CITY OF CENTENNIAL,
COLORADO

ORDINANCE NO. 2015-O-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO AMENDING CHAPTER 12 OF THE MUNICIPAL CODE CONCERNING AMENDMENTS TO THE 2011 LAND DEVELOPMENT CODE

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 ("2011 LDC") by enactment of Ordinance No. 2010-O-13 and Ordinance No. 2011-O-14; and

WHEREAS, the 2011 LDC is codified as Chapter 12 of the Centennial Municipal Code; and

WHEREAS, through the implementation of the 2011 LDC, the Community Development Department has identified the need for substantive revisions to the Activity Center ("AC") zone district regulations; and

WHEREAS, at a duly noticed public hearing, the City of Centennial Planning and Zoning Commission reviewed the proposed revisions to the AC zone district regulations and recommended the proposed changes to City Council for approval; and

WHEREAS, details of the scheduled public hearings before both the Planning and Zoning Commission and City Council were noticed, including by 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 12-3-702, *Required Setbacks: Principal Buildings and Parking Lots*, is amended to change the location reference for AC zone district setback standards, to read in full as follows:

Table 12-3-702 Required Setbacks: Principal Buildings and Parking Lots						
District	Subdistrict (NC/NI)	Front Setback (ft.)	Interior Side Setback (ft.)	Street Side Setback (ft.)	Rear Setback (ft.)	Residential District Setback (ft.)
AG	-	50	25	50	50	NA
RS	-	25	20	25	25	NA
RA	-	25	10	15	25	NA
RU	-	5	5	10	20	NA
NC	2A	50	25	50	25	NA
NC	18, 12, 6, 5	25	10	15	25	NA
NC	SFA	5	5	10	20	NA
NI	12, 8	25	10	15	25	NA
CG	-	25	10	25	25	50
AC	-	See Division 4-4, *Form Standards for AC District*				
UC	-	See Division 4-3, *Form Standards for UC District*				
BP	-	25	10	25	10	50
I	-	25	10	25	25	50
ED	-	25	25	25	25	NA
OSR	-	1 foot per foot of building height.				15

Section 3. Subsection 12-3-702(C), titled *Perimeter Setbacks in the Activity Center District* is repealed and deleted in its entirety.

~~C. **Perimeter Setbacks in the Activity Center District.** The AC district is intended to be applied to property under unified or coordinated control, which will be developed or redeveloped as a single unit. Such development will implement a Sub-Area Plan, which will call for a particular form of development. As such, for the purposes of application of this LDC, setbacks are established for the perimeter of the parcel proposed for development (and not individual lots within an AC district, unless they are located at the perimeter) as follows:~~

~~1. Along existing Arterial or Collector streets: setbacks shall be sufficient to ensure that a 15-foot wide attached sidewalk is provided, as follows:~~

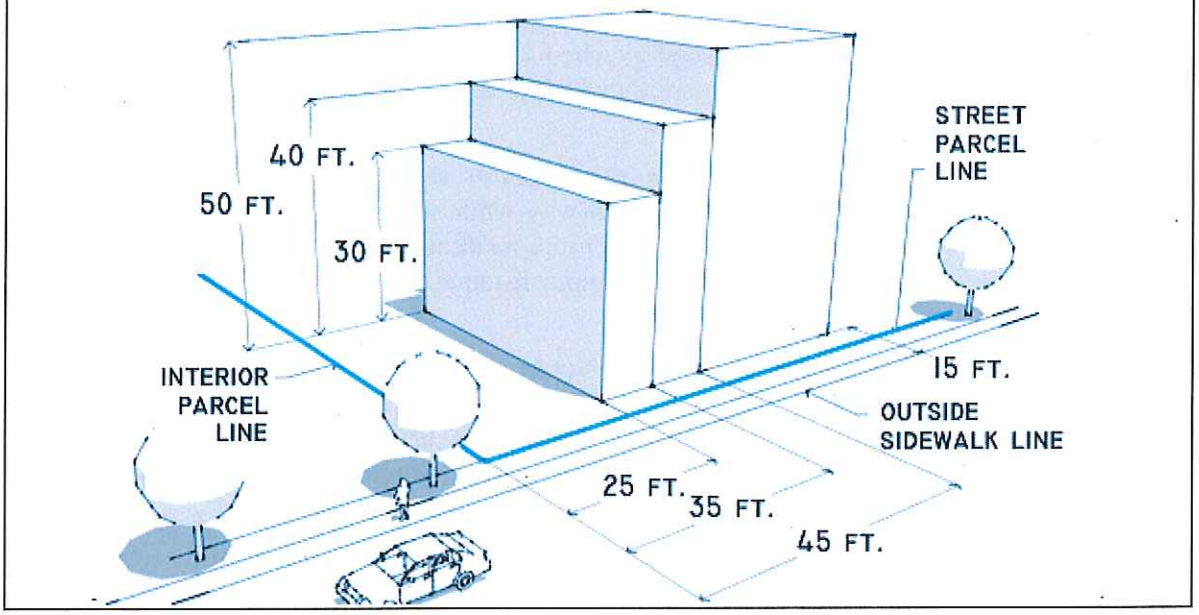
~~a. If the existing sidewalk can be expanded to 15 feet in width within the right-of-way, then no street setback is required.~~

