall apply to Vehicle Sales Uses established after December 11, 2016 within the General Commercial (CG) zoning district (“New Vehicle Sales Uses”):

a. New Vehicle Sales Uses in the CG zone district are considered a Conditional Use and subject to the criteria of Section 12-14-601, *Conditional Use and Temporary Conditional Use Procedures*.

b. New Vehicle Sales Uses are subject to Section 12-4-207, *Non-Residential Design Standards* and Section 12-4-208, *Central Arapahoe Road Corridor Design Standards*.

4. *New Vehicle Service/Repair Uses*. The following shall apply to all new Vehicle Service/Repair uses established after **December 11, 2016** located within the Central Arapahoe Road Corridor (“New Vehicle Service/Repair Uses”):

a. New Vehicle Service/Repair Uses are prohibited on parcels directly adjacent to Arapahoe Road and are subject to Section 12-4-208, *Central Arapahoe Road Corridor Design Standards*.

K. **Vehicle Wash**. The following shall apply to new Vehicle Wash Uses established after **December 11, 2016** in the CG, BP, and I zoning districts (“New Vehicle Wash Uses”):

1. New Vehicle Wash Uses (Principal Use) are prohibited within the Central Arapahoe Road Corridor. All other New Vehicle Wash Uses (Principal Use) are subject to the standards in Section 12-4-204, *Vehicle Wash Facilities*.

2. New Vehicle Wash Uses (Accessory Use) are subject to the standards in Section 12-4-204, *Vehicle Wash Facilities* and Section 12-4-208, *Central Arapahoe Road Corridor Design Standards*.

Section 5. Section 12-4-202, *Drive-In or Drive-Through Restaurants* is amended to repeal the Section in its entirety, and replace as follows:

Sec. 12-4-202 Drive-In or Drive-Through Restaurants

A. **Design Requirements**. The following requirements shall be met for all new or redeveloped drive-in or drive-through restaurants. Parcels located within the Central Arapahoe Road Corridor shall be governed by Section 12-4-208, *Central Arapahoe Road Corridor Design Standards*. To the extent of conflict between this Section and Section 12-4-208, *Central Arapahoe Road Corridor Design Standards*, Section 12-4-208 shall apply.

B. **Access, Circulation and On-Site Parking**.

1. Access points and driveways shall be planned and shared among abutting properties to the greatest extent possible, and appropriate access easements shall be recorded.

2. Sidewalks to accommodate pedestrian activity shall be provided. Pedestrian access shall be provided from the perimeter of the parcel proposed for development to the principal buildings. Sidewalks along the front façade and the sides of all principal buildings with public entrances shall be no less than seven feet in width.

3. Customer / employee parking shall be separated from driving activities and customer parking shall be located in the area with the highest accessibility to dining or sales areas.

C. Architectural Design.

1. Drive-in and drive-through restaurants shall maintain a consistent style and architectural theme. Architectural design, building materials, colors, forms, roof style and detailing should all work together to express a harmonious and consistent design.
2. 360-degree architectural treatment is required. Building design shall incorporate variation in building height, building mass, roof forms and changes in wall planes so as to avoid large expanses of flat, uninterrupted building walls.
3. Building elements shall not function as signage. Incorporation of franchise or business design elements unique or symbolic of a particular business shall be secondary to the overall architectural design.
4. Drive-in displays, ordering areas and parking canopies are permitted, but shall not serve as the singularly dominant feature on the site or as a sign or an attention-getting device.
5. Site furnishings shall be provided, including: bicycle racks, outdoor eating areas, trash receptacles, and benches. The style of the site furniture shall complement the overall design of the principal building and be of high quality.

D. Lighting Requirements. In addition to general lighting requirements specified in Division 6-7, *Exterior Lighting Standards*, the following specific lighting requirements apply:

1. Lighting for drive-in and drive-through restaurants shall be adequate only to facilitate the activities taking place in such locations and shall not be used to attract attention to the business.
2. The maximum level of illumination shall not exceed 20 foot candles anywhere on the site;
3. Where a drive-in or drive-through restaurant abuts property zoned or used for residential purposes, lights illuminating drive-in lanes, vehicle stacking areas, or the order / pick-up windows shall be shielded from residences and extinguished at the close of business.

E. Landscaping / Hardscaping.

1. *Landscaping*. All landscaping shall comply with Article 8, *Development Landscaping and Tree Protection*, which shall be minimum requirements. Additional landscaping may be required by the City to achieve the following purposes:
 - a. To buffer or enhance views;
 - b. To create or enhance entryways and public street appearance; and / or
 - c. To enhance the overall appearance of the drive-in or drive-through restaurant.
2. *Hardscaping*. Large expanses of concrete or asphalt are not permitted. The amount of unrelieved uninterrupted asphalt or pavement area shall be limited through the use of landscaping, contrasting colors and banding or pathways of

alternative paving material. Points of vehicle and pedestrian conflict shall be clearly defined with textured and colored pavement or brick pavers or in another appropriate manner as determined by the City.

F. Operational Requirements.

1. *Trash Receptacles*. Trash receptacles shall be emptied on a regular basis so as to maintain a clean and orderly appearance.
2. *Ordering Systems / Speakers*. Drive-through ordering systems / speakers shall only be utilized for the purpose of communications between employees and customers and shall not negatively impact adjacent residential uses. Such systems shall be designed to direct the sound away from adjacent residential properties. No speaker shall be operated within 100 feet from an adjacent residentially zoned or used property.

Section 6. Article 4, *Form and Design Standards*, is amended to include a new Section 12-4-208, *Central Arapahoe Road Corridor Design Standards*, for enhanced design standards for development along the Central Arapahoe Road Corridor, to read in full as follows:

Sec. 12-4-208 Central Arapahoe Road Corridor Design Standards

A. Generally. The standards of this Section apply to all development and redevelopment within the Central Arapahoe Road Corridor, as depicted in the Central Arapahoe Road Corridor Map (**Appendix G**), unless exempted by subsection B below.

1. For properties zoned Activity Center (AC), the Enhanced Design Standards of Division 4-4, *Form Standards for the AC District*, shall be used as a supplement to this Section and in the event of a conflict, the standards of this Section shall apply.
2. For properties zoned Urban Center (UC), the standards of this Section shall apply unless expressly addressed by an approved Regulating Plan.

B. Exemptions. The following are exempt from the requirements of this Section:

1. Routine maintenance and repair;
2. Interior remodeling of existing buildings;
3. Projects within an area covered by an approved Development Order provided that no amendment (other than an administrative amendment) to the Development Order is necessary; and
4. Projects for which a development application deemed complete by the City has been submitted prior to **December 11, 2016**.

C. Building Design.

1. *Building Placement*. Buildings shall be located as follows.
 - a. All principal buildings (excluding those within the AC and UC zone districts):
 - i. Shall be built to the Build-to Zone along East Arapahoe Road. This requirement may be varied by the Director for buildings over 50

feet in height, on the south side of East Arapahoe Road, to reduce shading on East Arapahoe Road.

ii. For corner lots, principal buildings shall comply with the Build-to Zone requirement in subsection (1)(a)(i) (above), and in addition shall be built to the setback line along the secondary street forming the corner of the lot.

iii. Accessory Buildings and Structures shall not be located between the principal building and East Arapahoe Road.

b. For properties zoned UC and AC, the setback requirements of Division 4-3, *Form Standards for the UC District* and Division 4-4, *Form Standards for the AC District*, shall govern building placement.

2. *Building Materials*. Within the Central Arapahoe Road Corridor the following design standards shall apply:

a. All buildings in the Central Arapahoe Road Corridor must incorporate three (3) substantially different building materials.

b. Materials shall appear authentic in their application.

c. Materials traditionally considered massive shall not float above light materials. Light materials shall be used only above heavier, darker and larger materials. Building massing and form shall be modulated to reduce bulk and create interest.

d. Masonry shall be wrapped around corners adequately to give the material depth and the appearance of a structural function.

e. Apply four-sided building design (see 12-4-207(C)(1), *Four-sided Design*).

f. Apply base, body and top compositional strategy (see 12-4-207(C)(3), *Vertical Articulation*).

g. A building material classification system will be implemented to require a specified minimum amount of quality materials.

i. **Class I.** A minimum of 50 percent (average) of all building facades must contain Class I materials (75 percent for facades facing Arapahoe Road), including:

1. Fired clay brick;
2. Natural stone; and/or
3. Glass (transparent).

ii. **Class II.** A maximum of 50 percent (average) of all building facades may contain Class II materials (25 percent for facades facing Arapahoe Road) to serve as an architectural accent, including:

1. Split-face or ground-face block;
2. Manufactured stone;

3. Cementitious stucco;
 4. Architectural metal; and/or
 5. Other similar materials, as approved by the Director.
- iii. **Class III.** A maximum of 10 percent (average) of all building facades may contain Class III materials (not permitted on facades facing Arapahoe Road) to serve as an architectural accent, including:
1. Exterior Insulation Finishing System (EIFS);
 2. Fiber cement board;
 3. Textured architectural concrete; and/or
 4. Other similar materials, as approved by the Director.
- iv. **Class IV.** Materials prohibited on commercial buildings, including:
1. Untextured tilt-up or poured-in-place concrete
 2. Vinyl siding or other plastic material
 3. Materials not otherwise a Class I, II, or III, as determined by the Director.
3. *Design Elements.* Sites must provide mitigation for unappealing design elements to protect and enhance the aesthetics of the Central Arapahoe Road Corridor.
- a. Drive-through lanes. Drive-through lanes associated with a commercial use must be screened from East Arapahoe Road as follows:
 - i. Placed on the interior side of the principal building (opposite of East Arapahoe Road); or
 - ii. Screened with a 40 percent opacity landscape bufferyard, a minimum of three (3) feet in height at the time of planting (above the height of the drive-through lane), to adequately screen the lane from public view from East Arapahoe Road. Vegetation used as a landscape bufferyard shall provide year-round screening.
 - b. Drive-In canopies. In addition to the standards contained in Section 12-4-202, *Drive-On and Drive-Through Restaurants*, all canopies associated with a Drive-In use in the Central Arapahoe Road Corridor shall be placed on the interior side of the principal building (opposite of East Arapahoe Road).
 - c. Trash containers. Trash containers shall not be visible from East Arapahoe Road. In addition:
 - i. All trash containers shall be fully enclosed by an opaque wall constructed to match or complement the building, to a height of at least one foot above the top of the dumpster;
 - ii. All trash enclosures shall contain gates that are not visible from East Arapahoe Road, or gates that face away from East Arapahoe Road,

which shall remain closed at all times except when the dumpster or garbage bins are being serviced; and

- iii. All trash enclosures not located behind the principal building shall be screened with a 40 percent opacity landscape bufferyard, a minimum of three (3) feet in height at the time of planting.
- d. Mechanical Equipment Screening. All rooftop and grade-level mechanical equipment shall be screened from grade-level view. Soft water tanks, gas meters, venting, heating and air conditioning units, and electrical meters shall also be screened from public view. Screening shall be part of the articulation of the building and integrated into the building design. All vents greater than eight (8) inches in diameter shall also be screened. Screens shall be at least as high as the equipment they hide, and shall be constructed to match or complement the building.
- e. Vehicle Sales and Vehicle Rental inventory. Along the East Arapahoe Road frontage, vehicles cannot be located between the street and the principal building. Vehicle inventory must be displayed or stored beside or behind the principal building in relation to East Arapahoe Road and screened with a 40 percent opacity landscape bufferyard a minimum of three (3) feet in height at the time of planting.
- f. Gasoline canopies. In addition to the standards contained in Section 12-4-203, *Convenience Stores and Gasoline Stations*, all canopies associated with a Gasoline Station/Convenience use in the Central Arapahoe Road Corridor shall be placed on the interior side of the principal building (opposite of East Arapahoe Road).
- g. Vehicle Wash and Vehicle Service/Repair bays. Vehicle access bays associated with a Vehicle Wash or Vehicle Service/Repair use must be screened from East Arapahoe Road as follows:
 - i. Placed on the interior side of the principal building (opposite of East Arapahoe Road); or
 - ii. Screened with a continuous plant row, a minimum of three (3) feet in height at the time of planting (above the height of the drive-through lane), to adequately screen the bay(s) from public view from East Arapahoe Road. Vegetation used as a landscape bufferyard shall provide year-round screening.
- h. Parking lots. Surface parking lots, both stand alone or associated with a commercial use, must be screened from East Arapahoe Road as follows:
 - i. Placed on the interior side of the principal building (opposite of East Arapahoe Road); or
 - ii. Screened with a 40 percent opacity landscape bufferyard, a minimum of three (3) feet in height at the time of planting, to adequately screen parked vehicles from public view from Arapahoe

Road. Vegetation used as a landscape bufferyard shall provide year-round screening.

- i. Parking structures. Parking structures, both standalone or associated with a commercial use, must be screened from East Arapahoe Road as follows:
 - i. Placed on the interior side of the principal building (opposite of East Arapahoe Road);
 - ii. Placed beside the principal building and screened from abutting property and public rights-of-way by a 40 percent opacity bufferyard installed next to the parking structure, except at points of access and along areas that are screened by the principal building. The buffer opacity requirement may be combined with the required opacity of a district boundary bufferyard where the parking structure is located within 15 feet of the boundary of the required bufferyard (*i.e.*, if a 30 percent district boundary bufferyard is required and a side of the parking structure is located within 15 feet of the bufferyard, the bufferyard opacity may be increased to 50 percent along the side of the parking structure instead of providing two separate bufferyards).
 - iii. If a standalone parking structure is the principal building, said structure shall be screened from abutting property and public rights-of-way by a 40 percent opacity bufferyard installed next to the parking structure, except at points of access and along areas that are screened by the principal building. The buffer opacity requirement may be combined with the required opacity of a district boundary bufferyard where the parking structure is located within 15 feet of the boundary of the required bufferyard (*i.e.*, if a 30 percent district boundary bufferyard is required and a side of the parking structure is located within 15 feet of the bufferyard, the bufferyard opacity may be increased to 50 percent along the side of the parking structure instead of providing two separate bufferyards).
 - j. Monument signage. In addition to the standards contained in Section 12-6-402, *Detached Signs*, all permanent monument signs associated with a property or use in the Central Arapahoe Road Corridor shall be designed to mimic or complement the principal building. If no principal building exists, all monument signs shall be comprised solely of Class I or Class II materials. See 12-4-208(C)(2) for acceptable building materials.
4. *Enhanced Design Standards for Newly Established Vehicle Sales Uses*. The following shall apply to Vehicle Sales Uses established after December 11, 2016 (“New Vehicle Sales Uses”), and to all redeveloped Vehicle Sales Uses in the Central Arapahoe Road Corridor:
- a. New Vehicle Sales Uses cannot be located on any parcels less than five (5) acres in size, unless the parcel proposed for

development/redevelopment contained a lawfully established Vehicle Sales Use prior to December 11, 2016.

b. New Vehicle Sales Uses shall contain principal buildings designed as follows:

- i. All primary building facades (facades adjacent to a public street) shall be a minimum 30 feet in height;
- ii. All primary building facades (facades adjacent to a public street) shall contain only Class I materials, with a minimum of 75 percent glass (fully transparent); and
- iii. All secondary building facades (facades not adjacent to a public street) shall contain only Class I and Class II materials, with a minimum of 75 percent of each secondary facade containing Class I materials (no more than 25 percent of each secondary facade shall contain Class II materials). Class III and Class IV materials are prohibited.

c. New Vehicle Sales Uses may only contain accessory buildings designed as follows:

- i. All primary building facades (facades adjacent to a public street) shall be a minimum 20 feet in height, except where restricted so as not to exceed the height of the principal building;
- ii. All primary building facades (facades adjacent to a public street) shall contain only Class I materials, with a minimum of 75 percent glass (fully transparent);
- iii. All secondary building facades (facades not adjacent to a public street) shall contain only Class I and Class II materials, with a minimum of 75 percent of each secondary facade containing Class I materials (no more than 25 percent of each secondary facade shall contain Class II materials); and
- iv. Class III and Class IV materials are prohibited.

Section 7. Article 16, *Definitions*, shall be amended to include in alphabetical order the following definitions inserted in the existing definitions section:

Central Arapahoe Road Corridor is defined by properties along East Arapahoe Road from South Quebec Street to South Parker Road, as depicted in the Central Arapahoe Road Corridor Map (**Appendix G**).

Build-to Zone is applicable to those properties within the Central Arapahoe Road Corridor. The Build-to Zone means the area within 25 feet of the front building setback (e.g. for CG and BP zone districts the Build-to Zone would be between 25 feet and 50 feet from the front property line).

Passenger Vehicle means a motor vehicle designed to carry ten (10) persons or less including the driver. Passenger Vehicle also includes motor vehicles designed to carry ten (10) persons or less that are constructed either on a truck chassis or with special features for occasional off-road use. Passenger Vehicle is intended to include the vehicles defined as passenger cars and multipurpose passenger vehicles by the National Highway Traffic Safety Administration, but not to include Commercial Vehicles (e.g. moving trucks).

Section 8. Article 16, *Definitions*, shall be amended to repeal and replace in alphabetical order the following definitions to read in full as follows:

Auto Repair means the repair and/or servicing of automobile or motor vehicle, including trailers, recreational vehicles, campers, motor homes, mobile homes, and motorcycles:

1. **Minor.** Repairs consisting of a minor nature, such as: tune up, oil change, chassis lubrication, tire change or repair, wheel alignment, muffler repair or installation that meet the following:
 - a. Repairs are made in fully enclosed bays;
 - b. Repairs are of a type that is typically completed in less than two hours (e.g., oil changes, brake service, tire rotation and balancing, glass repair, tire replacement, fluid checks and replacement, muffler service, spark plug replacement, and comparable services); and
 - c. Vehicles are generally not stored on-site, and on the occasion when overnight storage is necessary, vehicles are stored indoors.
2. **Major.** Vehicle repair consisting of assembly or disassembly of engine parts, body parts, transmission, chassis, axles, and/or the process of painting or upholstering and shall be considered a Heavy Industry use.

Gasoline Station/Convenience means:

1. Gasoline service stations (including gasoline service stations that are associated with grocery stores and warehouse clubs);
2. Gasoline convenience marts (a gasoline service station with a convenience store); or
3. Any combination of 1-or 2 above.

Heavy Industry means:

1. Primary processing or manufacturing or repair operations not specifically defined elsewhere in this Section, which involve:
 - a. An outside storage area that is larger than the area of the first floor of buildings on the same lot;
 - b. A material risk of environmental contamination, explosion, or fire;
 - c. Perceptible ground vibration;
 - d. Excessive noise or dust;
 - e. Emission of objectionable odors; or
 - f. More than 12 trips by semi-trailer trucks per day; or

2. Processing of minerals (except precious and semi-precious stone cutting for jewelry or precision instruments such as lasers or watches), ores, or fossil fuels; or
3. Industries that are required to undergo New Source Review under the Federal Clean Air Act, or are subject to construction or operation permits pursuant to the Colorado Stationary Sources Program or Title V of the Federal Clean Air Act.
4. For illustrative purposes, heavy industrial uses include, but are not limited to:
 - a. Coal cleaning plants with thermal dryers; coke oven batteries; carbon black plants (furnace process); petroleum refineries; petroleum storage and transfer units (except retail gasoline stations); and bulk fuel dealers;
 - b. Facilities used in the primary or secondary production of metals (e.g., primary zinc, copper, or lead smelters; primary aluminum ore reduction plants; iron and steel mills; sintering plants; secondary metal production plants; and blacksmith shops);
 - c. Portland cement plants;
 - d. Sawmills and pulp mills;
 - e. Incinerators with the capacity to charge more than 250 tons of refuse per day;
 - f. Lime plants; phosphate rock processing plants; sulfur recovery plants; and hydrofluoric, sulfuric, or nitric acid plants;
 - g. Fossil fuel combustion (boilers or electricity generation) totaling more than 250 million BTUs per hour of heat input;
 - h. Fabrication of building materials such as countertops, drywall, and cut stone;
 - i. Fabrication of vehicles, manufacturing equipment, durable goods, or pre-fabricated homes or home components;
 - j. Auto Repair, Major;
 - k. Drycleaner processing plants that use PERC or comparable petrochemical solvents;
 - l. Meat or seafood processing plants;
 - m. Manufacture of glass products (e.g., window panes, bottles and jars), except hand-blown products;
 - n. Manufacture of plastic products (except assembly of parts that are manufactured elsewhere);
 - o. Plasma arc welding, cutting, gouging, surfacing, or spraying; gas welding (but not brazing); arc welding with equipment that is rated at more than 200 amps; TIG welding; and other heavy welding procedures (e.g., for structural steel, automotive body, or heavy equipment manufacture or repair);
 - p. Hot mix asphalt plants;
 - q. Regional wastewater utilities;
 - r. Fossil fuel power plants, waste-to-energy plants, and biomass plants that produce more than 100 megawatts of electricity; and
 - s. Fossil fuel peaker power plants.

