



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