~~b. If the existing sidewalk cannot be expanded to 15 feet in width within the right-of-way, then the setback shall be 15 feet minus the distance between the property line and the edge of the sidewalk. *See* Figure 12-3-702, *AC District Perimeter Setbacks Along Residential Boundaries*.~~

~~2. Along other parcel boundaries that abut or are across a local street from residential uses: 25 feet, plus one foot for each foot of building height above 30 feet. *See* Figure 12-3-702, *AC District Perimeter Setbacks Along Residential Boundaries.*~~

Section 4. Figure 12-3-702, titled *AC District Perimeter Setbacks Along Residential Boundaries* is repealed and deleted in its entirety.

~~Figure 12-3-702~~
~~AC District Perimeter Setbacks Along Residential Boundaries~~



Section 5. A new division, Division 4-4 *Form Standards for AC District*, is added to Article 4 of the 2011 LDC to add development standards to shape development and redevelopment occurring in the AC zone district, to read in full as follows:

Division 4-4 Form Standards for AC District

Section 12-4-401 Purpose and Application of Division

A. **Purpose and Application of Division.** The development standards of this Division are intended to shape development and redevelopment in the Activity Center ("AC") district, to promote mixed-use activity centers that will be compatible with adjacent neighborhoods, and will promote pedestrian-friendly access and internal site circulation. The AC district is intended to be applied to property under unified or coordinated control, which will be developed or redeveloped under a single application. Such development will implement an adopted sub-area plan, which will call for a particular form or multiple cohesive forms of development.

Section 12-4-402 General Project Design Requirements

A. **Perimeter Build-to Lines in the Activity Center District**: For the purposes of application of this LDC, build-to lines are established for the perimeter of the parcel proposed for development (and not individual lots within an AC district, unless they are located at the perimeter) to improve the relationship between new development and public streets as follows:

1. **Along Existing Arterial Streets.** Build-to lines shall be sufficient to ensure that a 16-foot wide pedestrian zone attached to an appropriate boundary element by a sidewalk and detached by a minimum four feet from the street curb is provided, as follows:

    a. If the sidewalk in the existing pedestrian zone can be expanded to 12 feet in width within the right-of-way while maintaining a minimum four-foot detached planting strip, then the resulting distance to the pedestrian zone edge establishes the minimum distance for the required build-to on that frontage.