Vehicle Wash means any area or business using self-service, in-bay automatic, or conveyor equipment for cleaning and washing motor vehicles, whether as a part of

another business operation (e.g., as an accessory use to a Gasoline Station/Convenience Use, a Vehicle Sales Use, a Vehicle Rental Use or a Vehicle Service/Repair Use), or as a standalone operation, of any type, on a commercial basis. The definition includes fleet and municipal in-bay automatic and conveyor vehicle wash facilities.

Section 9. Article 16, *Definitions*, the existing definition for Vehicles Sales, Rental and Service shall be repealed and replaced with three (3) separate definitions to read in full as follows:

Vehicle Rental means uses that rent automobiles, light trucks, boats, and motorcycles, where the inventory is stored for any length of time on-site.

Vehicle Sales means uses that sell, purchase or lease automobiles, light trucks, boats, and motorcycles, where the inventory is stored for any length of time on-site.

Vehicle Service/Repair means uses that perform service on automobiles, light trucks, boats, motorcycles, or other similar vehicles, where the inventory is stored for any length of time on-site. The phrase includes Auto Repair, Minor, as defined, but does not include Auto Repair, Major, which is defined as Heavy Industry.

Section 10. Article 16, *Definitions*, the existing definition for Auto Broker shall be repealed in its entirety.

Section 11. Minor Edits, Corrections and Additions. The Community Development Director shall be authorized to make minor typographical, immaterial or grammatical corrections or additions to the Land Development Code, including but not limited to correcting spelling errors and adding, removing or supplementing materials that do not materially change the meaning or intent of the Land Development Code, without City Council approval, provided that the Community Development Department shall maintain full and complete records of all such edits, additions and corrections made to the Land Development Code.

Section 12. Severability. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

Section 13. Repeal. Any and all ordinances or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

Section 14. Effective Date. Except as otherwise expressly provided herein, the provisions of this Ordinance shall become effective thirty (30) days after publication following final passage.

INTRODUCED, READ, AND ORDERED PUBLISHED BY THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD ON THE ___ DAY OF _____, 2016.

CITY OF CENTENNIAL

By: _____
Cathy A. Noon, Mayor

Approved as to Form:

For City Attorney's Office

I hereby certify that the above Ordinance was introduced to the City Council of the City of Centennial at its meeting of _____, 2016 and ordered published one time by title only in *The Villager* newspaper on _____, 2016, and in full on the City web site in accordance with Section 2-1-110 of the Municipal Code.

SEAL

ATTEST:

By: _____
City Clerk or Deputy City Clerk

FINALLY ADOPTED, PASSED, APPROVED WITH AMENDMENTS, IF ANY, AND ORDERED PUBLISHED BY TITLE ONLY, IN *THE VILLAGER* NEWSPAPER AND IN FULL ON THE CITY WEB SITE IN ACCORDANCE WITH SECTION 2-1-110 OF THE MUNICIPAL CODE BY THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS MEETING HELD ON THE ___ DAY OF _____, 2016, BY A VOTE OF ___ IN FAVOR AND _____ AGAINST.

CITY OF CENTENNIAL

By: _____
Cathy A. Noon, Mayor

I hereby certify that the above Ordinance was finally adopted by the City Council of the City of Centennial at its meeting of _____, 2016, and ordered published by title only, one time by *The Villager* newspaper on _____, 2016 and in full on the City web site in accordance with Section 2-1-110 of the Municipal Code.

SEAL

ATTEST:

By: _____
City Clerk or Deputy City Clerk



Staff Report

TO: Honorable Mayor Noon and Members of City Council

THROUGH: John Danielson, City Manager
Steve Greer, Community Development Director

FROM: Derek Holcomb, AICP, Deputy Director of Community Development

DATE OF MEETING: October 17, 2016

DATE OF SUBMITTAL: October 7, 2016

SUBJECT: Ordinance No. 2016-O-11: An Ordinance of the City Council of the City of Centennial, Colorado Amending Chapter 12 of the Municipal Code (Land Development Code) Related to the Central Arapahoe Road Corridor (*First Reading Only*)

Ordinance No. 2016-O-20: An Ordinance of the City Council of the City of Centennial, Colorado Rezoning Certain Properties Located at the Northeast Corner of East Arapahoe Road and South Quebec Street and at the Northeast and Northwest Corners of East Arapahoe Road and South Potomac Street from General Commercial (CG) to Activity Center (AC) Under the Land Development Code, and Amending the Official Zoning Map (*First Reading Only*)

1. Executive Summary:

Earlier this year, the Community Development Department conducted multiple study session discussions with City Council and the Planning and Zoning Commission regarding potential Land Development Code (LDC) amendments related to the Central Arapahoe Road Corridor, including the rezoning of key parcels along the corridor from General Commercial (CG) to Activity Center (AC). At the July 18, 2016 Study Session, City Council authorized Staff to move forward with an amendment to the LDC, as described in Ordinance 2016-O-11 (Attachment 1). Council also authorized Staff to move forward with a separate ordinance rezoning specific parcels from CG to AC, as described in Ordinance 2016-O-20 (Attachment 2) and the attached Zoning Maps (Attachments 3 and 4). For ease of reference, all new language proposed as part of Ordinance 2016-O-11 to be added to the LDC has been highlighted in yellow in Attachment 1. Language not highlighted is existing in the LDC to remain.

Attachments:

Attachment 1: Ordinance No. 2016-O-11 (Amendments to the LDC)
Attachment 2: Ordinance No. 2016-O-20 (Rezoning of Key Parcels from CG to AC)
Attachment 3: Zoning Map (Arapahoe and Quebec Parcels)
Attachment 4: Zoning Map (Arapahoe and Potomac Parcels)

**CITY OF CENTENNIAL,
COLORADO**

ORDINANCE NO. 2016-O-20

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL,
COLORADO REZONING CERTAIN PROPERTIES LOCATED AT THE
NORTHEAST CORNER OF EAST ARAPAHOE ROAD AND SOUTH QUEBEC
STREET AND AT THE NORTHEAST AND NORTHWEST CORNERS OF EAST
ARAPAHOE ROAD AND SOUTH POTOMAC STREET FROM GENERAL
COMMERCIAL (CG) TO ACTIVITY CENTER (AC) UNDER THE LAND
DEVELOPMENT CODE, AND AMENDING THE OFFICIAL ZONING MAP**

WHEREAS, the City initiated a small scale rezoning of 22 parcels of land totaling approximately 41.636 acres (the "Subject Properties") from General Commercial (CG) to Activity Center (AC) under the Land Development Code ("LDC"); and

WHEREAS, the Subject Properties are located at the northeast corner of East Arapahoe Road and South Quebec Street ("Arapahoe and Quebec Parcels") and at the northeast and northwest corners of East Arapahoe Road and South Potomac Street ("Arapahoe and Potomac Parcels") in the City of Centennial; and

WHEREAS, the Subject Properties consist of the Arapahoe and Quebec Parcels, which parcels are legally described as follows:

Tracts 1-3, Heritage Place Shopping Center, and

That Part Of Lots 1-3 Blk 1 Walnut Hills North 1st Flg Lying Wly Of The Fol Desc Line Beg 340.26 Ft E & 60 Ft N Of The Sw Cor Of Sec 21-5-67 Th N 612.66 Ft To The Ne Cor Of Sd Lot 2 Ex Roads Walnut Hills North 1st Flg, and

That Part Of Tract 5 & The West 35.17 Ft Of Tract 4 Heritage Place Shopping Center Desc As Beg At The Nw Cor Of Sd Tract 5 Th E 450.17 Ft Th S 612.8 Ft Th W 300.17 Ft Th N 150 Ft Th W 150 Ft Th N 462.66 Ft To Beg Heritage Place Shopping Center, and

That Parcel Beg 10.26 Ft E Of Sw Cor Lot 3 Th N 150 Ft Th E 150 Ft Th S 150 Ft Th W 150 Ft To Beg Blk 1 Walnut Hills North 1st Flg, and

Tract 4 Ex Wly 35.17 Ft Heritage Place Shopping Center, and

Tract 5 Ex The Wly 450.17 Ft M/L Heritage Place Shopping Center, and

Part Of Lot 58 Desc As Beg At Sw Cor Of Sec 21, Th Ely Alg S Line 955.26 Ft Th Nly 60 Ft To Pob Th Ely 150 Ft, Th Nly 150 Ft, Th Wly 150 Ft, Th Sly 150 Ft To Beg Sec 21-5-67 Clark Colony, and

Part Of Lots 2 & 3 Blk 1 Desc As Beg At Se Cor Lot 3 Blk 1 Th W 175 Ft Th Nly 220.83 Ft To Pt On N Line Of Lot 2 Blk 1 Th Alg Curve To Rt 301.42 Ft To Beg Ex Road Walnut Hills North 1st Flg, and

Lot 3, Blk 1 Greenwood Retail Plaza 2nd Flg

Consisting of 19.011 acres, more or less; and

WHEREAS, the Subject Properties additionally consist of the Arapahoe and Potomac Parcels, which parcels are legally described as follows:

Tract A, Castlewood Filing No. 1, and

Tract B, Castlewood Filing No. 1, and

Tract C, Castlewood Filing No. 1, and

Lot 9, Castlewood Filing No. 6, and

Lots 1-7, Block 1, Castlewood Filing No. 11, and

Tract M, Castlewood Filing No. 12

Consisting of 22.625 acres, more or less; and

WHEREAS, the City of Centennial Planning and Zoning Commission considered the City-initiated rezoning at a duly noticed public hearing conducted on October 26, 2016, and forwarded its favorable recommendation to City Council; and

WHEREAS, public notice has been properly given of the proposed zoning of the Subject Properties by publication in *The Villager*, a newspaper of general circulation within the City of Centennial, and by mail notification of adjacent property owners, CenCON and participants who signed in to community meetings, in accordance with the applicable provisions of the LDC; and

WHEREAS, in accordance with the LDC, a public hearing was held before the City Council at the Centennial Civic Center, 13133 E. Arapahoe Road, Centennial, Colorado at which time evidence and testimony were presented to the City Council concerning said zoning proposal; and

WHEREAS, the record for this case includes, but is not limited to, the LDC, the City of Centennial Comprehensive Plan, and all other applicable ordinances, resolutions and regulations, together with all City of Centennial land use application processing policies that relate to the subject matter of the public hearing, reports, studies and all other documents and submittals to the City concerning this proposed action, any evidence or correspondence submitted by members of the public at the public hearing, and the staff files and reports of the Community Development Department pertaining to this City-initiated rezoning; and

WHEREAS, pursuant to Article 23 of Title 31, C.R.S., as amended, City Council has determined that the proposed zoning of the Subject Properties, subject to any conditions set forth herein, furthers the public health, safety, convenience and general welfare of the community;

generally conforms with the City's Comprehensive Plan, as amended and updated; is compatible with surrounding uses; and otherwise meets the applicable criteria set forth in the LDC; and

WHEREAS, approval of this Ordinance on first reading is intended only to confirm that the City Council desires to comply with state law and the LDC by setting a public hearing in order to provide the public an opportunity to present testimony and evidence regarding the rezoning. Approval of this Ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects, or denies the proposed zoning.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CENTENNIAL, COLORADO:

Section 1. Recitals Incorporated. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the City Council.

Section 2. Zoning of Property Approved. The City Council hereby grants and approves the rezoning of the Subject Properties from General Commercial (CG) to Activity Center (AC) under the LDC. Following the effective date of this Ordinance, the Subject Properties shall be zoned Activity Center (AC) under the LDC.

Section 3. Amendment of Zoning Map. The Official Zoning Map of the City of Centennial shall be amended following the effective date of this Ordinance to conform to and reflect the Subject Properties' Activity Center (AC) zone district classification.

Section 4. Severability. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

Section 5. Repeal. Any and all ordinances or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

Section 6. Effective Date. Except as otherwise expressly provided herein, the provisions of this Ordinance shall become effective thirty (30) days after publication following final passage.

INTRODUCED, READ, AND ORDERED PUBLISHED BY THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD ON THE ___ DAY OF _____, 2016.

CITY OF CENTENNIAL

By: _____
Cathy A. Noon, Mayor

Approved as to Form:

For City Attorney's Office

I hereby certify that the above Ordinance was introduced to the City Council of the City of Centennial at its meeting of _____, 2016 and ordered published one time by title only in *The Villager* newspaper on _____, 2016, and in full on the City web site in accordance with Section 2-1-110 of the Municipal Code.

ATTEST:

SEAL

By: _____
City Clerk or Deputy City Clerk

FINALLY ADOPTED, PASSED, APPROVED WITH AMENDMENTS, IF ANY, AND ORDERED PUBLISHED BY TITLE ONLY, IN *THE VILLAGER* NEWSPAPER AND IN FULL ON THE CITY WEB SITE IN ACCORDANCE WITH SECTION 2-1-110 OF THE MUNICIPAL CODE BY THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS MEETING HELD ON THE ___ DAY OF _____, 2016, BY A VOTE OF ___ IN FAVOR AND ___ AGAINST.

CITY OF CENTENNIAL

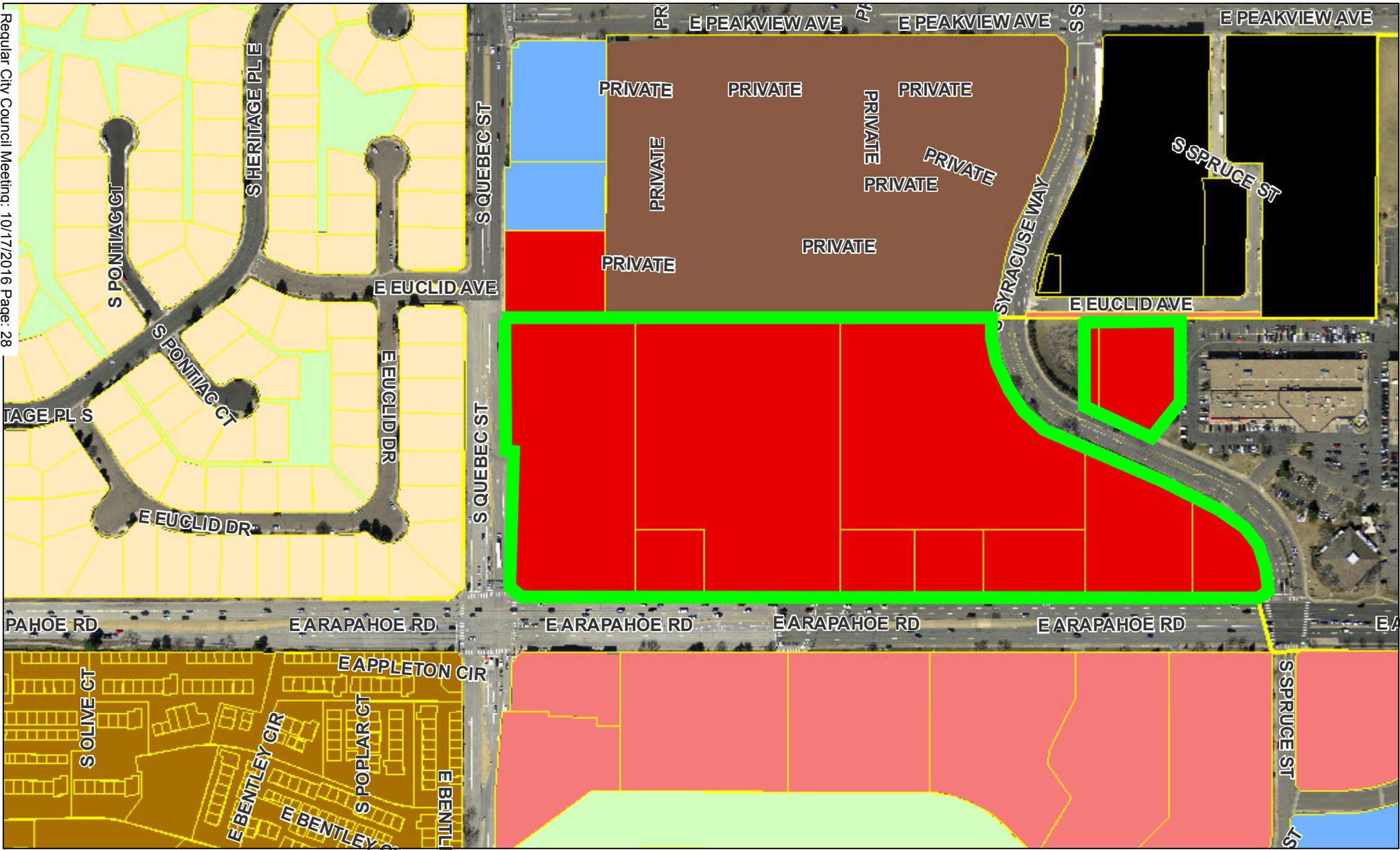
By: _____
Cathy A. Noon, Mayor

I hereby certify that the above Ordinance was finally adopted by the City Council of the City of Centennial at its meeting of _____, 2016, and ordered published by title only, one time by *The Villager* newspaper on _____, 2016 and in full on the City web site in accordance with Section 2-1-110 of the Municipal Code.

SEAL

ATTEST:

By: _____
City Clerk or Deputy City Clerk



Legend

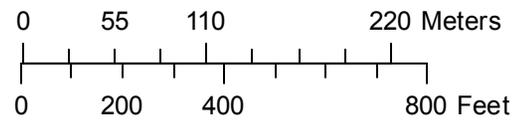
Parcels		CG		NCSFA		Centennial Boundary
Centennial_S...		BP35		OSR		Parcels Proposed For Rezoning to AC
ZoningDistrict		NC6		PUD		
		AC		NCMF		

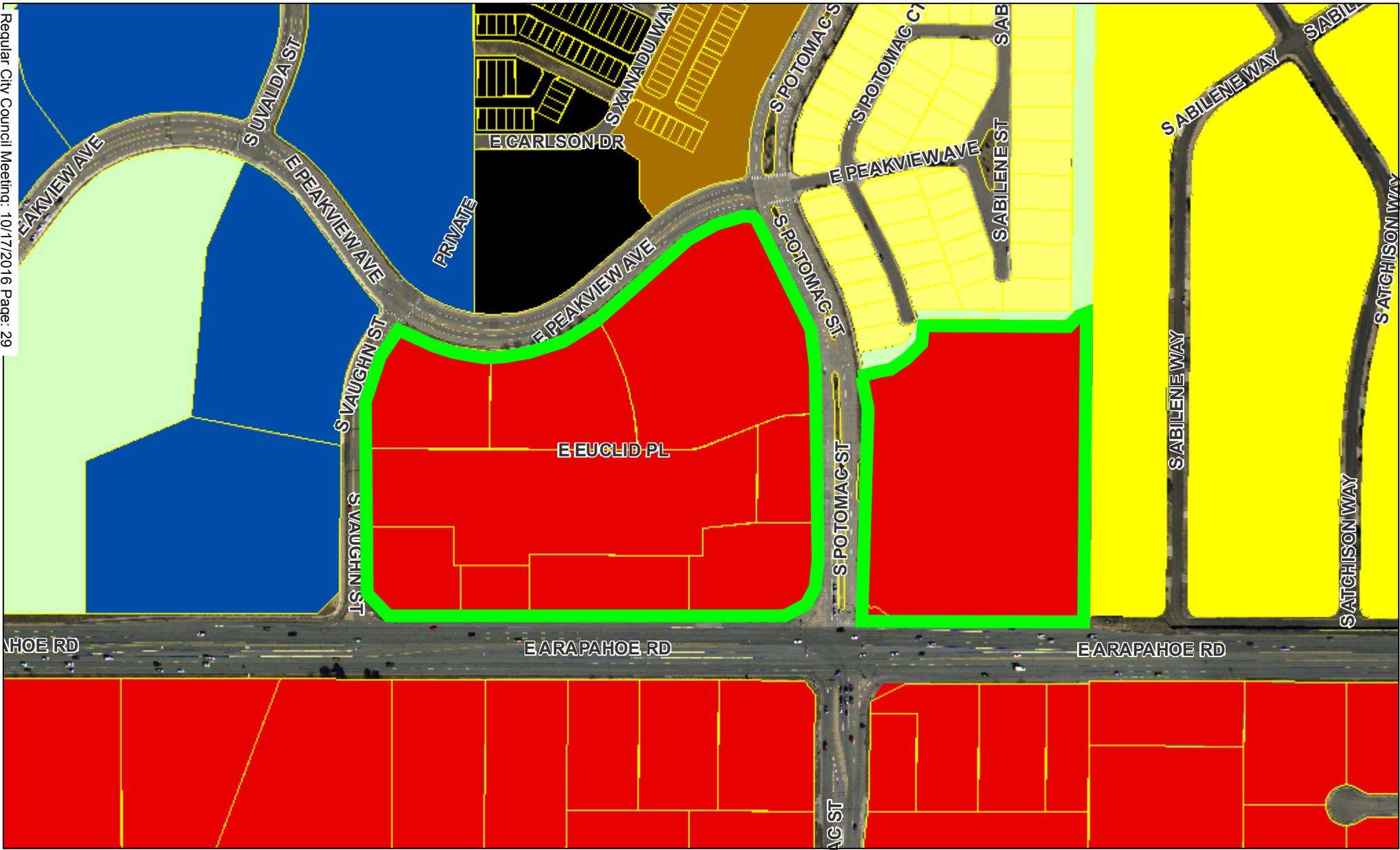
Activity Center Rezoning

Author: City Employee
 Printed on: 10/7/2016



Department of Community Development

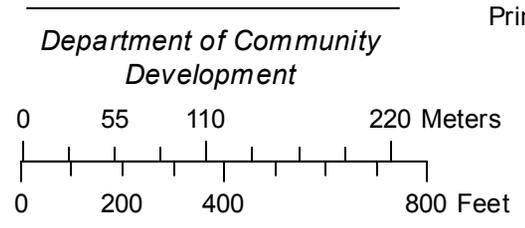




Legend

- | | | | |
|-----------------------|-------|---------------------|-------------------------------------|
| Parcels | BP100 | OSR | Parcels Proposed For Rezoning to AC |
| Centennial_S... | NC5 | PUD | |
| ZoningDistrict | NC18 | Centennial Boundary | |
| CG | NCSFA | | |

Activity Center Rezoning



Author: City Employee
 Printed on: 10/7/2016





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 2nd Amendment (Case No. LU-16-00094)

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

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 2nd 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_{MF}) 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 2nd 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 2nd 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 2ND AMENDMENT, CASE NO. LU-16-00094.”

