



Staff Report

TO: Honorable Mayor Noon and Members of City Council

THROUGH: Elisha Thomas, Interim City Manager
Steven Greer, Director of Community Development

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

DATE OF MEETING: November 21, 2016

DATE OF SUBMITTAL: November 10, 2016

SUBJECT: Resolution No. 2016-R-83: Ratification of Planning and Zoning
Commission Approval of the South Suburban Golf Course
Improvements Site Plan (Case No. LU-16-00169)

DISTRICT/LOCATION: District 3 – goo.gl/S8UiPI (Google Map)

1. **Executive Summary:**

Staff has completed all necessary reviews to determine that land use case No. LU-16-00169, South Suburban Golf Course Improvements Site Plan (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 will hold a public hearing for the item on November 16, 2016 and an update on the Commission’s approval will be provided to Council at its November 21, 2016 meeting.

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 November 21, 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 November 21, 2016 meeting, by consideration and approval of Resolution No. 2016-R-83 on the Consent Agenda. A copy of Resolution No. 2016-R-83 is attached to this staff report and is incorporated herein by reference.

Project Summary

Applicant: South Suburban Parks and Recreation District

Project Description: Site plan for an expansion to the existing golf course club house and reconstruction of existing accessory buildings.
Project Location: Located at 7900 S. Colorado Blvd., northeast of the S. Colorado Blvd. and E. County Line Rd. intersection.

Planning and Zoning Commission Decision

The Planning and Zoning Commission will hold a public hearing for the item on November 16, 2016 and an update on the Commission's approval will be provided to Council at its November 21, 2016 meeting.

Review Details

South Suburban Parks and Recreation District proposes to construct an expansion to the existing golf course club house and to reconstruct existing accessory buildings to the north side of the club house. There are other associated parking lot and cart path improvements included with the expansion. The site is located at 7900 S. Colorado Blvd., northeast of the S. Colorado Blvd. and E. County Line Rd. intersection (the "Subject Property"). The Subject Property is approximately 207.35 acres in size and is currently zoned Public Open Space and Recreation (OSR). The area included within the development is approximately one acre in size and more than 200 feet from adjacent properties.

Upon review of the South Suburban Golf Course Improvements Site Plan 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 November 16, 2016 meeting. Following the public hearing conducted on the Site Plan, the Planning and Zoning Commission's decision on the application (Case No. LU-16-00169) will be shared with City Council at its November 21, 2016 meeting.

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-83 on the November 21, 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 South Suburban Golf Course Improvements Site Plan 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 will hold a public hearing for the item on November 16, 2016 and an update on the Commission's approval will be provided to Council at its November 21, 2016 meeting. Planning and Zoning Commission November 16, 2016 Hearing Minutes will be provided to the Council at its November 21, 2016 meeting.

8. Suggested Motions:

Approval of the consent agenda will effect approval of Resolution No. 2016-R-83 and ratify the South Suburban Golf Course Improvements Site Plan. 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-83, A RESOLUTION RATIFYING THE APPROVAL OF THE SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS SITE PLAN, CASE NO. LU-16-00169."

- Attachment 1: South Suburban Golf Course Improvements Site Plan, LU-16-00169
- Attachment 2: Planning and Zoning Commission Staff Report dated November 9, 2016
- Attachment 3: Planning and Zoning Commission Resolution approving the Site Plan (2016-PZ-R-29)
- Attachment 4: Resolution No. 2016-R-83