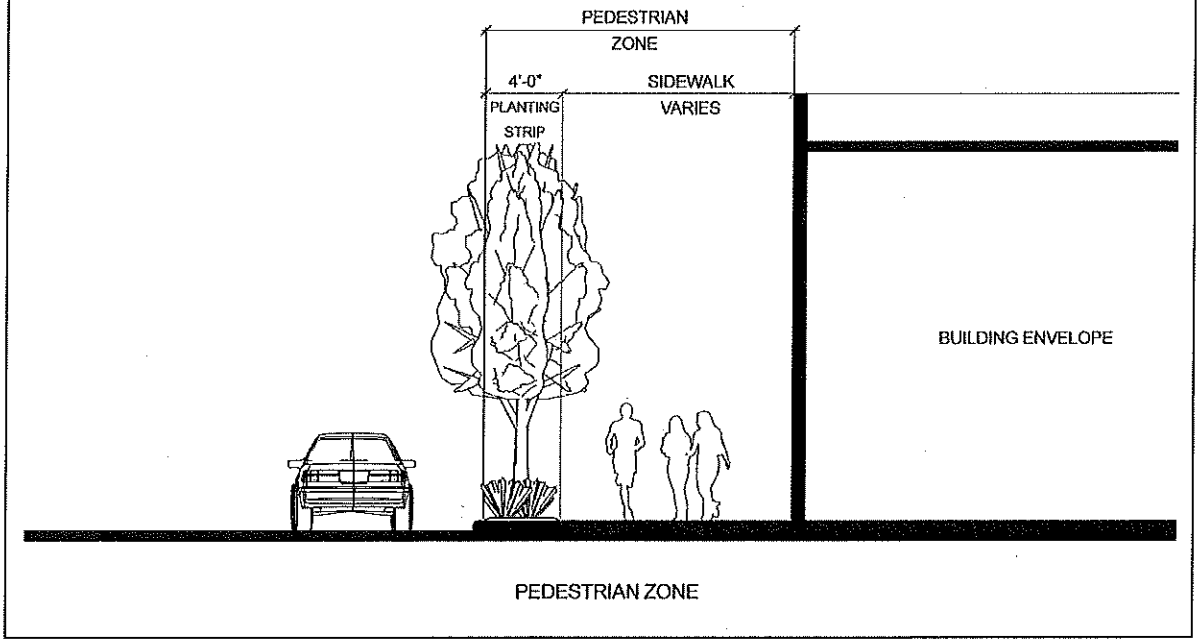
    b. If the existing sidewalk cannot be expanded to 12 feet in width within the right-of-way while maintaining a minimum four-foot planting strip, then the build-to shall be 12 feet minus the distance between the property line and the edge of the sidewalk while maintaining a minimum four-foot planting strip between the street curb and the sidewalk.

2. **Along Existing Collector and Local Streets.** Build-to lines shall be sufficient to ensure that a 12-foot wide pedestrian zone attached to an appropriate boundary element by a sidewalk and detached by a minimum four feet from the street curb is provided, as follows:

    a. If the sidewalk in the existing pedestrian zone can be expanded to eight feet in width within the right-of-way while maintaining a minimum four-foot detached planting strip, then the resulting distance to the pedestrian zone edge establishes the minimum distance for the required build-to on that frontage.

    b. If the existing sidewalk cannot be expanded to eight feet in width within the right-of-way while maintaining a minimum four-foot planting strip, then the build-to shall be eight feet minus the distance between the property line and the edge of the sidewalk while maintaining a minimum four-foot planting strip between the street curb and the sidewalk.

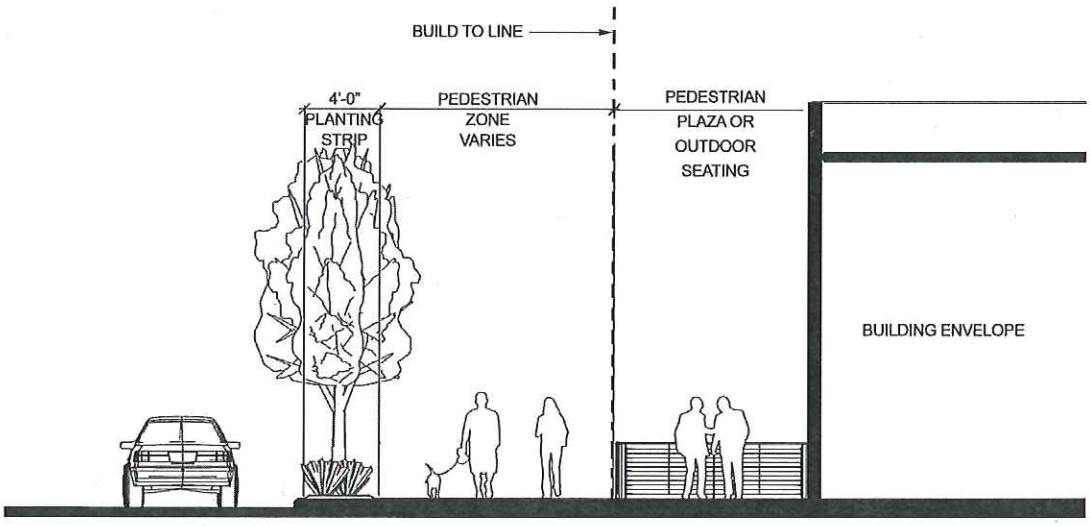
Figure 12-4-401
Pedestrian Zone - Standard