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

Attachment 2: Planning and Zoning Commission Staff Report dated September 28th, 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

FOX RIDGE CLUB & FITNESS

SITE PLAN 2ND AMENDMENT

LOT 1, BLOCK 1 QUEBEC VILLAGES, CITY OF CENTENNIAL,
 COUNTY OF ARAPAHOE, STATE OF COLORADO
 PART OF THE SOUTHEAST 1/4 SECTION 32, TOWNSHIP 5 SOUTH,
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

CENTENNIAL GENERAL NOTES

1. THE CITY ENGINEER STAMP AND SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE CITY OF CENTENNIAL COMMUNITY DEVELOPMENT DEPARTMENT HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL CONFORMANCE WITH CITY OF CENTENNIAL SUBDIVISION REGULATIONS OR APPROVED VARIANCES TO THOSE REGULATIONS. THE CITY ENGINEER, THROUGH APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY, OTHER THAN THAT STATED ABOVE, FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS. THE OWNER AND DESIGN ENGINEER UNDERSTAND THAT IT IS THE POLICY AND PRACTICE OF THE CITY OF CENTENNIAL NOT TO ACCEPT LIABILITY FOR FACILITIES DESIGNED BY OTHERS. THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE IS AFFIXED TO THIS DOCUMENT.
2. EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, ALL ROADWAY CONSTRUCTION SHALL CONFORM TO ARAPAHOE COUNTY "ROADWAY DESIGN AND CONSTRUCTION STANDARDS," LATEST REVISION.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING INSPECTOR, 303-325-8000, A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. FOR INFORMATION, CONTACT UTILITY NOTIFICATION CENTER OF COLORADO (UNCC), 1-800-922-1987.
6. THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE PLANS (APPROVED BY THE CITY OF CENTENNIAL), ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYING ALL FEES REQUIRED BY THE CONSTRUCTION PROPOSED IN THESE PLANS, REGARDLESS OF NOTIFICATION BY THE CITY.
7. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NEEDED DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS EITHER ON-SITE OR OFF-SITE, THAT ARISE IN THE FIELD, WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY. THE COST TO RECTIFY ANY ADVERSE SITUATION TO MEET THE CITY STANDARDS AND SPECIFICATIONS SHALL BE BORNE SOLELY BY THE DEVELOPER.
8. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND THE DESIGN ENGINEER. THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER MUST OBTAIN THE WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
10. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY FOR APPROVAL WITH THE PERMIT APPLICATION. A STREET CUT OR PUBLIC IMPROVEMENTS CONSTRUCTION PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION.
11. CONCRETE SHALL NOT BE PLACED UNTIL THE FORMS HAVE BEEN INSPECTED AND A POUR SLIP ISSUED. POUR SLIPS WILL NOT BE ISSUED UNLESS THE CONTRACTOR HAS, AT THE JOB SITE, A COPY OF THE APPROVED PLANS BEARING THE SIGNATURE OF THE CITY ENGINEER. IF A CITY ENGINEERING INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK WITHOUT A POUR SLIP. HOWEVER, THE CITY RESERVES THE RIGHT NOT TO ACCEPT THE STRUCTURE IF SUBSEQUENT TESTING OR OBSERVATION REVEAL AN IMPROPER INSTALLATION.
12. PAVING SHALL NOT START UNTIL A SOIL REPORT AND PAVEMENT DESIGN IS APPROVED BY THE CITY ENGINEERING INSPECTOR AND SUBGRADE COMPACTION TESTS ARE RECEIVED AND APPROVED BY THE CITY ENGINEER.
13. STANDARD ARAPAHOE COUNTY CURB RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS, "T" INTERSECTIONS AND ALL OTHER DESIGNATED PEDESTRIAN ACCESS POINTS. ANY REQUIREMENTS OF TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA) SHALL BE INCORPORATED IN RAMP CONSTRUCTION.
14. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
15. ALL ELEVATIONS ARE INDICATE TOP OF CURB UNLESS OTHERWISE NOTED.
16. ALL SIGNS AND STRIPING SHALL COMPLY WITH CITY OF CENTENNIAL REQUIREMENTS.
17. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
18. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL APPLICABLE LAWS AND REGULATIONS.
19. ALL ESTIMATES OF QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR / SUBCONTRACTOR, WHO SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES AND PROVIDING THE WORK AND MATERIALS AS SHOWN ON THESE PLANS.
20. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL, ALL SITE VISITORS, AND THE GENERAL PUBLIC WHO MAY BE AFFECTED BY THE CONSTRUCTION.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO IMPROVEMENTS AND LANDSCAPING CAUSED BY CONSTRUCTION ACTIVITIES, TO EQUAL OR BETTER CONDITIONS.
22. THE CONTRACTOR SHALL PRESERVE ALL LANDSCAPING NOT TO BE REMOVED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESEEDING OR SODDING ALL AREAS DISTURBED BY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPING THE SITE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
23. CONSTRUCTION SHALL MEET ALL REQUIREMENTS OF THE APPROVED FINAL DEVELOPMENT PLAN AND LANDSCAPING PLAN. ANY PROPOSED CHANGES SHALL BE REFERRED TO THE CITY COMMUNITY DEVELOPMENT DEPARTMENT, WHO MAY REQUIRE REVISION AND RE-APPROVAL OF THE FINAL DEVELOPMENT PLAN.
24. THE CONTRACTOR SHALL REMOVE ALL DEBRIS RESULTING FROM WORK UNDER THIS CONTRACT TO AN APPROVED DUMP SITE.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE DESIGN ENGINEER WITH A MARKED SET OF CONSTRUCTION DRAWINGS SHOWING ALL CHANGES MADE DURING CONSTRUCTION. THE AS-BUILT PLANS SHALL BE FORWARDED TO THE CITY ENGINEER.
26. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MUST BE PERFORMED BY THE UTILITY COMPANY'S FORCES.
27. EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST E

CONSTRUCTION GENERAL NOTES

1. ALL SITE AND UTILITY WORK SHALL BE DONE IN CONFORMANCE WITH THESE PLANS AND IN CONJUNCTION WITH THE PRESIDING JURISDICTION STANDARDS AND REGULATION. THE MORE STRINGENT STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL HAVE COPIES OF THE APPROVED PLANS ON THE JOB AT ALL TIMES.
3. ALL UTILITIES HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS AND ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND LOCATING OF ALL UTILITY LINES WHETHER SHOWN ON THE PLANS OR NOT. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THE CONDITIONS IN THE FIELD DO NOT MATCH THOSE SHOWN ON THE APPROVED PLAN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS WITH THE APPROPRIATE AGENCIES.
6. THE CONTRACTOR SHALL ADJUST ALL MANHOLES, CLEANOUTS, HYDRANT FLANGES AND VALVE BOXES TO FINISHED GRADE.
7. STANDARD PLANS AND SPECIFICATIONS FOR THIS WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PRESIDING JURISDICTION AND MUNICIPALITY AND OTHER SPECIFICATIONS AND DETAILS THAT MAY BE REFERENCED WITHIN THE STANDARD PLANS AND SPECIFICATIONS.
8. THESE PLANS SHALL NOT BE USED FOR BUILDING LAYOUT OR DIMENSIONING. THE CONTRACTOR SHALL REFER TO THE BUILDING AND FOUNDATION PLANS FOR DIMENSIONS OF ALL BUILDINGS.
9. NO DIMENSIONS SHALL BE SCALED FROM ANY DRAWING FOR SITE LAYOUT OR CONSTRUCTION. IF A PERTINENT DIMENSION IS NOT SHOWN, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR EXACT DIMENSIONS.
10. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM FLOWLINE OF THE CURB.
11. CONTOURS AND SPOT ELEVATIONS SHOWN ARE FOR FINISHED GRADE OF PAVING, SIDEWALK, BUILDING PAD OR GROUND. CONTRACTOR IS RESPONSIBLE FOR ANY ADJUSTMENTS TO SUBGRADE.
12. NO PROPOSED SLOPE SHALL EXCEED FOUR (4) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS SHALL BE PROTECTED FROM EROSION.
13. SPOT ELEVATIONS SHOWN ARE AT FLOWLINE OF CURB. SPOT ELEVATIONS ARE SHOWN TYPICALLY AT THE PT AND PCR OF CURBS, ALTHOUGH ADDITIONAL SPOTS MAY BE SHOWN FOR CLARITY. SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND OUTER AND UTILITIES.
14. ALL SIDEWALKS AND HANDICAP RAMPS ALONG ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET APPLICABLE A.D.A. AND FAIR HOUSING ACT STANDARDS. MAXIMUM CROSS SLOPE SHALL NOT EXCEED 1:50. ANY ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP. THE MAXIMUM SLOPE OF A RAMP SHALL NOT EXCEED 1:12. ALL RAMPS SHALL BE PROVIDED WITH HANDRAILS AND LANDINGS IN ACCORDANCE WITH A.D.A. AND FAIR HOUSING ACT STANDARDS. HANDICAP DESIGNATED PARKING SPACES SHALL COMPLY WITH A.D.A. STANDARDS. SURFACE SLOPES IN HANDICAP DESIGNATED PARKING SPACES SHALL NOT EXCEED 1:50 IN ALL DIRECTIONS.
15. THE INFORMATION PROVIDED ON THESE PLANS DEPICT ONLY THE TOP OF WALL ELEVATION AND THE BOTTOM OF WALL ELEVATION WHERE THE FACE OF THE WALL MEETS THE FINISHED GRADE. DEPTH OF FOOTINGS OR ANY OTHER REQUIRED STRUCTURAL ELEMENTS ARE NOT INCLUDED. RETAINING WALLS SHALL BE DESIGNED BY OTHERS.

FLOODPLAIN DISCLAIMER

R&R DISCLAIMER

THE NATIONAL FLOOD HAZARD LAYER (NFHL) FLOODPLAIN BOUNDARY AS SHOWN, HAS BEEN PLOTTED UTILIZING THE BEST INFORMATION FROM THE SEMSWA GIS DATA AND IS AN APPROXIMATE LOCATION THAT HAS THE POTENTIAL TO DEVIATE HORIZONTALLY 5 FEET IN ALL DIRECTIONS. R&R ENGINEERS ASSUMES NO RESPONSIBILITY FOR SAID FLOODPLAIN BOUNDARY HEREIN CONTAINED. NO RESPONSIBILITY IS ASSUMED FOR DAMAGES OR OTHER LIABILITIES DUE TO THE ACCURACY, AVAILABILITY, USE OR MISUSE OF THE INFORMATION HEREIN PROVIDED.

SEMSWA GIS DATA DISCLAIMER

THIS GIS MATERIAL IS MADE AVAILABLE AS A SERVICE. MAPS AND DATA ARE TO BE USED FOR REFERENCE PURPOSES ONLY AND SOUTHEAST METRO STORMWATER AUTHORITY (SEMSWA), IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. NO RESPONSIBILITY IS ASSUMED FOR DAMAGES OR OTHER LIABILITIES DUE TO THE ACCURACY, AVAILABILITY, USE OR MISUSE OF THE INFORMATION HEREIN PROVIDED.

THE INFORMATION CONTAINED ON THE STORMWATER "INVENTORY" MAPS IS USED TO LOCATE, IDENTIFY AND INVENTORY STORMWATER FEATURES IN SEMSWA'S SERVICE AREA FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSTRUED OR USED AS A TRUE LOCATION. MAP INFORMATION IS BELIEVED TO BE ACCURATE BUT ACCURACY IS NOT GUARANTEED. ANY ERRORS OR OMISSIONS SHOULD BE REPORTED TO SEMSWA'S GIS PROGRAM (303-858-8844). IN NO EVENT WILL SEMSWA BE LIABLE FOR ANY DAMAGES, INCLUDING LOSS OF DATA, LOST PROFITS, BUSINESS INTERRUPTION, LOSS OF BUSINESS INFORMATION OR OTHER PECUNIARY LOSS THAT MIGHT ARISE FROM THE USE OF MAPS OR THE INFORMATION THEY CONTAIN.

CASE NUMBER: LU-16-00094

DESCRIPTION	
DATE	
BY	

DRAWN	RAN
CHECKED	JAB
DESIGNED	JSO
FILENAME	POP-1-COVER

FOX RIDGE CLUB & FITNESS
SITE PLAN 2ND AMENDMENT
GENERAL NOTES SHEET



ENGINEERS SURVEYORS

REG. ENGINEER-GENERAL, No. 710 WEST COLFAX AVENUE
 DENVER, COLORADO 80202
 (P) 303-753-6720
 (F) 303-753-6588
 WWW.RANDRENGEERS.COM

JOB NO. GC16079
 SCALE: 1"=10'
 DATE: SEPTEMBER 14, 2016

SHEETS	SHEET
11	2

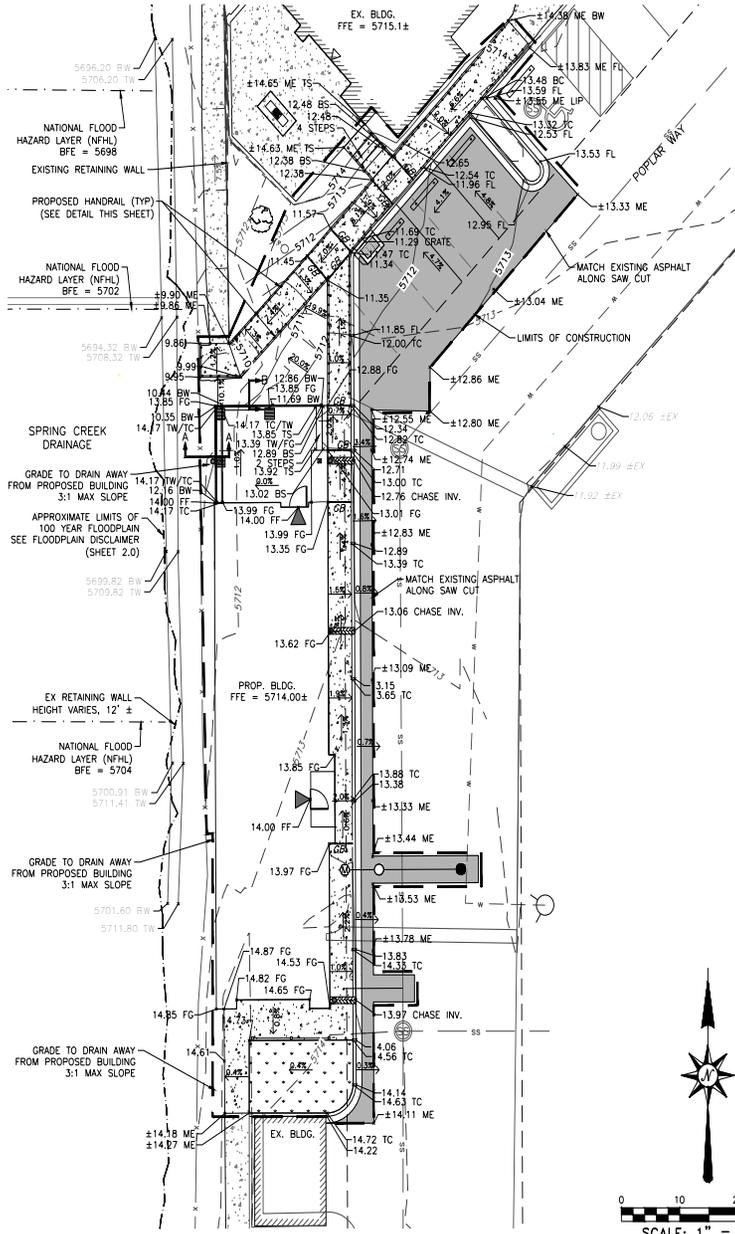
FOX RIDGE CLUB & FITNESS

SITE PLAN 2ND AMENDMENT

LOT 1, BLOCK 1 QUEBEC VILLAGES, CITY OF CENTENNIAL,
 COUNTY OF ARAPAHOE, STATE OF COLORADO
 PART OF THE SOUTHEAST 1/4 SECTION 32, TOWNSHIP 5 SOUTH,
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

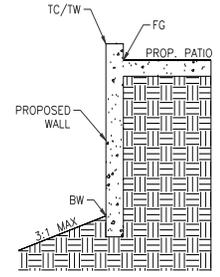
LEGEND

- EXISTING EASEMENT / SETBACK
 - LIMITS OF CONSTRUCTION
 - PROPOSED CURB
 - PROPOSED FLOW LINE
 - PROPOSED PAN/LIP
 - EXISTING CURB
 - EXISTING FLOW LINE
 - EXISTING PAN/LIP (IF APPLICABLE)
 - EXISTING CONCRETE TO REMAIN
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED HANDRAILS
 - 5481 PROPOSED CONTOUR
 - 5482 EXISTING CONTOUR
 - 61.44± EX 52.44 EXISTING / NEW GRADE (FL=FLOWLINE, TC=TOP CURB, ME=MATCH EXISTING, TW=TOP WALL, BW=BOTTOM WALL, FG=FINISH GRADE, BS=BOTTOM STEP, TS=TOP STEP)
 - 2.0% SLOPE
 - NEW SANITARY SEWER
 - EXISTING SANITARY SEWER
 - NEW WATERLINE
 - EXISTING WATERLINE
 - NEW STORM SEWER
 - EXISTING STORM SEWER
 - EXISTING COMMUNICATIONS LINE
 - GAS
 - EXISTING GAS LINE
 - NEW (UNDERGROUND) ELECTRIC LINE
 - NEW (UNDERGROUND) ELECTRIC LINE
 - EXISTING TREE
 - EXISTING / NEW FIRE HYDRANT *
 - EXISTING / NEW STORM MANHOLE *
 - EXISTING / NEW SANITARY MANHOLE *
 - EXISTING / NEW CLEAN OUT *
 - NEW DOWNSPOUT LOCATION
- * SYMBOLS MAY NOT BE TO SCALE FOR BETTER GRAPHICAL REPRESENTATION.