3. **Alternative Build-to Line Options.**

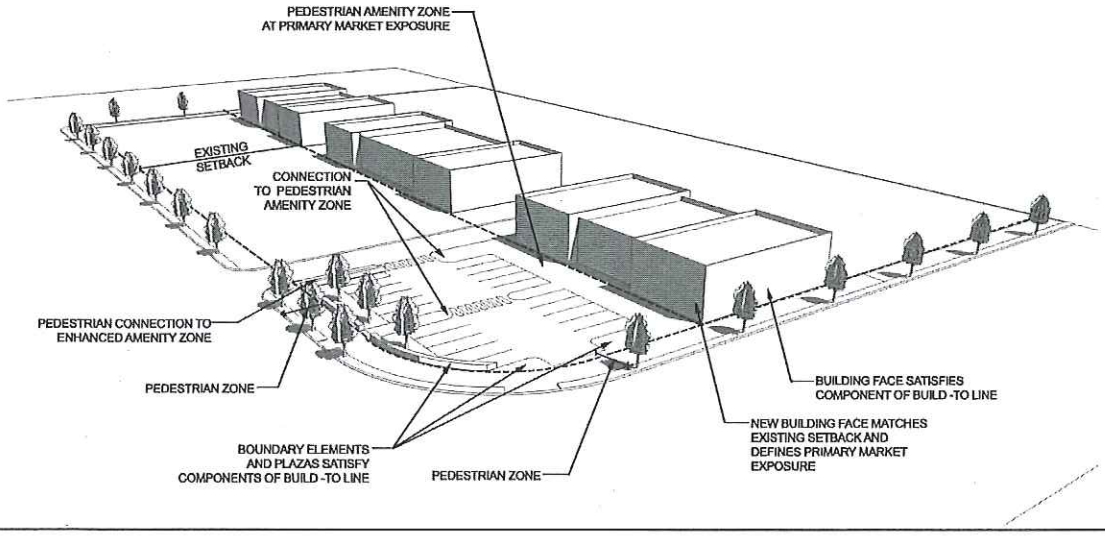
   a. If an enhanced pedestrian zone can be expanded to between 16 feet and 20 feet and incorporates a minimum ten percent internal landscape area, a minimum three feet in width in any direction, required street trees may be placed in raised planters or landscaped cutouts within the hardscape and the required street tree spacing may be increased to 60 feet on center along that frontage. In such cases, the sidewalk in the resulting pedestrian zone may be attached to the back of curb at the street frontage.

Figure 12-4-402
Pedestrian Zone - Enhanced



b. If a development parcel is sited within the context of an existing setback pattern along the public street frontage, such setbacks are allowed for new development provided that appropriate boundary elements are provided to establish the perimeter Build-to lines described by these requirements.