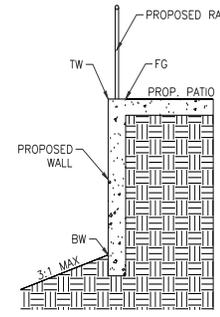


NOTES

1. ALL ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED. ELEVATIONS SHOWN AT CURBS ARE TOP OF CURB, UNLESS OTHERWISE NOTED.
2. TW AND BW ELEVATION ARE FINISHED GRADE AT THE WALL FACE AND DO NOT ACCOUNT FOR CAPSTONE OR FOOTING ELEVATIONS. REFERENCE STRUCTURE PLANS FOR COMPLETED WALL ELEVATIONS. THESE PLANS DO NOT REPRESENT WALL DESIGN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE DESIGN OF THE RETAINING WALL SYSTEM.
3. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN, AND DO NOT REFLECT A COMPLETE SURVEY OF EXISTING UTILITIES. CONTACT THE ENGINEER WITH ANY DISCREPANCIES.
4. EXISTING GRADES ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF SURVEY, AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH DISCREPANCIES.
5. GRADING AROUND STRUCTURES SHALL BE 10% MINIMUM FOR THE FIRST 10- FEET, AND A MINIMUM OF 2% IN LANDSCAPED AREAS.
6. THE SIDEWALK CHASE SHALL BE CONSTRUCTED TO ARAPAHOE COUNTY'S DESIGN STANDARD "SP, 16b - SIDEWALK CHASE."
7. ALL RETAINING WALLS EXCEEDING FOUR (4) FEET IN HEIGHT REQUIRE SEPARATE PERMIT.
8. ALL ACCESS ROUTES SHALL COMPLY WITH THE MOST CURRENT ADA STANDARDS. THIS INCLUDES BUT IS NOT LIMITED TO SIDEWALK SLOPES, HANDRAILS, STAIRS, ETC.



A-A WALL SECTION SPOT GRADE LOCATIONS
 * SEE STRUCTURAL PLANS FOR WALL SECTION



B-B WALL SECTION SPOT GRADE LOCATIONS
 * SEE STRUCTURAL PLANS FOR WALL SECTION

CASE NUMBER: LU-16-00094

FOX RIDGE CLUB & FITNESS SITE PLAN 2ND AMENDMENT GRADING PLAN	GRADING PLAN
DRAWN: RAN CHECKED: JAB DESIGNED: ISO FILENAME: POP-1-COVER	
R&R ENGINEERS SURVEYORS	
1818 ENGINEERS-BUILDING, INC. 710 WEST COLFAX AVENUE DENVER, COLORADO 80204 (P) 303-733-6720 (F) 303-733-6588 WWW.REENGINEERS.COM	
JOB NO.: GC16079 SCALE: 1"=10' DATE: SEPTEMBER 14, 2016	SHEETS: 11 SHEET: 6

LEGEND

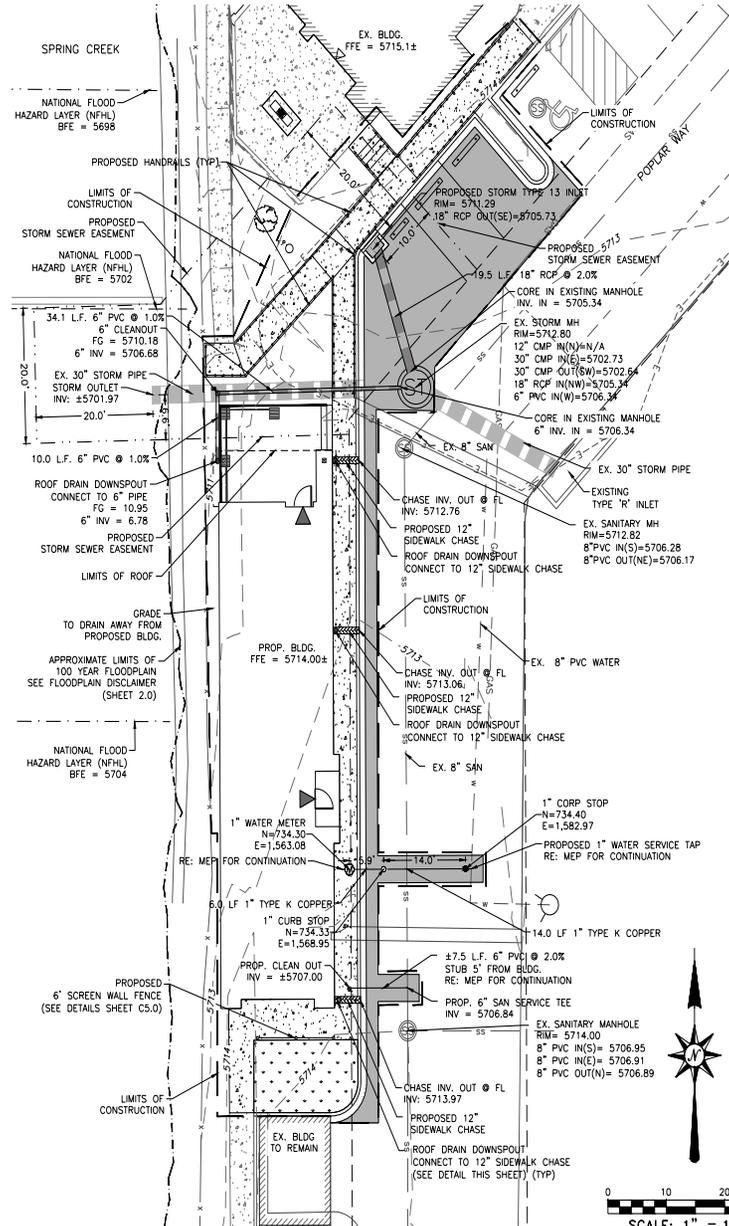
	EXISTING EASEMENT / SETBACK
	PROPOSED EASEMENT
	PROPOSED CURB
	PROPOSED FLOW LINE
	PROPOSED PAN/LIP
	EXISTING CURB
	EXISTING FLOW LINE
	EXISTING PAN/LIP (IF APPLICABLE)
	EXISTING CONCRETE TO REMAIN
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED HANDRAILS
	5481 PROPOSED CONTOUR
	5182 EXISTING CONTOUR
	NEW SANITARY SEWER
	EXISTING SANITARY SEWER
	NEW WATERLINE
	EXISTING WATERLINE
	NEW STORM SEWER
	EXISTING STORM SEWER
	EXISTING COMMUNICATIONS LINE
	EXISTING GAS LINE
	NEW (UNDERGROUND) ELECTRIC LINE
	NEW (UNDERGROUND) ELECTRIC LINE
	EXISTING TREE
	EXISTING / NEW FIRE HYDRANT *
	EXISTING / NEW STORM MANHOLE *
	EXISTING / NEW SANITARY MANHOLE *
	EXISTING / NEW CLEAN OUT *

* SYMBOLS MAY NOT BE TO SCALE FOR BETTER GRAPHICAL REPRESENTATION.

FOX RIDGE CLUB & FITNESS

SITE PLAN 2ND AMENDMENT

LOT 1, BLOCK 1 QUEBEC VILLAGES, CITY OF CENTENNIAL,
 COUNTY OF ARAPAHOE, STATE OF COLORADO
 PART OF THE SOUTHEAST 1/4 SECTION 32, TOWNSHIP 5 SOUTH,
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

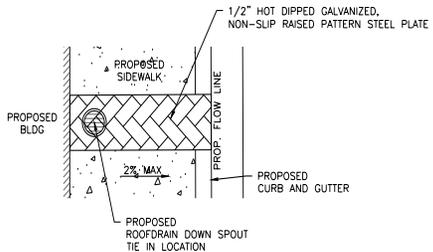
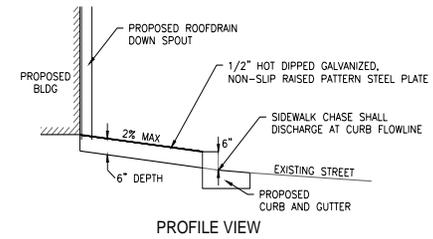


NOTES

1. ALL UTILITIES HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS AND ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND LOCATING OF ALL UTILITY LINES WHETHER SHOWN ON THE PLANS OR NOT. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THE CONDITIONS IN THE FIELD DO NOT MATCH THOSE SHOWN ON THE APPROVED PLAN.
3. UTILITY CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LOCAL MUNICIPALITY AND AGENCIES STANDARDS, SPECIFICATIONS AND CRITERIA. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE CURRENT STANDARDS AND SPECIFICATIONS.
4. PIPE LENGTHS AND SLOPES ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
5. ALL RIM, VALVE BOX AND FLANGE ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
6. SANITARY MANHOLE LIDS SHALL BE INSTALL 1/2" BELOW RIM ELEVATION SHOWN ON THE PLAN FOR MANHOLES PLACED IN ASPHALT PAVEMENT AREAS. RIM SET IN CONCRETE SHALL BE PLACED AT RIM ELEVATION PROVIDED ON PLANS.
7. EXISTING SEWER SURFACE PRETENCES SUCH AS MANHOLE LIDS, CLEANOUTS SHALL BE ADJUSTED TO FINISHED GRADE.
8. EXISTING WATER SURFACE PRETENCES SUCH AS VALVE COVERS, METER PITS, MANHOLE LIDS AND FIRE HYDRANT FLANGES SHALL BE ADJUSTED TO FINISHED GRADE.
9. THE SIDEWALK CHASE SHALL BE CONSTRUCTED TO ARAPAHOE COUNTY'S DESIGN STANDARD "SP. 16B - SIDEWALK STANDARD."

STORM SEWER NOTES

1. ALL RIM, VALVE BOX AND FLANGE ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
2. PIPE LENGTHS AND SLOPES ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
3. ELEVATION FOR INLETS AT FLOWLINE DO NOT ACCOUNT FOR THE LOCALIZED DEPRESSION. ELEVATIONS FOR INLETS AT IC ARE THE TOP OF CURB ELEVATION FOR THE TYPICAL CROSS SECTIONS.
4. ALL UTILITIES HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS AND ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND LOCATING OF ALL UTILITY LINES WHETHER SHOWN ON THE PLANS OR NOT. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THE CONDITIONS IN THE FIELD DO NOT MATCH THOSE SHOWN ON THE APPROVED PLAN.
6. UTILITY CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LOCAL MUNICIPALITY AND AGENCIES STANDARDS, SPECIFICATIONS AND CRITERIA. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE CURRENT STANDARDS AND SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR CONSTRUCTION.
8. RECORD DRAWING INFORMATION SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTACT ENGINEER OF DISCREPANCIES AND ANY FIELD CHANGES.



SIDEWALK CHASE DETAIL
 N.T.S.

CASE NUMBER: LU-16-00094

FOX RIDGE CLUB & FITNESS
 SITE PLAN 2ND AMENDMENT
 UTILITY PLAN



R&R
ENGINEERS SURVEYORS
 1110 WEST COLFAX AVENUE
 DENVER, COLORADO 80204
 (P) 303-733-6720
 (F) 303-733-6588
 WWW.RANDRENGINEERS.COM

JOB NO. GC16079
 SCALE: 1"=10'
 DATE: SEPTEMBER 14, 2016

SHEETS: 11
 SHEET: 7

FOX RIDGE CLUB & FITNESS

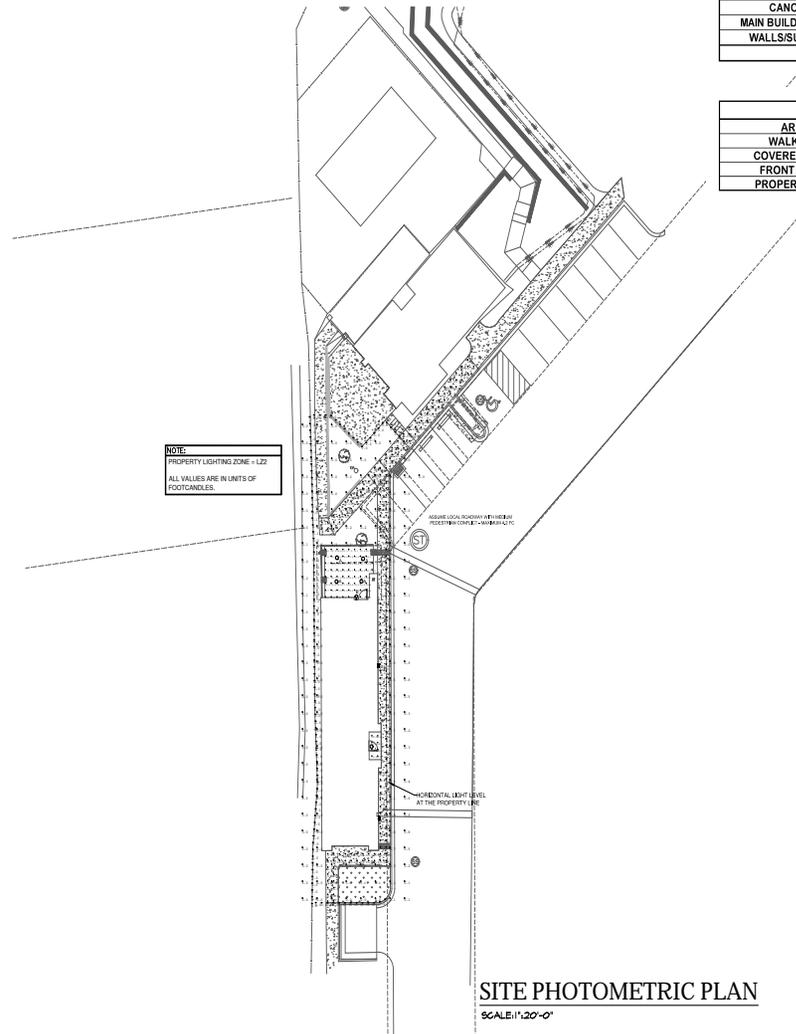
SITE PLAN 2ND AMENDMENT

LOT 1, BLOCK 1 QUEBEC VILLAGES, CITY OF CENTENNIAL,
 COUNTY OF ARAPAHOE, STATE OF COLORADO
 PART OF THE SOUTHEAST 1/4 SECTION 32, TOWNSHIP 5 SOUTH,
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

TYPE	LAMPS	LUMENS	WATTAGE	MOUNTING HEIGHT	QTY	SHIELDING	DESCRIPTION	MANUFACTURER/CAT. NO.
A	LED-3000K	1,500	19W	VARIES	5	FULL CUTOFF	CEILING MOUNTED, LED CYLINDER DOWNLIGHT	GOTHAM EVO-CYL-30-1500-6AR-FCM
B	LED-3000K	2,435	25W	7'-0"	1	FULL CUTOFF	WALL MOUNTED, LED SCONCE	INVUE ENV-E01-LED-E1-GZW-BK
C	LED-3000K	1,262	14W	9'-0"	2	FULL CUTOFF	WALL MOUNTED, LED WALL PACK	LITHONIA DSXW1-LED-10C-350-30K-ASYDF

CONNECTED LOAD SUMMARY		
AREA	ALLOWANCE	USED
CANOPIES	1.25WSF	101W
MAIN BUILDING ENTRY	30W	14W
WALLS/SURFACES	5WLF	28W
TOTAL	841W	143W

LIGHTING PERFORMANCE BY AREA					
AREA	AVERAGE (FC)	MAXIMUM (FC)	MINIMUM (FC)	MAX/MIN RATIO	AVG/MIN RATIO
WALKWAY	0.4	4.9	0	-	-
COVERED PATIO	11.4	22.6	2.3	9.8	5.0
FRONT ENTRY	10.5	11.3	8.2	1.4	1.3
PROPERTY LINE	0.02	0.2	0	-	-



SITE PHOTOMETRIC PLAN
 SCALE: 1"=20'-0"

CASE NUMBER: LU-16-00094

NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

DRAWN	MY
CHECKED	LR
DESIGNED	JG
FILENAME	FDP-1-COVER

FOX RIDGE CLUB & FITNESS
 SITE PLAN 2ND AMENDMENT
 PHOTOMETRIC PLAN



JOB NO.	T.B.D.
SCALE	1"=20'-0"
DATE	SEPTEMBER 14, 2016
SHEETS	SHEET

11 10



Staff Report

TO: Planning and Zoning Commission

THROUGH: Derek Holcomb, AICP, Deputy Director of Community Development

FROM: Alex Grimsman, Planner I

DATE OF MEETING: September 28, 2016

DATE OF SUBMITTAL: September 21, 2016

SUBJECT: Fox Ridge Clubhouse Expansion Site Plan 2nd Amendment (LU-16-00094)

DISTRICT/LOCATION: District 3 – 8225 S Poplar Way. (<https://goo.gl/maps/weVFUuwRUjT2>)

1. Executive Summary:

Godden|Sudik Architects, on behalf of the owner, RRE Fox Ridge Holdings, LLC, (known collectively as the “Applicant”), proposes to construct a one-story, 1,400 square foot clubhouse expansion within the existing residential development. The site is located at 8225 S. Poplar Way, west of the S. Quebec Street and E. Otero Avenue intersection (the “Subject Property”). The Subject Property is approximately 14.83 acres and is currently zoned Neighborhood Conservation Multi-Family (NC_{MF}).

2. Discussion:

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 NC_{MF} 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. A current zoning map for the Subject Property is attached to this report.

Approval authority for site plans is predicated on the size of the parcel of land proposed for development and the proposed building height. City Council approves applications that are within 500 feet of a residentially zoned property that also include a parcel greater than ten acres in size, or a building greater than 30 feet in height, or both. The Director of Community Development (the “Director”) approves (with ratification by Planning and Zoning Commission) applications that are more than 500 feet from a residentially zoned property and which also contain a parcel less than five acres in size or propose buildings no more than 30 feet in height,

or both. The Planning and Zoning Commission approves (with ratification by City Council) all other applications that are not decided upon by either the City Council or the Director.

The Fox Ridge Clubhouse Expansion Site Plan is located within 500 feet of a residentially zoned parcel, the area of impact to the parcel is less than five acres, and the Site Plan will not include a structure greater than 30 feet in height. Therefore, the Planning and Zoning Commission will consider approval of the Site Plan, with ratification by the Council.

A development criteria comparison chart is contained below to demonstrate the Site Plan application's compliance with the underlying development standards for the NC_{MF} zone district.

Development Criteria Comparison Chart

	EXISTING ZONING (FDP A84-019)	PROPOSED SITE PLAN (LU-16-00094)
ZONING	NC _{MF}	NC _{MF}
PARCEL AREA	14.52 acres (<1 acre impacted)	14.52 acres (<1 acre impacted)
PERMITTED USES	Per Division 2-3, <i>Land Use</i> of the LDC Generally: Multifamily	Multifamily
BUILDING MAX HEIGHT	35 feet	17 feet
MINIMUM BUILDING SETBACKS	Side yard: 10 feet Adjacent Interior Property Line: 0 feet Public ROW: 25 feet	Side yard: 72.3 feet Adjacent Interior Property Line: 10 feet Public ROW: 25 feet
MINIMUM PARKING SETBACKS	N/A	Existing
PARKING REQUIREMENT	592 Spaces	579 spaces
ADA PARKING	6 Spaces	12 ADA Spaces & 2 Van Accessible Spaces
BICYCLE PARKING	Not Required	Onsite bike storage and repair facility
LIGHTING ZONE/MAX POLE HEIGHT	Lighting Zone 2 (LZ-2) 18 feet	Lighting Zone 2 (LZ-2) 18 feet
LANDSCAPE SURFACE RATIO	48%	48%

As required under Table 12-14-311 of the Land Development Code (LDC), the public hearing before Planning and Zoning Commission was properly noticed, including posted notice on the property and mailed notice to adjacent property owners at least 14 days prior to the public hearing. Therefore, the Planning and Zoning Commission has jurisdiction to make a recommendation on the Site Plan application.

Criteria for Approval – Site Plan

The Planning and Zoning Commission must consider evidence presented at the public hearing and evaluate the proposed site plan application according to the following criteria set forth in Section 12-14-602(D), *Approval Standards* (site plans) and listed below.

12-14-602(D)(1) *Site plans shall be used to implement physical design objectives of adopted Sub-Area Plans in a manner that is consistent with the standards of this LDC.*

The Subject Property is subject to the Comprehensive Plan, which contains the following goals applicable to the proposed application:

- Housing Goal #3- Preserve Existing Housing Stock and Protect Stable Residential Areas

“Upgrade and maintain streets, landscaping, and other infrastructure.”

“Ensure new residential construction or additions to housing respect the context of the surrounding residential area.”

The addition of the clubhouse is an upgrade for the Subject Property and furthers components of and does not contradict the Comprehensive Plan.

12-14-602(D)(2) *The proposed site plan shall be designed to minimize impacts on the reasonable development expectations or the use and enjoyment of adjacent land or the public interest, consistent with the applicable standards of this LDC.*

The NC_{MF} zone district allows for a clubhouse as an accessory use within the existing multifamily development. As the fitness center and clubhouse are within a residential zone district but are a non-residential structure, the clubhouse complies with the non-residential site design standards in the Land Development Code (LDC). The proposed use will complement and benefit the Subject Property and surrounding area by providing opportunities for community gathering, exercise and entertainment.

12-14-602(D)(3) *The proposed site plan shall not materially and adversely affect the public health or safety through interpretations of the standards of this LDC that do not give full effect to other provisions that would be protective to health and safety if applied.*

The Site Plan amendment complies with all standards of the NC_{MF} zone district, including access, building height, setbacks, landscaping, parking and lighting requirements. The Site Plan amendment will not have an adverse impact on the health and safety of the public or any adjacent properties.