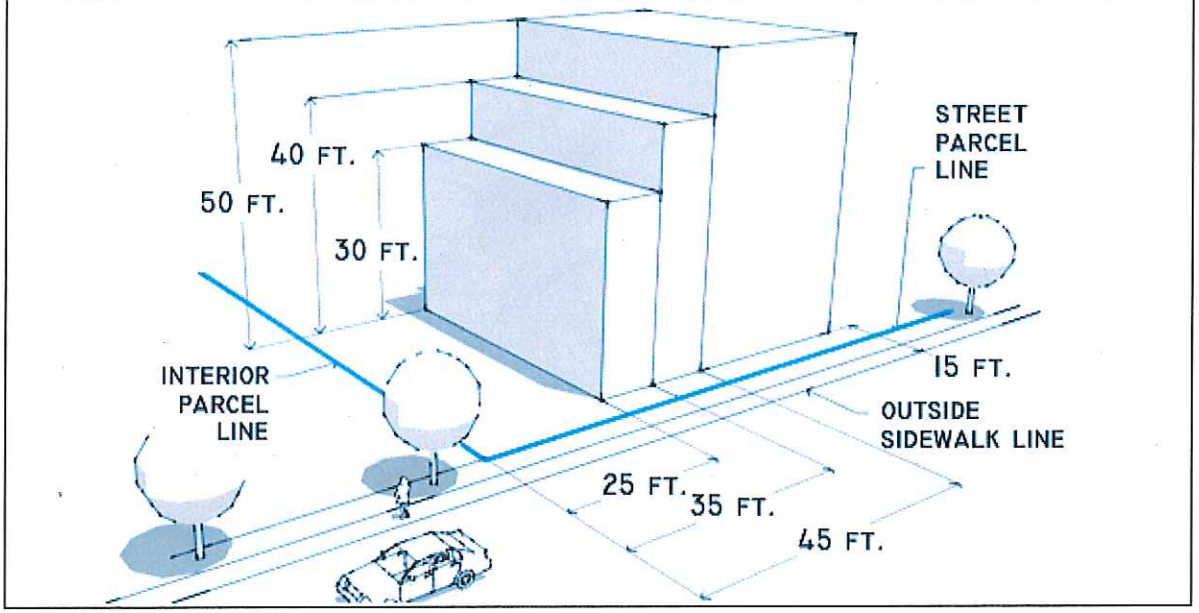
Figure 12-4-403
Building Setbacks – Existing Context



4. **Adjacent to Residential Uses**. Along other parcel boundaries that abut or are across a local street from residential uses:

    a. Set buildings back 25 feet, plus one foot for each foot of building height above 30 feet.

Figure 12-4-404
AC District Setbacks Along Residential Boundaries



B. **Boundary Elements**: Boundary Elements are physical improvements that define the street edge along build-to lines, exclusive of drive aisles and vehicle access points, and may include:

1. **Building**. The primary building shall be used to meet a minimum 40 percent of the required build-to line along the aggregate of the Primary and Secondary street frontages on a corner lot, and minimum 40 percent of all other lots, unless the development parcel is defined under item A.3.b above.
2. **Garden Walls**. Garden walls comprised of permanent masonry, concrete that retains earth, or other pedestrian scaled materials between 30 inches and 42 inches in height from the sidewalk zone grade (exclusive of decorative or structural piers), or active seat walls 18 inches in height from the sidewalk zone grade (that may be accessed from both sides of the wall) may be used to meet up to 50 percent of the required build-to line along a required frontage.
3. **Pedestrian Plazas and Outdoor Patio Seating**. When pedestrian plazas or outdoor patio seating areas are provided between the building and the primary or secondary street between buildings or building elements, or penetrate building facades placed along build-to lines, such plazas may substitute for up to 30 percent of the required boundary elements listed.
4. **Active Amenities**. Active pedestrian amenities that incorporate water features,

activity areas, defined gathering spaces and other amenities determined by the Director in writing to be "active in nature' may reduce the boundary elements build-to requirement by up to 20 percent.

Figure 12-4-405A
Build-to Line – Buildings and Boundary Elements (Corner View)

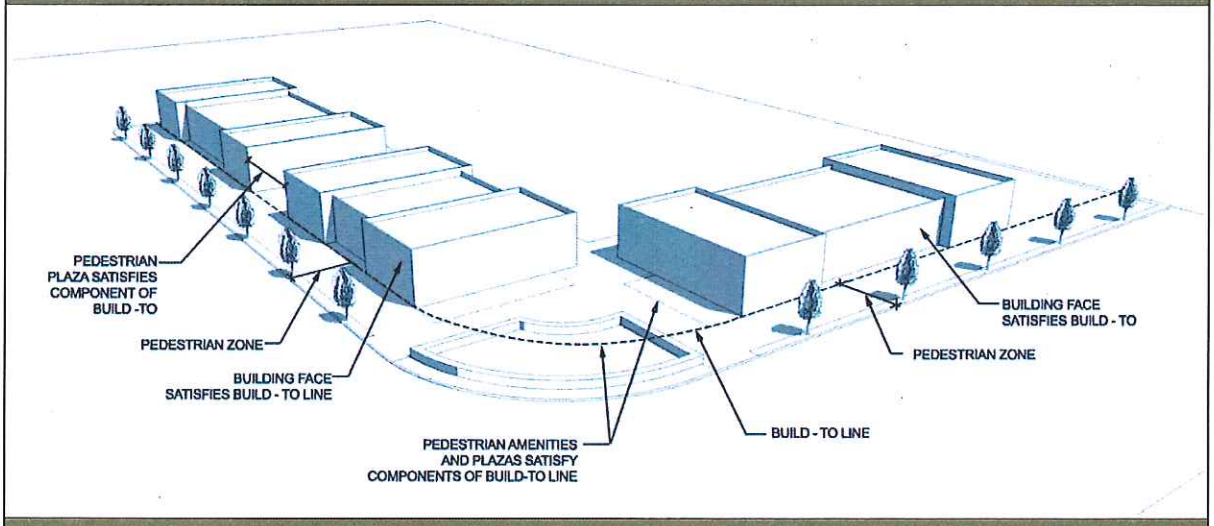
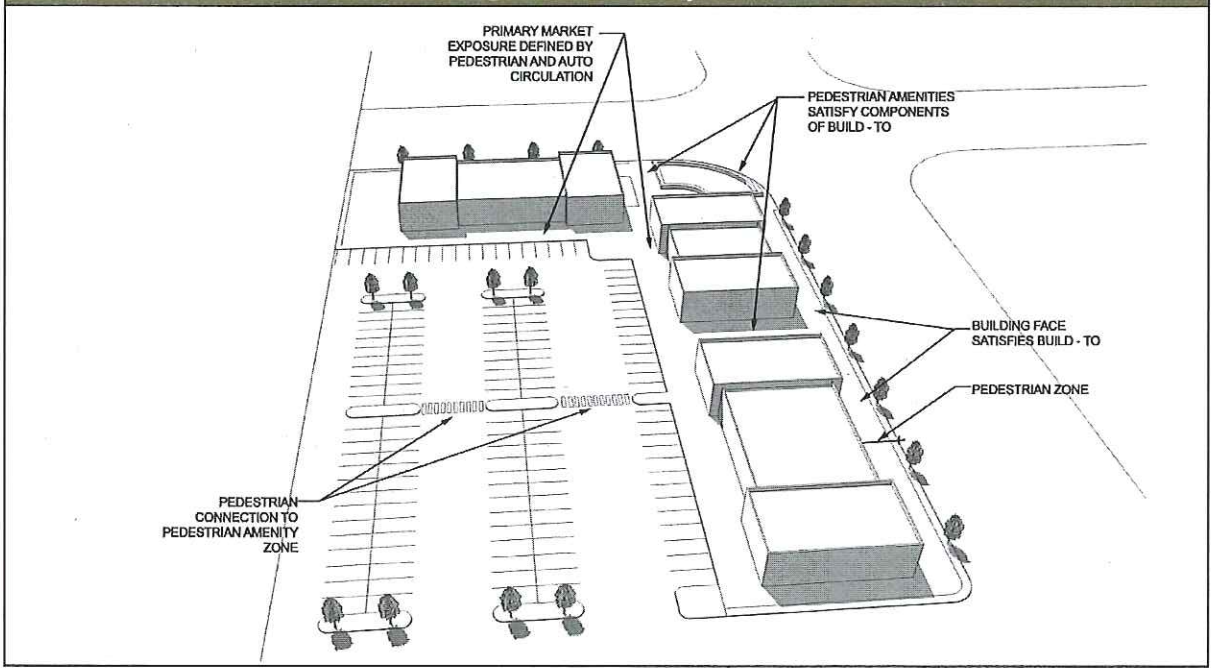