12-14-602(D)(4) *The proposed site plan recognizes the limits of existing and planned infrastructure, by thorough examination of the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.*

As part of the outside referral process, Staff referred the application to Public Service Company of Colorado (Xcel) and Southgate Water and Sanitation District (“Southgate”). Xcel responded with no objections, and Southgate stated no objection to the proposed use but requested final construction documents for review prior to construction. The City requires approval from Southgate prior to release of building permits.

A Drainage Letter of Compliance was submitted with the Site Plan for review. The Drainage Letter of Compliance meets the requirements of the City as outlined in the February 2007 City of Centennial Stormwater Management Manual. The Southeast Metro Stormwater Authority (SEMSWA) has reviewed and will approve the drainage conformance letter and associated drainage features. The City requires approved plans from SEMSWA prior to plan approval and release of building permits.

12-14-602(D)(5) *The proposed site plan provides for compatibility between the proposed development, surrounding land uses (existing or planned), and the natural environment.*

The proposed clubhouse expansion is compatible with the surrounding multifamily development and complies with all applicable LDC standards. The building will be screened from adjacent sites by either existing buildings or mature vegetation.

12-14-602(D)(6) *The proposed site plan provides for efficient and adequate provision of public services and solid waste removal.*

As part of the outside referral process, Staff referred the application to the South Metro Fire Rescue Authority (SMFRA). SMFRA responded with no comments. The City requires approval from SMFRA prior to release of building permits.

12-14-602(D)(7) *The proposed site plan protects public health and safety against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.*

The proposed development will protect the public health and safety against natural and man-made hazards by providing adequate access for emergency rescue services, a reaffirmed compliant stormwater management system, and adequate visual screening on the Subject Property. The clubhouse building design will have no impact on traffic noise, water pollution, airport hazards or flooding.

12-14-602(D)(8) *The proposed site plan provides for accessibility within the proposed development and appropriate connectivity or buffering or both between the development and existing adjacent uses.*

The Site Plan will provide connectivity within the community via the existing private drive that runs throughout the Subject Property. No additional connectivity is practicable as this is an existing property and the adjacent properties have already been developed.

12-14-602(D)(9) *The proposed site plan minimizes disruptions to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.*

With the exception of a new water quality feature, there are no relevant topographical elements or vegetation that warrant preservation. The Applicant will remove and replace one tree as shown on the Site Plan.

12-14-602(D)(10) *If the site plan includes buildings that are more than 30 feet in height and the parcel proposed for development abuts existing residential development with existing views of the mountains, then the site plan shall distribute the mass of the buildings that are taller than 30 feet in a manner that allows for sight lines to the mountains from the residential development.*

Not applicable. The Site Plan does not propose a building greater than 30 feet in height. While the subject property does abut a residential zone district, the new construction is roughly 72 feet from the district boundary and will not disrupt mountain views.

Agency/Public Comments

Staff sent a total of 11 referral requests to outside agencies and community groups; two entities responded with comments. The remainder had no comments or did not respond to the request. All agency and public comments received, as well as the Applicant's responses (if necessary), are attached to this report. A summary of comments and Staff responses is provided below:

ENTITY	COMMENTS			
	Response with comments	No Comments	No Response	Staff's Response
COMMUNITY GROUPS				
CenCON		X		
TMMC Property Management (Willow Creek HOA #2)			X	
Homestead Farm II HOA			X	
Hallmark Management (Willow Creek #3)			X	
Fox Ridge Improvement Association			X	
AGENCIES				
Arapahoe Sheriff Community Resource Unit			X	
Arapahoe Sheriff Public Safety Bureau		X		
South Metro Fire Rescue Authority		X		
Southgate Water and Sanitation District	Provide plans for review.			Noted. Comments forwarded to Applicant.
Urban Drainage and Flood Control District			X	
Xcel Energy	The proposed fitness center and clubhouse may have a possible conflict with existing utility lines. The developer is responsible for contacting the Utility Notification Center to verify location of utilities prior to construction.			Noted. Comments forwarded to Applicant.

Community Meeting:

Per Section 12-14-304, *Threshold Review*, a community meeting not was required.

3. Recommendation:

Staff recommends that the Planning and Zoning Commission approve the Site Plan application.

4. Alternatives:

As this is a quasi-judicial action, Planning and Zoning Commission has the following alternatives:

1. Deny the Site Plan application; or
2. Continue the public hearing for additional information.

5. Fiscal Impact:

Approval or denial of this application will have no direct fiscal impact to the City.

6. Next Steps:

The item will be scheduled for ratification by the City Council at a future meeting. If ratified by City Council, the Applicant is required to submit final mylars of the Site Plan to the Community Development Department for recordation within 60 days of approval.

7. Previous Actions:

None.

8. Suggested Motions:

SUGGESTED MOTION FOR APPROVAL:

I MOVE TO APPROVE RESOLUTION 2016-PZ-R-23, A RESOLUTION OF THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION APPROVING THE FOX RIDGE CLUBHOUSE EXPANSION SITE PLAN CASE LU-16-00094, BASED ON THE FINDING THAT THE SITE PLAN APPLICATION MEETS ALL APPLICABLE CRITERIA FOR APPROVAL SET FORTH IN SECTION 12-14-602(D) OF THE LAND DEVELOPMENT CODE, AS SUMMARIZED IN THE STAFF REPORT AND RECOMMENDATION DATED SEPTEMBER 21, 2016.

SUGGESTED MOTION FOR DENIAL:*

I MOVE TO DENY RESOLUTION 2016-PZ-R-23, A RESOLUTION OF THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION APPROVING THE FOX RIDGE CLUBHOUSE EXPANSION SITE PLAN, CASE LU-16-00094, BASED ON THE FOLLOWING FINDINGS OF FACT:

1. THE REQUEST DOES NOT MEET ALL OF THE CRITERIA OF APPROVAL SET FORTH IN §12-14-602(D) OF THE LAND DEVELOPMENT CODE INCLUDING BUT NOT LIMITED TO:

* Staff recommends that the Commission consult with the City Attorney prior to making a motion. If the motion to deny the Site Plan Application is approved by the Commission, the City Attorney will prepare a resolution setting forth the specific findings and conclusions of the Commission, which will be presented to the Planning and Zoning Commission for approval on the consent agenda at the next regular meeting of the Commission.

- | | |
|---------------|--|
| Attachment 1: | Zoning Map |
| Attachment 2: | Applicant's Letter of Intent |
| Attachment 3: | Fox Ridge Clubhouse Expansion Site Plan, LU-16-00094 |
| Attachment 4: | External Referral Comments |

Attachment 5: Resolution No. 2016-PZ-R-23

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.

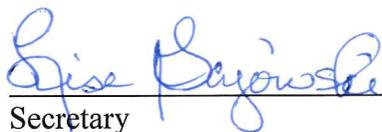
ADOPTED by a vote of 5 in favor and 0 against this 28th day of September, 2016.

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



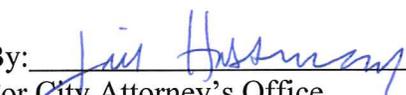
Andrea Suhaka, Chairperson

ATTEST:



Secretary
Planning and Zoning Commission

Approved As To Form:

By: 
For City Attorney's Office



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
September 28, 2016, 6:00 PM
13133 E. ARAPAHOE ROAD**

1. CALL TO ORDER

2. ROLL CALL

Those present were: Chair Suhaka
Commissioner Bailey
Commissioner Beatty
Commissioner Griffis
Commissioner Hart
Commissioner Urtz (arrived at 6:06 PM)

Those absent were: Commissioner Cohen, excused
Commissioner Sims, excused
Commissioner Sutherland, excused

Also present were: Jill Hassman, Assistant City Attorney
Steven Greer, Director of Community Development
Derek Holcomb, Deputy Director of Community Development
Neil Marciniak, Economic Development Manager
Michael Gradis, Planner II
Alex Grimsman, Planner I
Lisa Gajowski, Recording Secretary

a. Alternate Selection for Voting Purposes

Commissioners Beatty and Griffis were appointed voting members in the absence of Commissioners Cohen, Sims and Sutherland.

3. CONSENT AGENDA

The Consent Agenda can be adopted by a simple motion. The Consent Agenda will be read aloud prior to a vote on the motion. Any Consent Agenda item may be removed from the Consent Agenda at the request of a Planning and Zoning Commissioner for individual consideration.

Commissioner Hart moved to approve the CONSENT AGENDA as presented. Commissioner Bailey seconded the motion.

With Commissioners Bailey, Beatty, Griffis, Hart and Chair Suhaka voting AYE, and none voting NAY; the motion was approved by a vote of five (5) AYE and none (0) NAY.

a. Consideration of Resolutions

b. Consideration of Other Items

c. Approval of Minutes

4. LAND USE APPLICATIONS/PUBLIC HEARINGS

a. Fox Ridge Clubhouse Expansion Site Plan

Alex Grimsman Planner I presented.

Chair Suhaka opened the public hearing.

There being no one present wishing to speak Chair Suhaka closed the public hearing.

Commissioner Hart moved to approve Resolution 2016-PZ-R-23, a Resolution of the City of Centennial Planning and Zoning Commission approving the Fox Ridge Clubhouse Expansion Site Plan Case LU-16-00094, based on the finding that the site plan application meets all applicable criteria for approval set forth in Section 12-14-602(D) of the Land Development Code, as summarized in the staff report and recommendation dated September 21, 2016. Commissioner Bailey seconded the motion.

With Commissioners Bailey, Beatty, Griffis, Hart and Chair Suhaka voting AYE, and none voting NAY; the motion was approved by a vote of five (5) AYE and none (0) NAY.

b. Smoky Hill United Methodist Church Rezoning

Jill Hassman, Assistant City Attorney, asked the Commissioners to disclose any ex parte communications they may have had on this matter.

Commissioner Bailey stated that he has not had any ex parte communications but wanted to disclose that he is a member of St. Andrew United Methodist Church. Commissioner Bailey further stated that he is able to make an unbiased decision on this matter.

Chair Suhaka advised the public and Commissioners of the public hearing process.

Michael Gradis, Planner II presented.

Lee Honnen, representing the Board of Trustees for the Smoky Hill United Methodist Church, presented on behalf of the Applicant.

Chair Suhaka opened the public hearing.

Dave Lisson, 14063 E Whitaker Dr., Aurora, spoke in support of the proposed rezoning.

Sharon Holland, 24642 E Ontario Dr., Aurora, spoke in support of the proposed rezoning.

Fred Isernhagen, 5347 S Telluride Way, Centennial, spoke in support of the proposed rezoning.

Bob Kerbs, 26734 E Phillips Pl., Aurora, spoke in support of the proposed rezoning.

Wendy Hanson, 4878 S. Espana Ct., Centennial, spoke in support of the proposed rezoning.

David Newsom, 5483 S Dunkirk Way speaking for himself, and on behalf of a non-English speaking neighbor and representing neighbors backing directly to the church unable to make the meeting, spoke against the proposed rezoning. Mr. Newsom provided a petition signed by those unable to make the meeting for the record.

Alice Newsom, 5483 S Dunkirk Way spoke against the proposed rezoning.

Charlotte Faris, 5358 S. Ukraine Way Aurora, spoke in support of the proposed rezoning.

Megan Bilotta, 5453 S. Dunkirk Way Aurora, spoke.

Richard Decker, 22757 Prentice Ave. spoke.

Ryan Heller, 5266 S Hayleyville Way Aurora, Pastor of Edge Church spoke in support of the proposed rezoning.

Will Childers, 5423 S Dunkirk Way spoke.

Rhonda Reid, 19458 E Crestridge Cir. spoke.

Derek Holcomb, Deputy Director of Community Development responded to questions from public comment.

Mr. Gradis responded to questions from public comment and the Commission.

Mr. Honnen responded to questions from public comment and the Commission.

The meeting recessed at 7:26 PM to determine whether the Commission needed to go into executive session. The meeting reconvened at 7:33 PM.

At 7:34 PM Commissioner Suhaka moved that the Commission go into executive session pursuant to C.R.S. § 24-6-402(4)(b) with the attorney for the Planning and Zoning Commission to seek and receive legal advice on the legal standards to consider in relation to the proposed rezoning set forth in LU-16-00171.

With Commissioners Bailey, Beatty, Griffis, Hart, Urtz and Chair Suhaka voting AYE, and none voting NAY; the motion was approved by a vote of six (6) AYE and none (0) NAY and the meeting recessed while the Commission was in executive session.

The meeting reconvened at 7:55 PM.

Commissioner Bailey moved that Case Number LU-16-00171, Smoky Hill United Methodist Church Rezoning Plan, be recommended to City Council for approval based on the Planning and Zoning Commission's finding that the proposed rezoning satisfies the approval standards set forth in Section 12-14-604(E) of the Land Development Code, as summarized in the staff report and recommendation dated September 21, 2016. Commissioner Hart seconded the motion.

With Commissioners Bailey, Beatty, Griffis, Hart and Chair Suhaka voting AYE, and none voting NAY; the motion was approved by a vote of six (6) AYE and none (0) NAY.

c. Land Development Code Amendments Related to the Arapahoe Road Corridor

Derek Holcomb, Deputy Director of Community Development presented.

Neil Marciniak, Economic Development Manager presented.

Chair Suhaka opened the public hearing.

John Schwartzberg, 6434 S Potomac Ct. spoke.

Jill Meekens, 6384 S Abilene spoke.

Rhonda Livingston, 6555 S Jordan Rd., spoke.

There being no one else present wishing to speak Chair Suhaka closed the public hearing.

Mr. Holcomb and Mr. Marciniak responded to questions from public comment and the Commission.

Commissioner Bailey moved to recommend approval to City Council of Ordinance 2016-O-11, an ordinance of the City Council of the City of Centennial, Colorado amending Chapter 12 of the Municipal Code (Land Development Code) related to the Central Arapahoe Road Corridor, as outlined in the staff report dated September 21, 2016.

With Commissioners Bailey, Beatty, Griffis, Hart and Urtz voting AYE, and Chair Andrea Suhaka voting NAY; the motion was approved by a vote of five (5) AYE and one (1) NAY.

5. **UPDATES**
6. **LONG RANGE AGENDA**
7. **ADJOURNMENT**

The meeting adjourned at 8:54 PM.

THE NEXT REGULAR MEETING WILL BE HELD 10/12/2016, 6:00 PM

Respectfully submitted,

Lisa Gajowski

Lisa Gajowski, Recording Secretary

DRAFT

**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 2nd 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_{MF}) 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 2nd 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

**CITY OF CENTENNIAL,
COLORADO**

RESOLUTION NO. 2016-R-70

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY
OF CENTENNIAL, COLORADO, APPOINTING DEPUTY CITY MANAGER ELISHA
THOMAS AS THE ACTING CITY MANAGER**

WHEREAS, John Danielson has served the City of Centennial as its City Manager and, on October 3, 2016, voluntarily tendered his resignation from employment effective October 14, 2016; and

WHEREAS, the City Council accepted Mr. Danielson's resignation; and

WHEREAS, the City Council desires to provide for the interim operation and management of the City during the period of recruitment of a replacement for City Manager John Danielson,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Centennial, Colorado, that:

Section 1. Elisha Thomas is hereby appointed as the Acting City Manager with all the duties, authorities, and responsibilities of the City Manager for the City of Centennial pursuant to Article VIII of the Centennial Home Rule Charter and Article 2, Chapter 2 of the Centennial Municipal Code.

Section 2. The City Council understands that such appointment shall be temporary in nature and such appointment may be reconfirmed with the later approval of an agreement setting forth the terms, conditions, and expectations of the position of Acting City Manager. This resolution may be rescinded at any time by a majority vote of the City Council and, in such instance, Ms. Thomas shall be returned to her former position as Deputy City Manager.

Section 3. This resolution shall be in full force and effect immediately upon its approval.

Adopted by a vote of ___ in favor and ___ against, this 17th 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



**MINUTES OF THE
CENTENNIAL CITY COUNCIL
Study Session**

6:00 PM

Monday, October 10, 2016

A Study Session of the City Council was held on this date in the City Council Chambers at 13133 E. Arapahoe Road, Centennial, Colorado. A full and timely notice of this meeting had been posted and a quorum was present.

A. Call to Order

Mayor Noon called the meeting to order at 6:06 PM.

B. Roll Call

Those present were:

- Mayor Noon
- Council Member Turley
- Council Member Moon
- Council Member Piko
- Council Member Lucas
- Council Member Truhlar
- Council Member Gotto
- Council Member Whelan
- Council Member Penalosa

Those absent were: None

Also present were:

- John Danielson, City Manager
- Maureen Juran, Deputy City Attorney
- Elisha Thomas, Deputy City Manager
- Andy Firestine, Assistant City Manager
- Sherri Chadwick, Communications Director
- Steve Greer, Community Development Director
- Travis Greiman, Engineering Manager
- Scott Blumenreich, Chief Innovation & Technology Officer
- Mitch Meier, Business Systems Analyst
- Linda Gregory, Deputy Director of Finance
- Jessica Hayes, Financial Analyst
- Jeff Cadiz, Revenue Manager
- Kelly Ohaver, Customer Experience Manager
- Neil Marciniak, Economic Development Planner
- Mitch Meier, Senior Management Analyst
- Craig Faessler, Program Manager
- Barbara Setterlind, City Clerk
- Ebony Vivens, Deputy City Clerk

C. Centennial 101 Graduation

Mayor Noon and Council Members presented certificates to Centennial 101 Graduates.

D. 2017 IT Budget Follow-up

Scott Blumenreich, Chief Innovation & Technology Officer, Jeff Cadiz, Revenue Manager, Mitch Meier, Senior Management Analyst and Jim Albee, Budget Committee Member, presented. Consensus to move forward as presented.

E. Rezoning Refresher

Bob Widner, City Attorney, presented.

F. Adjourn

There being no further business to discuss, the Study Session was adjourned at 8:25 PM

Respectfully Submitted,

Barbara Setterlind, City Clerk



**MINUTES OF THE
CENTENNIAL CITY COUNCIL
Regular City Council Meeting**

7:00 PM

Monday, October 10, 2016

A Regular Meeting of the City Council was held on this date in the City Council Chambers at 13133 E. Arapahoe Road, Centennial, Colorado. A full and timely notice of this meeting had been posted and a quorum was present.

1. Call to Order

Mayor Noon called the meeting to order at 8:45 PM.

2. Roll Call

Those present were:

- Mayor Noon
- Council Member Moon
- Council Member Piko
- Council Member Lucas
- Council Member Turley
- Council Member Truhlar
- Council Member Gotto
- Council Member Whelan
- Council Member Penaloza

Those absent were: None

Also present were:

- John Danielson, City Manager
- Maureen Juran, Deputy City Attorney
- Elisha Thomas, Deputy City Manager
- Andy Firestine, Assistant City Manager
- Steve Greer, Community Development Director
- Travis Greiman, Public Works Director
- Neil Marciniak, Economic Development Planner
- Sheri Chadwick, Director of Communications
- Barbara Setterlind, City Clerk
- Ebony Vivens, Deputy City Clerk

3. Pledge of Allegiance

Mayor Noon led the Pledge of Allegiance.

4. Public Comment (None)

5. Scheduled Presentations (None)

6. Consideration of Communications, Proclamations and Appointments (None)

CONSENT AGENDA

Council Member Whelan moved to Approve CONSENT AGENDA. Council Member Piko seconded the motion.

With Mayor Noon, Council Member Moon, Council Member Piko, Council Member Lucas, Council Member Turley, Council Member Truhlar, Council Member Gotto, Council Member Whelan, Council Member Penaloza voting AYE, and (None) voting NAY; Absent: 0. THE MOTION Passed.

7. **Consideration of Ordinances on First Reading (None)**
8. **Consideration of Resolutions**
 - a. **RESOLUTION NO. 2016-R-63, A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF CENTENNIAL, COLORADO, APPROVING AN OPEN SPACE FUND GRANT FUNDING PARTICIPATION INTERGOVERNMENTAL AGREEMENT FOR 2016 ADDITIONAL FUNDING BETWEEN THE CITY AND SOUTH SUBURBAN PARK AND RECREATION DISTRICT**
 - b. **RESOLUTION NO. 2016-R-69, A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF CENTENNIAL, COLORADO, APPROVING AN AGREEMENT WITH THE CITY MANAGER JOHN DANIELSON FOR HIS SEPARATION, WAIVER, AND RELEASE OF CLAIMS FOLLOWING HIS RESIGNATION AND FOR CONTINUING CONSULTATION AND ASSISTANCE**
9. **Consideration of Other Items**
 - a. **Minutes**
 - i. **Study Session October 3, 2016**
 - ii. **Regular Meeting October 3, 2016**
 - iii. **Special Meeting October 5, 2016**

DISCUSSION AGENDA

10. **Consideration of Land Use Cases (None)**
11. **Consideration of Ordinances (None)**
12. **Consideration of Resolutions (None)**
13. **Consideration of Other Items (None)**
 - a. **General**

i. Commercial Parking and Use of Right of Way - Sub-Committee Update

Council Member Gotto and Council Member Whelan presented.