Figure 12-4-405B
Build-to Line – Buildings and Boundary Elements (Interior View)



C. Enhanced Design Standards in the Activity Center District. In addition to the

provisions of Division 4-2, *Nonresidential Design Standards*, new development or redevelopment within the AC zone district must meet the following enhanced design standards:

1. **Building Design.**

   a. **Transparency.** At least 40 percent of the ground floor of the building facade on the primary market exposure between two feet (2') and ten feet (10') above grade shall be functional transparent areas. At least 40 percent of secondary facades (facing away from the market exposure) may include functional vision glass, dimensional insulated spandrel glass in colors complimentary to the adjacent materials, or finished cladding products placed within openings articulated in patterns to complement adjacent façade elements and installed to represent pedestrian-scaled materials. Facades shall incorporate a minimum 20 percent of the aggregate secondary façade area as functional vision glass when such elements are employed to meet the transparency requirements of this section.

   b. **Architectural Design Elements.** Entrances shall be placed to reflect the primary market exposure to the site when considering the balance between pedestrian and automobile traffic. The architectural features, materials, and articulation of the primary entrance façade shall be continued on all sides that are visible from a public right-of-way, including building design, scale, or architectural elements that complements the pedestrian zone or access to the building by pedestrians. Entry features or secondary entrance components are encouraged on secondary facades that face away from the primary entry exposure of the project.

   c. **Private Utility Service Placement.** Private utility service components and main distribution elements shall be completely screened from view from public rights-of-way with permanent opaque materials and shall exclude landscape materials. Where service components are installed outside of view from public rights-of-way, the components shall be incorporated in the adjacent building architecture through the use of permanent screening, no more than 30 percent transparent and exclusive of landscape material, and the application of color and texture to complement the building design. Design shall incorporate required clearances and access requirements in this placement.

   d. **Maximum Building Length and Pedestrian Access to Buildings.** No building shall have a block face along a public right-of-way of greater than 150 feet unless public access is provided to one or more tenant(s) at intervals of no greater than 150 feet or though use of a pedestrian access way from the pedestrian zone to the interior of the site at intervals of no greater than 150 feet. Pedestrian access between or through buildings shall be a minimum of 20 feet in width and is only required at ground level. A pedestrian plaza, outdoor seating area or similar feature can meet this requirement if it provides unobstructed pedestrian access.

2. **Pedestrian Zone Elements.**

a. **Alternative Design and Materials for Required Planting Strip.** A designated four-foot 'amenity strip' including patterned concrete (up to 20 percent of the designated amenity strip), masonry pavers, natural stone pavers, planted tree wells, trees in grates, pedestrian scaled light fixtures and street furniture may be provided in lieu of the planting strip when demonstrated to provide enhanced pedestrian accessibility to the project.

b. **Landscape Durability in Pedestrian Zone.** Landscape materials planted adjacent to street frontages shall be commonly recognized for durability and perennial character, and shall be required to display seasonal color and year round texture, while maintaining required sight lines established by other applicable regulations. This requirement shall be in addition to all other applicable Development Landscaping and Tree Protection requirements set forth in Article 8 of this LDC.

Section 6. 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 7. 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 8. 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 _____, 2015.

CITY OF CENTENNIAL

By: _____
Cathy A. Noon, Mayor

2. **Pedestrian Zone Elements.**

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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 9th DAY OF March, 2015.

CITY OF CENTENNIAL

By: Cathy A. Noon
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 March 9, 2015 and ordered published one time by title only in *The Villager* newspaper on March 12, 2015, 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 16 DAY OF March, 2015, BY A VOTE OF 9 IN FAVOR AND 0 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 March 16, 2015, and ordered published by title only, one time by *The Villager* newspaper on March 19, 2015 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