GENERAL BUSINESS

14. Other Matters as May Come Before Council (None)

15. Reports

a. City Manager

John Danielson, City Manager, made a brief report

b. City Attorney

Maureen Juran, Deputy City Attorney, made a brief report

c. City Clerk

Barbara Setterlind, City Clerk, made a brief report

d. Council Members

Council Member Turley made a brief report.

16. Mayor's Report and Comments

Mayor Noon made a brief report

17. Executive Session

a. Executive Session Pursuant to C.R.S. Section 24-6-402(e) and (b) to Receive Legal Advice, Devise Negotiation Strategy, and Instruct Negotiators Concerning the Dry Creek Pedestrian Bridge Project and Funding Proposal

b. Executive Session Pursuant to C.R.S. Section 24-6-402(e) and (b) to Receive Legal Advice, Devise Negotiation Strategy, and Instruct Negotiators Concerning Transportation Issues Regarding the Marvella Development

Council Member Whelan moved to go into Executive Session Pursuant to C.R.S. Section 24-6-402(e) and (b) to Receive Legal Advice, Devise Negotiation Strategy, and Instruct Negotiators Concerning the Dry Creek Pedestrian Bridge Project and Funding Proposal and Executive Session Pursuant to C.R.S. Section 24-6-402(e) and (b) to Receive Legal Advice, Devise Negotiation Strategy, and Instruct Negotiators Concerning Transportation Issues Regarding the Marvella Development. Council Member Piko seconded the motion.

With Mayor Noon, Council Member Piko, Council Member Lucas, Council Member Turley, Council Member Truhlar, Council Member Gotto, Council Member Whelan, Council Member Penalzoa, Council Member Moon voting AYE, and (None) voting NAY; Absent: 0. THE MOTION Passed.

18. Adjourn

There being no further business to discuss, the Regular Meeting was adjourned at 11:15 PM.

Respectfully submitted,

Barbara Setterlind, City Clerk



Staff Report

TO: Honorable Mayor Noon and Members of City Council

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

FROM: Michael Gradis, AICP, Planner II

DATE OF MEETING: October 17, 2016

DATE OF SUBMITTAL: October 10, 2016

SUBJECT: Smoky Hill United Methodist Church Rezoning Plan (LU-16-00171)
(Ordinance No. 2016-O-16)

DISTRICT/LOCATION: District 4 – 19491 E Smoky Hill Rd., Centennial, CO 80015
(<https://goo.gl/LMcPOy>)

1. **Executive Summary:**

The Smoky Hill United Methodist Church (the “Applicant”) is proposing to rezone its property consisting of 4.77 acres (the “Subject Property”) from Neighborhood Conservation (NC_{2A}) to General Commercial (CG) through the Land Development Code (LDC). The Applicant seeks to rezone the property from NC_{2A} to CG in order to permit the installation of a new freestanding monument sign that fits the context of the Smoky Hill Road corridor. The current NC_{2A} zoning is not consistent with other properties along the Smoky Hill Road corridor and permits smaller freestanding monuments signs commonly found in residential subdivisions. Should the rezoning be approved, the Applicant is required to apply for a sign permit for all new signs to verify compliance with the LDC. There is no development or redevelopment of the Subject Property proposed as part of this rezoning application.

2. **Discussion:**

The Subject Property consists of a 4.77 acre site with a place of public assembly use (Smoky Hill United Methodist Church) and is currently zoned NC_{2A}. The Applicant has requested a rezoning to CG in order to construct a new freestanding monument sign that fits the context of the Smoky Hill Road corridor. The current NC_{2A} zoning permits smaller freestanding monuments signs commonly found in residential subdivisions, which is not consistent with the Smoky Hill Road corridor. Should the rezoning be approved, the Applicant is required to apply for a sign permit for all new signs to verify compliance with the LDC. There is no development or redevelopment of the Subject Property proposed as part of this rezoning application.

When the City of Centennial legislatively rezoned the Subject Property in 2015 (as part of the citywide legislative rezoning process), the City was required to rezone property to an equivalent zoning district. At the time of the legislative rezoning, the NC_{2A} zone district was selected for the

Subject Property because it was the closest equivalent to the Mixed-Use Planned Unit Development (M-U PUD) zoning designation approved in 1982, and the previous Agricultural (A-1) zoning designation (which allowed a place of public assembly use) placed on the property by Arapahoe County in the 1960s. The Applicant approached the City in early 2016 requesting to construct a freestanding monument sign of a similar size to others along the Smoky Hill Road corridor. The Applicant was subsequently informed by the City that the existing zoning did not permit the type of sign requested and that a rezoning to CG would be required, and encouraged by Staff, in order to enhance the consistency of zoning along Smoky Hill Road.

Staff supports the request to rezone the Subject Property to the CG zone district, as the CG zone district is consistent and compatible with other properties along Smoky Hill Road, a major arterial pursuant to the City's Transportation Master Plan. The City has not received any land use applications for redevelopment of the Subject Property. Per the requirements of the LDC, any future site plan would be required to go through a public hearing process with the Planning and Zoning Commission and City Council.

A full analysis of the request for rezoning against the approval criteria in the LDC, as well as a zoning district comparison chart, is contained in the Planning and Zoning Commission Staff Report dated September 21, 2016 (Attachment 4).

3. Recommendation:

Staff recommends that the City Council approve the Rezoning Plan; specifically the Application to rezone the Subject Property from NC_{2A} to CG through the LDC.

4. Alternatives:

As this is a quasi-judicial action, City Council has the following alternatives:

1. Deny the Rezoning Plan application based on specific findings of fact made at the public hearing; or
2. Continue the public hearing for additional information.

5. Fiscal Impact:

Approval or denial of this application will have no direct fiscal impact to the City.

6. Next Steps:

If the proposed Rezoning Plan is approved by City Council, the Applicant will be required to submit final mylars of the plan to the Community Development Department for recordation within 60 days of Council approval.

7. Previous Actions:

The Planning and Zoning Commission recommended approval of the Rezoning Plan at their September 28, 2016 meeting by a vote of 6-0.

8. Suggested Motions:

SUGGESTED MOTION FOR REZONING PLAN APPROVAL:

I MOVE TO APPROVE ORDINANCE NO. 2016-O-16, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO REZONING CERTAIN PROPERTY LOCATED AT 19491 EAST SMOKY HILL ROAD FROM NEIGHBORHOOD CONSERVATION (NC_{2A}) TO GENERAL COMMERCIAL (CG) UNDER THE LAND DEVELOPMENT CODE, AND AMENDING THE OFFICIAL ZONING MAP ON SECOND READING, CASE NO. LU-16-00171.

SUGGESTED MOTION FOR REZONING PLAN DENIAL:*

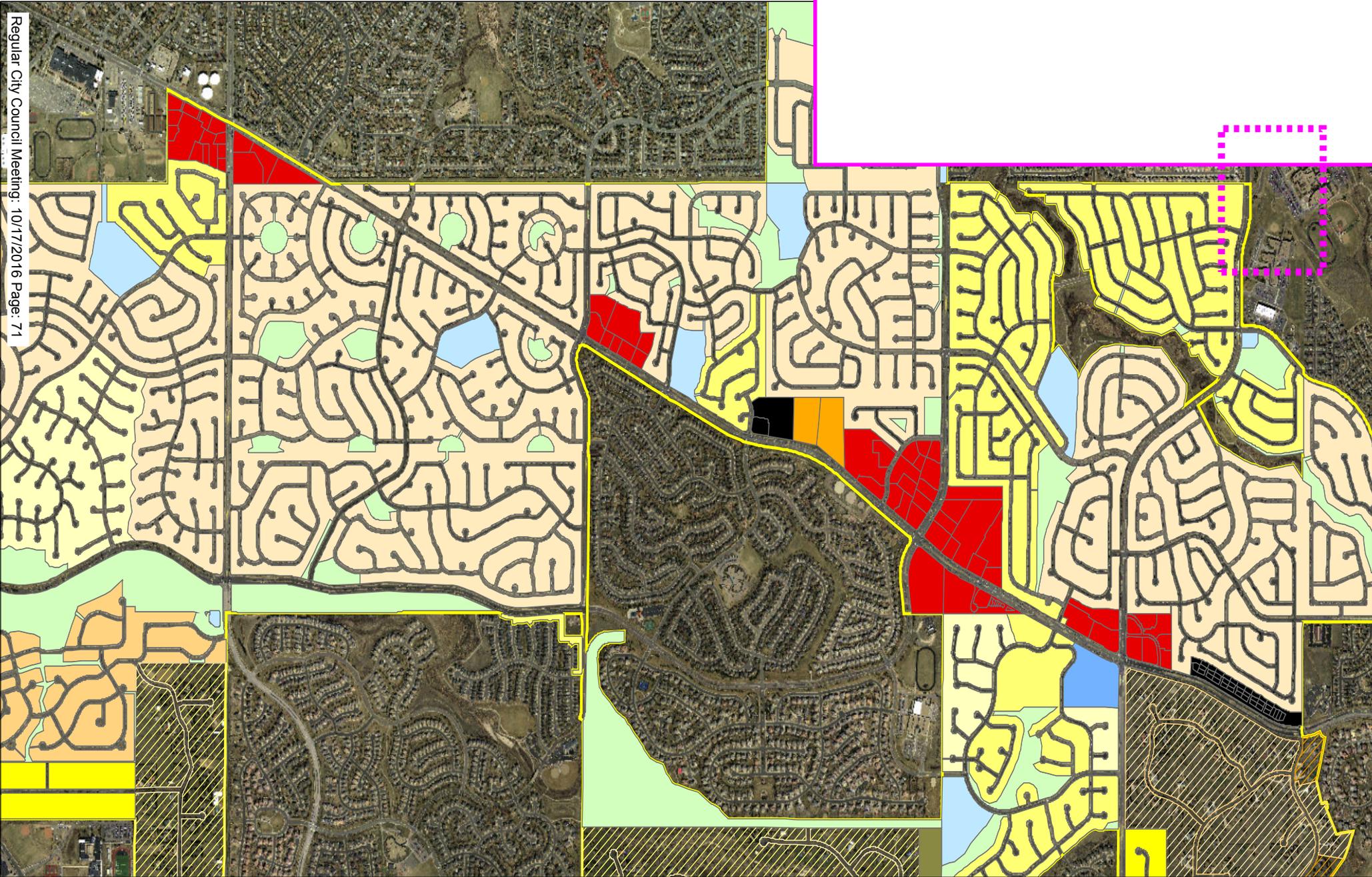
I MOVE TO DENY ORDINANCE NO. 2016-O-16: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO REZONING CERTAIN PROPERTY LOCATED SOUTH AT 19491 EAST SMOKY HILL ROAD FROM NEIGHBORHOOD CONSERVATION (NC_{2A}) TO GENERAL COMMERCIAL (CG) UNDER THE LAND DEVELOPMENT CODE ON SECOND READING, CASE NO. LU-16-00171, FOR THE FOLLOWING REASON(S):

(Council Member making motion to supply reason(s)).

*In the event the City Council seeks to deny this case, Staff recommends that the Council consult with the City Attorney prior to making a motion.

Attachments:

- Attachment 1: Existing Zoning Map
- Attachment 2: Applicant's Letter of Intent
- Attachment 3: Smoky Hill United Methodist Church Rezoning Plan, LU-16-00171
- Attachment 4: Planning and Zoning Commission Staff Report dated September 21, 2016
- Attachment 5: Planning and Zoning Commission September 28, 2016 Hearing Minutes
- Attachment 6: Ordinance No. 2016-O-16

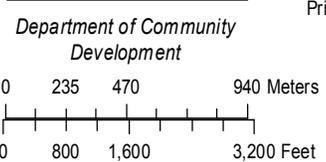


Legend

Official Centennial Zoning	BP35	NC12	NC2A-RAO EQAR	PUD
CG	NC5	NC18	NC2A-RAO EQ3	RA
ED	NC6	NC2A	NC2A-RAO AA	Centennial_B...
NC9	OSR			

Zoning Map - LU-16-00171

Author: Michael Gradis
 Printed on: 9/13/2016



Smoky Hill United Methodist Church

19491 E. Smoky Hill Road
Centennial, Colorado 80015-3126
Phone # (303) 690-9816
Fax # (303) 766-1980
smokyhillumc.org

6/26/2016

Lee F. Honnen, Jr.
Smoky Hill United Methodist Church
19491 E. Smoky Hill Rd.
Centennial, CO 80015-3126

Centennial Community Development
Current Planning Division
13133 E. Arapahoe Rd.
Centennial, CO 80112

To Whom it May Concern,

This Letter of Intent is being submitted on behalf of the Smoky Hill United Methodist Church (SHUMC) to request a rezoning of the church property located at 19491 E. Smoky Hill Road from NC2A to CG. This rezoning is being requested to bring the zoning of this property into alignment with other property along this section of E. Smoky Hill Rd. There is no change to the site development plan or planned impact to water, sewer, drainage or transportation systems. This rezoning is compatible with current development, surrounding land uses and the natural environment.

SHUMC has been located at this address since January of 1983. Originally this property was part of unincorporated Arapahoe County and zoned as MuPUD. On March 16, 2015 the property was rezoned to NC2A as part of the City of Centennial's Commercial Zoning Map Update. This NC2A zoning supports the current and planned future use of the property as a church. However, there are certain limitations associated with an NC2A zoning that do not support the church's ability to effectively and conveniently communicate upcoming events with the community. Other properties along this section of Smoky Hill Rd are currently zoned CG and use a combination of larger monument signs and Electronic Messaging Centers (EMCs) to communicate with patrons. While SHUMC has 340' of frontage on Smoky Hill Rd, the NC2A zoning restricts the church to a single smaller monument sign that is difficult to read when set back 10' from the Smoky Hill Rd property line. This rezoning will bring this property into alignment with surrounding properties and allow for the use of either a larger monument sign or an EMC sign that is consistent with other properties.

This rezoning application will have no impact on existing or planned infrastructure. There is no anticipated change in property usage other than filing a permit for the addition of a new EMC sign that would meet code for a commercially zoned property. A preliminary concept of the planned EMC sign is attached.

Thank you for your consideration,



Lee F. Honnen, Jr.
Board of Trustees
Smoky Hill United Methodist Church

1 Atch. EMC Sign Concept

Connect to God through worship and prayer and to each other in small groups.
Transform children, youth and adults into fully committed followers of Christ.
Serve God in our world and in our church.



Staff Report

TO: Planning and Zoning Commission

THROUGH: Derek Holcomb, AICP, Deputy Director of Community Development

FROM: Michael Gradis, AICP, Planner II

DATE OF MEETING: September 28, 2016

DATE OF SUBMITTAL: September 21, 2016

SUBJECT: Smoky Hill United Methodist Church Rezoning Plan (LU-16-00171)

DISTRICT/LOCATION: District 4 – 19491 E Smoky Hill Rd. (<https://goo.gl/LMcPOy>)

1. Executive Summary:

The Smoky Hill United Methodist Church (the “Applicant”) is proposing to rezone its property consisting of 4.77 acres (the “Subject Property”) from Neighborhood Conservation (NC_{2A}) to General Commercial (CG) through the Land Development Code (LDC). The Applicant seeks to rezone the property from NC_{2A} to CG in order to permit the installation of a new freestanding monument sign that fits the context of the Smoky Hill Road corridor. The current NC_{2A} zoning permits smaller freestanding monuments signs commonly found in residential subdivisions, which is not consistent with the Smoky Hill Road corridor. Should the rezoning be approved, the Applicant is required to apply for a sign permit for all new signs to verify compliance with the LDC. There is no development or redevelopment of the Subject Property proposed as part of this rezoning application.

2. Discussion:

The Subject Property consists of a 4.77 acre site with a place of public assembly use (Smoky Hill United Methodist Church) and is currently zoned NC_{2A}. The Applicant has requested a rezoning to CG in order to construct a new freestanding monument sign that fits the context of the Smoky Hill Road corridor. The current NC_{2A} zoning permits smaller freestanding monuments signs commonly found in residential subdivisions, which is not consistent with the Smoky Hill Road corridor.. Should the rezoning be approved, the Applicant is required to apply for a sign permit for all new signs to verify compliance with the LDC.. There is no development or redevelopment of the Subject Property proposed as part of this rezoning application.

When the City of Centennial legislatively rezoned the Subject Property in 2015 (as part of the citywide legislative rezoning process), the City was required to rezone property to an equivalent zoning district. At the time of the legislative rezoning, the NC_{2A} zone district was selected for the Subject Property because it was the closest equivalent to the Mixed-Use Planned Unit Development (M-U PUD) zoning designation approved in 1982, and the previous Agricultural

(A-1) zoning designation (which allowed a place of public assembly use) placed on the property by Arapahoe County in the 1960s. The Applicant approached the City in early 2016 requesting to construct a freestanding monument sign of a similar size to others along the Smoky Hill Road corridor. The Applicant was subsequently informed by the City that the existing zoning did not permit the type of sign requested and that a rezoning to CG would be required, and encouraged by Staff, in order to enhance the consistency of zoning along Smoky Hill Road.

Staff supports the request to rezone the Subject Property to the CG zone district, as the CG zone district is consistent and compatible with other properties along Smoky Hill Road, a major arterial pursuant to the City’s Transportation Master Plan. The City has not received any land use applications for redevelopment of the Subject Property. Per the requirements of the LDC, any future site plan would be required to go through a public hearing process with the Planning and Zoning Commission and City Council.

A comparison of the current NC_{2A} to the CG zone district is made in the chart below. A copy of the Applicant’s rezoning request and rezoning plan are attached to this report.

Development Criteria Comparison Chart

	Existing Zoning	PROPOSED ZONING (LU-16-00171)
ZONING	NC _{2A}	CG
PERMITTED USES	Per Section 12-2-301, <i>Use Tables</i> of the LDC Generally: residential development	Per Section 12-2-301, <i>Use Tables</i> of the LDC Generally: commercial and mixed use development
BUILDING MAX HEIGHT	35 feet	50 feet
MINIMUM BUILDING/PARKING SETBACKS	Front: 50 feet Street side: 50 feet Interior side: 25 feet Rear: 25 feet (<i>No parking setbacks</i>)	Front: 25 feet Street side: 25 feet Interior side: 10 feet Rear: 25 feet From Residential: 50 feet
PARKING RATIOS	Per Section 12-5-202, <i>Required Off-street Parking and Loading Spaces</i>	Per Section 12-5-202, <i>Required Off-street Parking and Loading Spaces</i>
LIGHTING ZONE/MAX POLE HEIGHT	Lighting Zone 2 (LZ-2) <u>Mounting Height Restriction.</u> For parking areas, the maximum height of light poles shall be: <ul style="list-style-type: none"> • 18 feet when located <i>up to</i> 50 feet from the property line of areas zoned for residential uses, except when the residential uses are located within an AC or UC zoning district. • 25 feet when located 50 to 100 feet from the property line of areas zoned for residential uses, except when the residential uses are located within an AC or UC zoning district. 35 feet when located <i>more than</i> 100 feet from the property line of areas zoned for residential uses.	Lighting Zone 3 (LZ-3) <u>Mounting Height Restriction.</u> For parking areas, the maximum height of light poles shall be: <ul style="list-style-type: none"> • 18 feet when located <i>up to</i> 50 feet from the property line of areas zoned for residential uses, except when the residential uses are located within an AC or UC zoning district. • 25 feet when located 50 to 100 feet from the property line of areas zoned for residential uses, except when the residential uses are located within an AC or UC zoning district. 35 feet when located <i>more than</i> 100 feet from the property line of areas zoned for residential uses.
LANDSCAPE SURFACE RATIO	80 percent required (maximum 20 percent building coverage)	15 percent required

As required under Table 12-14-311 of the Land Development Code (LDC), the public hearing before Planning and Zoning Commission was properly noticed, including newspaper notice,

posted notice on the property and mailed notice to adjacent property owners at least 14 days prior to the public hearing. Planning and Zoning Commission. Therefore, has jurisdiction to consider the application.

A rezoning requires a recommendation by the Planning and Zoning Commission and approval by City Council. The Planning and Zoning Commission must consider evidence presented at the public hearing and evaluate the proposed rezoning against the approval standards set forth in Section 12-14-604(E), *Approval Standards*, of the LDC and listed below.

12-14-604(E)(1) – *Direct implementation of the Comprehensive Plan or an adopted Sub-Area Plan, or support for the implementation of such plans, for example, by providing for supportive land uses or intensities in the area of a Sub-Area Plan.*

The purpose of the CG zone district is to provide for commercial and mixed-use development along the City's commercial corridors. As the Subject is located on a major arterial road, the application of the CG zone district is consistent with the following goals and objectives of the Comprehensive Plan:

Comprehensive Plan Element – Land Use

Goal 5: Encourage Development at Activity Centers

- *Reinforce new and existing neighborhoods by encouraging the convenient location of shopping, recreation, civic, and educational facilities.*
- *Encourage the preservation, revitalization, and enhancement of existing activity centers, such as Southglenn, and other neighborhood commercial centers.*

Goal 6: New Development and Development Phasing

- *Encourage commercial development and redevelopment that respects the context of surrounding land uses and meets market demands.*
- *Locate larger activity centers adjacent to freeways, mass transportation, or major arterial intersections.*

The City has not received any land use applications for redevelopment of the Subject Property. Per the requirements of the LDC, any future site plan would be required to go through a public hearing process with the Planning and Zoning Commission and City Council.

12-14-604(E)(2) – *Recognition of the limitations of existing and planned infrastructure, by thorough examination of the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.*

There is no building expansion or use change proposed as part of the rezoning application. Existing water, sewer, drainage, and transportation infrastructure exist to serve the Subject Property. Should a site plan be submitted in the future for expansion or redevelopment of the existing place of public assembly building and use, Staff will verify the availability of these services to meet future demand at that time.

12-14-604(E)(3) – Assurance of compatibility between the proposed development, surrounding land uses (existing or planned), and the natural environment.

The CG zone district is consistent and compatible with the Comprehensive Plan and the existing uses adjacent to the property. The goal of the CG zone district is to provide for commercial and mixed-use development along the City's commercial corridors, and Smoky Hill Road is classified a major arterial roadway. Any future proposed development or redevelopment would require an approved site plan application prior to construction on the Subject Property in which the Applicant would demonstrate compliance with the requirements in the LDC. Under the current LDC, the site plan would need to provide a 40 percent opacity bufferyard along the north property line to provide buffering from the single family detached homes zoned NC₆. The required buffer would include evergreen trees and shrubs to offer year round screening.

12-14-604(E)(4) – The efficient and adequate provision of public services.

There is no building expansion or use change proposed as part of the rezoning application. However, public services are available to serve the needs of the site. If any application for development or redevelopment is submitted in the future, external referrals to service providers will be sent.

12-14-604(E)(5) – Enhancement of convenience for the present and future residents of the City by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another.

The proposed CG zoning fulfills the goals and policies of the Comprehensive Plan, which contains specific goals related to the long term redevelopment of the parcels along the City's arterial roadways. Though there has been concern expressed by residents within the adjacent residential development to the north regarding potential changes to the Subject Property, any proposed future development or redevelopment will be evaluated and considered through a site plan and public hearing process.

12-14-604(E)(6) – Protection of public health, safety, and welfare against natural and man-made hazards which include, but are not limited to, traffic, noise, water pollution, airport hazards, and flooding.

The rezoning application will not result in a discernible impact to the public health, safety and welfare. The rezoning of the Subject Property in itself will not generate traffic or noise incompatible with the surrounding uses and existing road network. The Subject Property accesses the road network via an existing access point from Smoky Hill Road.

12-14-604(E)(7) – Accessibility within the proposed development and appropriate connectivity or buffering or both between the development and existing adjacent uses.

Accessibility and connectivity would be reviewed through a future site plan, if redevelopment is proposed at that time. The proposed zoning permits land uses and structures that are complementary to existing adjacent uses.

12-14-604(E)(8) – *Minimization of disruptions to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements. Areas with significant natural resources shall not generally be rezoned to districts that allow development that would tend to degrade the resources unless adequate conditions are put in place to protect the resources.*

There are no physiographic features that are known to exist on the Subject Property that will be disrupted as a result of the rezoning application.

12-14-604(E)(9) – *Assurance that the amenities and uses to be provided tend to enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions that include, but are not limited to:*

- a. *The preservation of mountain views;*
- b. *The creation of landscaped open areas;*
- c. *The establishment of high-quality mixed-use centers that are accessible to residents of abutting neighborhoods;*
- d. *The establishment of recreational areas; or*
- e. *The creation of employment centers or large-scale retail or mixed-use centers in appropriate locations.*

The CG zone district promotes commercial and mixed use development that is accessible to pedestrians, cyclists, automobiles and public transit. The development standards within the CG zone district require bufferyards, site landscaping and pedestrian connections, which would be compatible with adjacent neighborhoods. Should a site plan be submitted in the future for expansion or redevelopment of the existing site, Staff will verify compatibility of the proposed development with adjacent properties at that time. Given the proximity to adjacent residential properties, if a site plan were submitted, residents would have opportunities to offer comments through the referral and public hearing processes.

Analysis of Application to Criteria

Staff has evaluated the request against the criteria for approval and found that the Rezoning Plan complies with the approval standards for rezoning contained in Section 12-14-604(E) of the LDC, as stated above.

Community Meeting

A community meeting was held for the rezoning application on April 7, 2016. Invitations were mailed to all adjacent property owners and to all registered homeowners associations and civic associations located within one-half mile of the Subject Property. There were 23 attendees that signed-in at the community meeting, not including the Applicant and City Staff. The majority of comments and questions received at the community meeting focused on potential uses that would be permitted on the Subject Property under the CG zone district, the uncertainty of future development in light of a rezoning to CG, and the public hearing/rezoning process in general. None of the participants objected to the Applicant's desire for a sign, but were concerned about what would occur on the property in the future, and potential reduction in property values resulting from a new commercial use.

All attendees that signed-in at the community meeting were given an opportunity to provide formal comments through the external referral process. Comments received are included with this report.

Agency/Public Comments

Staff sent a total of 43 referral requests to outside agencies, community groups and families/individuals that signed into community meetings; 31 entities responded with comments and the remainder did not respond to the request. All agency and public comments received, as well as the Applicant's responses (if necessary), are attached to this report. A summary of comments and Staff responses are provided below:

ENTITY	COMMENTS			
	Response with comments	No Comments	No Response	Staff's Response
COMMUNITY GROUPS / MEETING ATTENDEES / OTHER COMMENTS RECEIVED				
CenCON		X		
Park View HOA		X		
Jackson Farms			X	
Jackson Farms II			X	
Smoky Ridge MA			X	
Susan Binette	Completely against re-zoning!			Comment acknowledged.
Will Childers			X	
Amilcar Correa	No rezoning.			Comment acknowledged.
Deborah Doig	Do not rezone!			Comment acknowledged.
Jim Dwyer	Vote no on re-zoning.			Comment acknowledged.
Brian Fought	I oppose any and all commercial zoning on Smoky Hill Road on the Smoky Hill United Methodist Church property. It certainly is not in the best interest of the neighborhood and does not benefit any of the families of individuals living on South Dunkirk Way.			Comment acknowledged.
Steven Hart	Overwhelmingly opposed to rezoning. Don't ignore the will of the people. (See response letter.)			Comment acknowledged.
Johnnie Hay	No to re-zoning – keep it neighborhood friendly – that's what it is now.			Comment acknowledged.
Eunjung Hyon	I don't want to change zone to commercial. Keep neighbor friendly.			Comment acknowledged.
Rick Johnson			X	
Jack Kramm	No to rezoning.			Comment acknowledged.
Dave Lisson			X	

ENTITY	COMMENTS			
	Response with comments	No Comments	No Response	Staff's Response
Kristen and Mike Loesch	Residents since 1998 and have not stopped improving our home, property, and community. We strongly are against making the properties behind us zoned for commercial, we work hard with our blood, sweat and tears to keep our property value high and feel that "commercial" would greatly reduce ours and everyone else's property values.			Comment acknowledged.
Kelli Malcolm	No to rezoning.			Comment acknowledged.
Adam McNear	I oppose any rezoning of the listed property. Allowing further rezoning of church properties will lower the value of my residence.			Comment acknowledged.
Alice and David Newsom	Concerned about possible rezoning to commercial. Church is looking for ways to make money. Church rents out parking lot to businesses. Family became sick from commercial operations. Would prefer that a sign variance be granted. (See response letter.)			Comment acknowledged. A variance was not supported by Staff given that a rezoning to CG is more appropriate in this circumstance.
Christine Norton	This can potentially affect my property value, view and serenity. I strongly oppose the commercial zoning.			Comment acknowledged.
Donna McBride and Debra Newman	We do not approve of the rezoning for commercially zoned property.			Comment acknowledged.
Rhonda Reid	I am opposed to rezoning said property to commercial			Comment acknowledged.
Janet Rogers	As long as it is just for a sign – I'm good. If they sell and build commercial I have a problem.			Comment acknowledged.
Robert Roskey	No to rezoning.			Comment acknowledged.
Matthew and Paul Thompson	No to rezoning commercial! Please keep the same.			Comment acknowledged.
Mac Thompson			X	
Jody Wendt	No to commercial re-zoning in consideration for homes nearby. We bought homes here for neighborhood family atmosphere not commercial development.			Comment acknowledged.
Scott Widick	Against rezoning.			Comment acknowledged.
AGENCIES				
Arapahoe Sherriff Community Resource Unit			X	
Arapahoe Sheriff Public Safety Bureau		X		

ENTITY	COMMENTS			
	Response with comments	No Comments	No Response	Staff's Response
Arapahoe County Engineering	Please ensure the sign is located outside of a sight triangle or sight line as to ensure unobstructed views. Please ensure that sign illumination does not have an adverse effect on traffic. Sign should not contain flashing, animated or moving messages.			Comments acknowledged. Any new sign would be reviewed under a sign permit that is separate from the rezoning request. The LDC requires a minimum property line setback and does not permit the use of flashing, animated or moving messages.
Arapahoe County Planning		X		
CenturyLink			X	
Cherry Creek School District		X		
Cunningham Fire Protection District	No comment on rezoning, but request that any future monument sign have an address located on the sign.			Comment acknowledged. Staff would take Cunningham Fire Protection District's into account for any future sign permit.
East Cherry Creek Valley Water and Sanitation District		X		
IREA		X		
Regional Transportation District			X	
Xcel	Public Service Company has existing natural gas distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.			Comments acknowledged. All physical improvements would be reviewed as part of a site plan application, which would require some level of Planning and Zoning Commission and City Council review and/or approval.
Urban Drainage & Flood Control District			X	

3. Recommendation:

Staff recommends that the Planning and Zoning Commission recommend approval of the Rezoning Plan to City Council; specifically the Application to rezone the Subject Property from Neighborhood Conservation (NC_{2A}) to General Commercial (CG) through the Land Development Code (LDC).

4. Alternatives:

As this is a quasi-judicial action, Planning and Zoning Commission has the following alternatives:

1. Recommend denial of the rezoning Application to City Council based on specific findings of fact made at the public hearing; or
2. Continue the public hearing for additional information.

5. Fiscal Impact:

Approval or denial of this application will have no direct fiscal impact to the City.

6. Next Steps:

If the proposed rezoning plan is approved by City Council, the Subject Property will be rezoned and the Official Zoning Map of the City of Centennial will be amended to conform to and reflect the Subject Property's CG zone district classification.

7. Previous Actions:

None.

8. Suggested Motions:

SUGGESTED MOTION FOR APPROVAL:

I MOVE THAT CASE NUMBER LU-16-00171, SMOKY HILL UNITED METHODIST CHURCH REZONING PLAN, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE PLANNING AND ZONING COMMISSION'S FINDING THAT THE PROPOSED REZONING SATISFIES THE APPROVAL STANDARDS SET FORTH IN SECTION 12-14-604(E) OF THE LAND DEVELOPMENT CODE, AS SUMMARIZED IN THE STAFF REPORT AND RECOMMENDATION DATED SEPTEMBER 21, 2016.

SUGGESTED MOTION FOR DENIAL:*

I MOVE THAT CASE NUMBER LU-16-00171, SMOKY HILL UNITED METHODIST CHURCH REZONING PLAN, BE RECOMMENDED TO CITY COUNCIL FOR DENIAL BASED ON THE FOLLOWING FINDINGS OF FACT:

1. THE REQUEST DOES NOT MEET ALL OF THE CRITERIA OF APPROVAL, SET FORTH IN §12-14-604(E) OF THE LAND DEVELOPMENT CODE INCLUDING BUT NOT LIMITED TO:

*In the event Planning and Zoning Commission seeks to recommend denial of this case, Staff recommends that the Commission consult with the City Attorney prior to making a motion.

Attachment 1: Existing Zoning Map
Attachment 2: Applicant's Letter of Intent
Attachment 3: Smoky Hill United Methodist Church Rezoning Plan, LU-16-00171
Attachment 4: Agency/Public Comments Received

**CITY OF CENTENNIAL,
COLORADO**

ORDINANCE NO. 2016-O-16

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL,
COLORADO REZONING CERTAIN PROPERTY LOCATED NORTH OF EAST
SMOKY HILL ROAD AND APPROXIMATELY 600 FEET EAST OF SOUTH
DANUBE STREET (19491 EAST SMOKY HILL ROAD) FROM
NEIGHBORHOOD CONSERVATION (NC_{2A}) TO GENERAL COMMERCIAL
(CG) UNDER THE 2011 LAND DEVELOPMENT CODE, AND AMENDING
THE OFFICIAL ZONING MAP**

WHEREAS, Smoky Hill United Methodist Church (“Applicant”) has submitted an application to rezone property consisting of approximately 4.77 acres, more or less, and located north of East Smoky Hill Road and approximately 600 feet east of South Danube Street (19491 East Smoky Hill Road) in the City of Centennial, County of Arapahoe, State of Colorado (the “Property”); and

WHEREAS, the Property is more particularly described in the Smoky Hill United Methodist Church Rezoning Plan, a copy of which is on file with the Community Development Department (Case No. LU-16-00171) (the “Rezoning Plan”); and

WHEREAS, the Property consists of one parcel as more specifically shown and set forth in the Rezoning Plan, which parcel is legally described as follows:

LOT 1, BLOCK 1
SMOKY HILL METHODIST CHURCH SUBDIVISION FILING NO. 1,
COUNTY OF ARAPAHOE,
STATE OF COLORADO
(consisting of 4.77 acres, more or less); and

WHEREAS, the Applicant proposes to rezone the Property from Neighborhood Conservation (NC_{2A}) to General Commercial (CG) under the 2011 Land Development Code (“LDC”); and

WHEREAS, the City of Centennial Planning and Zoning Commission considered the zoning proposal at a duly noticed public hearing conducted on September 28, 2016, and forwarded its favorable recommendation to City Council; and

WHEREAS, public notice has been properly given of the proposed zoning of the Property by publication in *The Villager*, a newspaper of general circulation within the City of Centennial, by posting of said Property and by mail notification of adjacent property owners in accordance with the applicable provisions of the LDC; and

WHEREAS, in accordance with the LDC, a public hearing was held before the City Council at the Centennial Civic Center, 13133 E. Arapahoe Road, Centennial, Colorado at which time evidence and testimony were presented to the City Council concerning said zoning proposal; and

WHEREAS, the administrative record for this case includes, but is not limited to, the LDC, the City of Centennial Comprehensive Plan, and all other applicable ordinances, resolutions and regulations, together with all City of Centennial land use application processing policies that relate to the subject matter of the public hearing, reports, studies and all other submittals of the Applicant, the Owner, or the Applicant's or Owner's designated representative(s), as applicable, any evidence or correspondence submitted by members of the public at the public hearing, and the staff files and reports of the Community Development Department pertaining to the Rezoning Plan; and

WHEREAS, pursuant to Article 23 of Title 31, C.R.S., as amended, City Council has determined that the proposed zoning of the Property, subject to any conditions set forth herein, furthers the public health, safety, convenience and general welfare of the community; generally conforms with the City's Comprehensive Plan, as amended and updated; is compatible with surrounding uses; and otherwise meets the applicable criteria set forth in the LDC; and

WHEREAS, approval of this Ordinance on first reading is intended only to confirm that the City Council desires to comply with state law and the LDC by setting a public hearing in order to provide the Applicant, the Owner and the public an opportunity to present testimony and evidence regarding the zoning application. Approval of this Ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects, or denies the proposed zoning.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CENTENNIAL, COLORADO:

Section 1. Recitals Incorporated. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the City Council.

Section 2. Zoning of Property Approved. The City Council hereby grants and approves rezoning of the Property from Neighborhood Conservation (NC_{2A}) to General Commercial (CG) under the 2011 LDC, as depicted on the Rezoning Plan. Following the effective date of this Ordinance, the Property shall be zoned General Commercial (CG) under the LDC.

Section 3. Amendment of Zoning Map. The Community Development Department is instructed to record the Rezoning Plan for Case No. LU-16-00171 in the real property records of Arapahoe County, Colorado following the date on which the Community Development Department has made any technical corrections to the Rezoning Plan to conform the same to all applicable requirements of the LDC and the Applicant and Owner have fully paid any outstanding fees to the City related to the City's review and processing of the Rezoning Plan. The Official Zoning Map of the City of Centennial shall be amended to conform to and reflect the Property's Urban Residential (RU) zone district classification. The Community Development Department is directed to make such changes to the Official Zoning Map and to make any necessary technical corrections to the Rezoning Plan.

Section 4. Severability. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect,

impair or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

Section 5. Repeal. Any and all ordinances or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

Section 6. Effective Date. Except as otherwise expressly provided herein, the provisions of this Ordinance shall become effective thirty (30) days after publication following final passage.

INTRODUCED, READ, AND ORDERED PUBLISHED BY THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD ON THE 17th DAY OF OCTOBER, 2016.

CITY OF CENTENNIAL

By: _____
Cathy A. Noon, Mayor

Approved as to Form:

For City Attorney's Office

I hereby certify that the above Ordinance was introduced to the City Council of the City of Centennial at its meeting of _____, 2016 and ordered published one time by title only in *The Villager* newspaper on _____, 2016, and in full on the City web site in accordance with Section 2-1-110 of the Municipal Code.

SEAL

ATTEST:

By: _____
City Clerk or Deputy City Clerk

FINALLY ADOPTED, PASSED, APPROVED WITH AMENDMENTS, IF ANY, AND ORDERED PUBLISHED BY TITLE ONLY, IN *THE VILLAGER* NEWSPAPER AND IN FULL ON THE CITY WEB SITE IN ACCORDANCE WITH SECTION 2-1-110 OF THE MUNICIPAL CODE BY THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS MEETING HELD ON THE ____ DAY OF _____, 2016, BY A VOTE OF ____ IN FAVOR AND ____ AGAINST.

CITY OF CENTENNIAL

By: _____
Cathy A. Noon, Mayor

I hereby certify that the above Ordinance was finally adopted by the City Council of the City of Centennial at its meeting of _____, 2016, and ordered published by title only, one time by *The Villager* newspaper on _____, 2016 and in full on the City web site in accordance with Section 2-1-110 of the Municipal Code.

ATTEST:

SEAL

By: _____
City Clerk or Deputy City Clerk



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
September 28, 2016, 6:00 PM
13133 E. ARAPAHOE ROAD**

1. CALL TO ORDER

2. ROLL CALL

Those present were: Chair Suhaka
Commissioner Bailey
Commissioner Beatty
Commissioner Griffis
Commissioner Hart
Commissioner Urtz (arrived at 6:06 PM)

Those absent were: Commissioner Cohen, excused
Commissioner Sims, excused
Commissioner Sutherland, excused

Also present were: Jill Hassman, Assistant City Attorney
Steven Greer, Director of Community Development
Derek Holcomb, Deputy Director of Community Development
Neil Marciniak, Economic Development Manager
Michael Gradis, Planner II
Alex Grimsman, Planner I
Lisa Gajowski, Recording Secretary

a. Alternate Selection for Voting Purposes

Commissioners Beatty and Griffis were appointed voting members in the absence of Commissioners Cohen, Sims and Sutherland.

3. CONSENT AGENDA

The Consent Agenda can be adopted by a simple motion. The Consent Agenda will be read aloud prior to a vote on the motion. Any Consent Agenda item may be removed from the Consent Agenda at the request of a Planning and Zoning Commissioner for individual consideration.

Commissioner Hart moved to approve the CONSENT AGENDA as presented. Commissioner Bailey seconded the motion.

With Commissioners Bailey, Beatty, Griffis, Hart and Chair Suhaka voting AYE, and none voting NAY; the motion was approved by a vote of five (5) AYE and none (0) NAY.

a. Consideration of Resolutions

b. Consideration of Other Items

c. Approval of Minutes

4. LAND USE APPLICATIONS/PUBLIC HEARINGS

a. Fox Ridge Clubhouse Expansion Site Plan

Alex Grimsman Planner I presented.

Chair Suhaka opened the public hearing.

There being no one present wishing to speak Chair Suhaka closed the public hearing.

Commissioner Hart moved to approve Resolution 2016-PZ-R-23, a Resolution of the City of Centennial Planning and Zoning Commission approving the Fox Ridge Clubhouse Expansion Site Plan Case LU-16-00094, based on the finding that the site plan application meets all applicable criteria for approval set forth in Section 12-14-602(D) of the Land Development Code, as summarized in the staff report and recommendation dated September 21, 2016. Commissioner Bailey seconded the motion.

With Commissioners Bailey, Beatty, Griffis, Hart and Chair Suhaka voting AYE, and none voting NAY; the motion was approved by a vote of five (5) AYE and none (0) NAY.

b. Smoky Hill United Methodist Church Rezoning

Jill Hassman, Assistant City Attorney, asked the Commissioners to disclose any ex parte communications they may have had on this matter.

Commissioner Bailey stated that he has not had any ex parte communications but wanted to disclose that he is a member of St. Andrew United Methodist Church. Commissioner Bailey further stated that he is able to make an unbiased decision on this matter.

Chair Suhaka advised the public and Commissioners of the public hearing process.

Michael Gradis, Planner II presented.

Lee Honnen, representing the Board of Trustees for the Smoky Hill United Methodist Church, presented on behalf of the Applicant.

Chair Suhaka opened the public hearing.

Dave Lisson, 14063 E Whitaker Dr., Aurora, spoke in support of the proposed rezoning.

Sharon Holland, 24642 E Ontario Dr., Aurora, spoke in support of the proposed rezoning.

Fred Isernhagen, 5347 S Telluride Way, Centennial, spoke in support of the proposed rezoning.

Bob Kerbs, 26734 E Phillips Pl., Aurora, spoke in support of the proposed rezoning.

Wendy Hanson, 4878 S. Espana Ct., Centennial, spoke in support of the proposed rezoning.

David Newsom, 5483 S Dunkirk Way speaking for himself, and on behalf of a non-English speaking neighbor and representing neighbors backing directly to the church unable to make the meeting, spoke against the proposed rezoning. Mr. Newsom provided a petition signed by those unable to make the meeting for the record.

Alice Newsom, 5483 S Dunkirk Way spoke against the proposed rezoning.

Charlotte Faris, 5358 S. Ukraine Way Aurora, spoke in support of the proposed rezoning.

Megan Bilotta, 5453 S. Dunkirk Way Aurora, spoke.

Richard Decker, 22757 Prentice Ave. spoke.

Ryan Heller, 5266 S Hayleyville Way Aurora, Pastor of Edge Church spoke in support of the proposed rezoning.

Will Childers, 5423 S Dunkirk Way spoke.

Rhonda Reid, 19458 E Crestridge Cir. spoke.

Derek Holcomb, Deputy Director of Community Development responded to questions from public comment.

Mr. Gradis responded to questions from public comment and the Commission.

Mr. Honnen responded to questions from public comment and the Commission.

The meeting recessed at 7:26 PM to determine whether the Commission needed to go into executive session. The meeting reconvened at 7:33 PM.

At 7:34 PM Commissioner Suhaka moved that the Commission go into executive session pursuant to C.R.S. § 24-6-402(4)(b) with the attorney for the Planning and Zoning Commission to seek and receive legal advice on the legal standards to consider in relation to the proposed rezoning set forth in LU-16-00171.

With Commissioners Bailey, Beatty, Griffis, Hart, Urtz and Chair Suhaka voting AYE, and none voting NAY; the motion was approved by a vote of six (6) AYE and none (0) NAY and the meeting recessed while the Commission was in executive session.

The meeting reconvened at 7:55 PM.

Commissioner Bailey moved that Case Number LU-16-00171, Smoky Hill United Methodist Church Rezoning Plan, be recommended to City Council for approval based on the Planning and Zoning Commission's finding that the proposed rezoning satisfies the approval standards set forth in Section 12-14-604(E) of the Land Development Code, as summarized in the staff report and recommendation dated September 21, 2016. Commissioner Hart seconded the motion.

With Commissioners Bailey, Beatty, Griffis, Hart and Chair Suhaka voting AYE, and none voting NAY; the motion was approved by a vote of six (6) AYE and none (0) NAY.

c. Land Development Code Amendments Related to the Arapahoe Road Corridor

Derek Holcomb, Deputy Director of Community Development presented.

Neil Marciniak, Economic Development Manager presented.

Chair Suhaka opened the public hearing.

John Schwartzberg, 6434 S Potomac Ct. spoke.

Jill Meekens, 6384 S Abilene spoke.

Rhonda Livingston, 6555 S Jordan Rd., spoke.

There being no one else present wishing to speak Chair Suhaka closed the public hearing.

Mr. Holcomb and Mr. Marciniak responded to questions from public comment and the Commission.

Commissioner Bailey moved to recommend approval to City Council of Ordinance 2016-O-11, an ordinance of the City Council of the City of Centennial, Colorado amending Chapter 12 of the Municipal Code (Land Development Code) related to the Central Arapahoe Road Corridor, as outlined in the staff report dated September 21, 2016.

With Commissioners Bailey, Beatty, Griffis, Hart and Urtz voting AYE, and Chair Andrea Suhaka voting NAY; the motion was approved by a vote of five (5) AYE and one (1) NAY.

- 5. UPDATES**
- 6. LONG RANGE AGENDA**
- 7. ADJOURNMENT**

The meeting adjourned at 8:54 PM.

THE NEXT REGULAR MEETING WILL BE HELD 10/12/2016, 6:00 PM

Respectfully submitted,

Lisa Gajowski

Lisa Gajowski, Recording Secretary

DRAFT



Staff Report

TO: Honorable Mayor Noon and Members of City Council

THROUGH: Elisha Thomas, Interim City Manager
Linda Gregory, Deputy Finance Director

FROM: Travis Greiman, Public Works Director

DATE OF MEETING: October 17, 2016

DATE OF SUBMITTAL: October 7, 2016

SUBJECT: Resolution No. 2016-R-68: A Resolution Amending the 2016 Budget and Approving a Supplemental Appropriation for the Capital Improvement Fund

1. Executive Summary:

Resolution No. 2016-R-68 will appropriate \$159,597 to the Capital Improvement Fund for use on the Community Development Block Grant (CDBG) project to construct sidewalks in the Nob Hill neighborhood. The funds will recognize federal revenue and appropriate budget so a construction contract can be signed, through delegation to the City Manager.

2. Discussion:

In March 2016, City Council approved Resolution No. 2016-R-68 that allocated Community Development Block Grant (CDBG) funds. A portion of these funds were allocated to infrastructure projects, specifically to construct sidewalks within the Nob Hill neighborhood.

Resolution No. 2016-R-68 will appropriate \$159,597 to the Capital Improvement Fund for use on the Community Development Block Grant (CDBG) project to construct sidewalks in the Nob Hill neighborhood. The funds will recognize federal revenue and appropriate budget so a construction contract can be signed, through delegation to the City Manager.

3. Recommendation:

Staff recommends approval of Resolution No. 2016-R-68.

4. Alternatives:

Deny Resolution No. 2016-R-68 or table consideration of the Resolution, with a request to Staff to bring this item forward at a future date.

5. Fiscal Impact:

There is a net zero fiscal impact to the Capital Improvement Fund. The supplemental appropriation is offset by federal revenue. Approval of Resolution 2016-R-68 will result in the following changes to the 2016 General Fund and Capital Improvement Fund Budgets, as amended to date:

General Fund – 2016 <u>Revenues</u>	2016 Adopted Budget	2016 Amended	\$ Change	% Change
Revenue/Other Contributions	-	\$159,597	\$159,597	100%
Total Revenues	-	\$159,597	\$159,597	100%

General Fund – 2016 <u>Transfers Out</u>	2016 Adopted Budget	2016 Amended	\$ Change	% Change
CIP Fund Transfers	\$17,459,590	\$17,619,187	\$159,597	1%
Total Transfers Out	\$17,459,590	\$17,619,187	\$159,597	1%

Capital Improvement Fund – 2016 <u>Other Financing Sources</u>	2016 Adopted Budget	2016 Amended	\$ Change	% Change
Transfers In	\$17,459,590	\$17,619,187	\$159,597	1%
Total Other Financing Sources	\$17,459,590	\$17,619,187	\$159,597	1%

Capital Improvement Fund – 2016 <u>Expenditures</u>	2016 Amended Budget	2016 Amended	\$ Change	% Change
Project Specific	\$132,176	\$291,773	\$159,597	121%
Total Expenditures	\$132,176	\$291,773	\$159,597	121%

6. Next Steps:

Proceed with contract execution and construction.

7. Previous Actions:

None.

8. Suggested Motion:

RECOMMENDED MOTION: I MOVE TO APPROVE RESOLUTION NO. 2016-R-68: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO AMENDING THE 2016 BUDGET AND APPROVING A SUPPLEMENTAL APPROPRIATION FOR THE CAPITAL IMPROVEMENT FUND.

ALTERNATIVE MOTION: I MOVE TO DENY RESOLUTION NO. 2016-R-68: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO AMENDING THE 2016 BUDGET AND APPROVING A SUPPLEMENTAL APPROPRIATION FOR THE CAPITAL IMPROVEMENT FUND.

FOR THE FOLLOWING REASONS:

(Councilmember making motion to deny, to supply reason(s) for denial)

**CITY OF CENTENNIAL,
COLORADO**

RESOLUTION NO. 2016-R-68

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CENTENNIAL, COLORADO AMENDING THE 2016 BUDGET AND
APPROVING A SUPPLEMENTAL APPROPRIATION FOR THE
CAPITAL IMPROVEMENT FUND**

WHEREAS, by Resolution 2015-R-69, the City Council approved the 2016 budget and appropriated funds in accordance with such budget; and

WHEREAS, the City is authorized by Section 11.13 of its Home Rule Charter and C.R.S. § 29-1-109 to establish and amend its annual budget and to make transfers and supplemental appropriations of budgeted funds; and

WHEREAS, the City provided notice of a public hearing concerning this Resolution in accordance with C.R.S. § 29-1-106 by publishing notice once in a newspaper of general circulation and held such public hearing as required by state statute and by Section 11.13(a)(2) of the Home Rule Charter; and

WHEREAS, staff is requesting the additional appropriations from the Capital Improvement Fund for use on the Nob Hill neighborhood sidewalk widening project (“Nob Hill Project”); and

WHEREAS, the additional appropriation contemplated by this Resolution does not exceed the amount of estimated revenues in budget year 2016; and

WHEREAS, Section 2-2-130(b) of the Centennial Municipal Code places limits on the authority of the City Manager to approve certain contracts but contemplates that the City Council may act prior to any such contract execution, by ordinance or resolution to delegate additional contracting authority to the City Manager in excess of the limits set forth therein; and

WHEREAS, the City Council desires to delegate authority to the Acting City Manager to execute any and all construction contracts, letters, orders and other related documents necessary or appropriate to facilitate the completion of the Nob Hill Project as long as the aggregate compensation payable by the City for all contracts so executed are within the amounts budgeted and appropriated therefor.

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

Section 1. The City Council hereby amends the Capital Improvement Fund 2016 budget for the City of Centennial as follows:

General Fund – 2016 <u>Revenues</u>	2016 Adopted Budget	2016 Amended	\$ Change	% Change
Revenue/Other Contributions	-	\$159,597	\$159,597	100%
Total Revenues	-	\$159,597	\$159,597	100%

General Fund – 2016 <u>Transfers Out</u>	2016 Adopted Budget	2016 Amended	\$ Change	% Change
CIP Fund Transfers	\$17,459,590	\$17,619,187	\$159,597	1%
Total Transfers Out	\$17,459,590	\$17,619,187	\$159,597	1%

Capital Improvement Fund – 2016 <u>Other Financing Sources</u>	2016 Adopted Budget	2016 Amended	\$ Change	% Change
Transfers In	\$17,459,590	\$17,619,187	\$159,597	1%
Total Other Financing Sources	\$17,459,590	\$17,619,187	\$159,597	1%

Capital Improvement Fund – 2016 <u>Expenditures</u>	2016 Amended Budget	2016 Amended	\$ Change	% Change
Project Specific	\$132,176	\$291,773	\$159,597	121%
Total Expenditures	\$132,176	\$291,773	\$159,597	121%

Section 2. The Finance Director of the City of Centennial is authorized to make mathematical computations to the 2016 Budget to ensure that the amendments provided by this Resolution are properly accounted for and such Budget properly reflects the approved amendments.

Section 3. The City Council authorizes the Acting City Manager to execute on behalf of the City of Centennial such intergovernmental agreements, consultant contracts, construction contracts, letters, orders and other documents necessary or desirable to complete the Nob Hill Project within the budget therefor as set forth and identified in the City’s budget, as the same may be amended from time to time (the “Project Budget”). If costs and expenses associated with completing the Nob Hill Project exceed the Project Budget, such that a supplemental appropriation is required to be approved by City Council following a public hearing thereon, the signature authority set forth in this Resolution shall be temporarily suspended until such time as the City Council has considered and approved the supplemental appropriation(s) approving the funding necessary to complete the Nob Hill Project.

Section 4. During the pendency of the Nob Hill Project, the Acting City Manager shall provide periodic updates to City Council regarding the status thereof, if and as requested by City Council.

Section 5. The City Council shall indemnify, hold harmless, and defend the Acting City Manager in the exercise of the powers granted by this Resolution provided that such exercise is made in a reasonable and good faith reliance on the authority granted by this

Resolution and such exercise is within the scope of the Acting City Manager's duties and authorities.

Section 6. This Resolution shall be effective immediately upon its adoption by 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



Staff Report

TO: Honorable Mayor Noon and Members of City Council

THROUGH: John Danielson, City Manager
Elisha Thomas, Deputy City Manager

FROM: Eric Eddy, Assistant to the City Manager
on behalf of the Fiber Steering Committee

DATE OF MEETING: October 17, 2016

DATE OF SUBMITTAL: October 7, 2016

SUBJECT: Resolution 2016-R-65, authorizing the City Manager to Execute
Certain Contracts on behalf of the City related to the Fiber Master Plan

1. Executive Summary:

On March 7, 2016, City Council allocated \$5.7 million in funding for the Fiber Master Plan. In order to implement the Fiber Master Plan, several contracts need to be executed. Section 2-2-130(b)(1) of the Centennial Municipal Code grants the City Manager authority to execute contracts on behalf of the City that do not exceed certain amounts. Any purchase or contract that exceeds those amounts must be approved by City Council prior to execution by the City Manager.

As has been done in the past on certain capital projects, including the fiber initiative, in order to improve efficiency and streamline the contracting process, Staff and the Fiber Steering Committee are recommending that City Council grant the City Manager authority to execute certain specific contracts related to the Fiber Master Plan. These contracts are not blanket signature authority, but represent authority given to the City Manager for a specific purpose on this project. The specific contracts included in Resolution 2016-R-65 are:

1. Contract(s) for the Acquisition of Fiber Materials including Fiber Optic Cable and Conduit; and
2. Contract(s) for General Contractor(s) to Construct the Fiber Optic Backbone.

Staff and the Fiber Steering Committee recommend Council approval of Resolution 2016-R-65, authorizing the City Manager to execute certain contracts related to the Fiber Master Plan.

2. Discussion:

In order to improve efficiency and streamline the contracting process, Staff and the Fiber Steering Committee are recommending that City Council grant the City Manager authority to execute specific contracts related to the Fiber Master Plan. This authority given to the City Manager would be limited to specific purposes for this project. The two contracts authorized and included in Resolution 2016-R-65 are:

1. Contract(s) for the Acquisition of Fiber Materials including Fiber Optic Cable and Conduit; and
2. Contract(s) for General Contractor(s) to Construct the Fiber Optic Backbone.

The first phase of materials purchases is anticipated to be approximately \$350,000. The competitive selection process for the general contractor(s) is currently underway. These expenditures will occur from previously appropriated funding.

Contracts for these services will be procured in compliance with the City's Purchasing Policy and do not represent blanket signature authority for the entire project.

At this time, these contracts represent the immediate next steps for the Fiber Master Plan. Staff and the Fiber Steering Committee may return at a future date with other recommended contract authorities for this project.

3. Recommendations:

Staff and the Fiber Steering Committee recommend Council approval of Resolution 2016-R-65, authorizing the City Manager to execute certain contracts related to the Fiber Master Plan.

4. Alternatives:

Council may provide alternate direction.

5. Fiscal Impact:

Resolution 2016-R-65 does not have a fiscal impact – it authorizes the City Manager to execute specific contracts related in the Fiber Master Plan. These contracts will utilize previously-appropriated funding - no additional funding is proposed.

6. Next Steps:

If Council approves Resolution 2016-R-65, City Staff and the Fiber Steering Committee will develop and execute the identified contracts.

7. Previous Actions:

March 21, 2016: City Council passed Resolution 2016-R-25, authorizing the City Manager to execute contracts for the Fiber Executive Director (Tim Scott) and the Owner's Project Manager / Design Engineer (Manweiler Telecommunications Consulting).

February 16, 2016: City Council provided consensus to:

- adopt the Fiber Master Plan by resolution; and
- allocate the \$5,700,000 described in the Fiber Master Plan for construction of the fiber backbone.

March 7, 2016: City Council adopted the Fiber Master Plan (Resolution 2016-R-20) describing the implementation and construction of a fiber backbone.

March 7, 2016: City Council allocated the \$5,700,000 (Resolution 2016-R-21) described in the Fiber Master Plan for construction of the fiber backbone.

8. Suggested Motions:

Approval:

I move to approve Resolution 2016-R-65, authorizing the City Manager to Execute Certain Contracts on behalf of the City related to the Fiber Master Plan.

Denial:

I move to not approve Resolution 2016-R-65, authorizing the City Manager to Execute Certain Contracts on behalf of the City related to the Fiber Master Plan.

**CITY OF CENTENNIAL,
COLORADO**

RESOLUTION NO. 2016-R-65

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CENTENNIAL, COLORADO, AUTHORIZING THE CITY MANAGER
TO EXECUTE CERTAIN CONTRACTS ON BEHALF OF THE CITY
RELATED TO THE FIBER OPTIC INITIATIVE**

WHEREAS, the City of Centennial is a home rule municipality governed by a Charter that establishes a Council/Manager form of government with the City Manager as the Chief Administrative Officer of the City; and

WHEREAS, Section 2-2-130(b)(1) of the Centennial Municipal Code permits the City Manager to execute contracts in excess of the monetary limits set forth with City Council approval; and

WHEREAS, the Fiber Master Plan, which was developed by Magellan Advisors in consultation with the City's Fiber Steering Committee, was adopted and memorialized by City Council through the adoption of Resolution No. 2016-R-20; and

WHEREAS, the City Council allocated \$5,700,000 in the Capital Improvement Fund to the completion of the backbone described in the Fiber Master Plan through the passage of Resolution No. 2016-R-21; and

WHEREAS, funds are budgeted and appropriated for the specific purpose of the Fiber Master Plan Backbone Project, and

WHEREAS, the City commenced the Fiber Master Plan Backbone Project in 2016; and

WHEREAS, pursuant to Resolution No. 2016-R-25, the City Council authorized the City Manager to execute contracts for the services of a Director of Fiber Infrastructure and an Owner's Project Manager; and

WHEREAS, the City Council now desires to authorize the City Manager to execute certain additional contracts related to the completion of the Fiber Master Plan which may be in excess of the monetary limits established by Section 2-2-130(b)(1) of the Centennial Municipal Code for the specific purposes set forth below.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Centennial, Colorado, that:

Section 1. The City Council authorizes the City Manager to execute, on behalf of the City, the following certain contracts for the completion of the Fiber Master Plan Backbone Project, as described in the Fiber Master Plan:

1. Contract(s) for the Acquisition of Fiber Materials including Fiber Optic Cable and Conduit; and
2. Contract(s) for General Contractor(s) to Construct the Fiber Optic Backbone.

Section 2. The City Council shall indemnify, hold harmless, and defend the City Manager in the exercise of the authority granted by this Resolution provided that such exercise is made in a reasonable and good faith manner and such exercise is within the scope of the Manager's duties and authorities as the chief administrative official of the City of Centennial.

Section 3. This Resolution shall take effect immediately upon its approval by the City Council.

Adopted by a vote of ___ in favor and ___ against, this ___ day of _____, 2016.

By: _____
Cathy A. Noon, Mayor

ATTEST:

Approved as to Form:

By: _____
City Clerk or Deputy City Clerk

By: _____
For City Attorney's Office