

**CITY OF CENTENNIAL,  
COLORADO**

**ORDINANCE NO. 2026-O-05**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL,  
COLORADO APPROVING INITIAL ZONING OF PROPERTY WITHIN THE  
POTOMAC PARK 1 AND 2 ANNEXATION KNOWN AS THE POTOMAC PARK 1  
PROPERTY FROM ARAPAHOE COUNTY MIXED USE (MU) TO CITY OF  
CENTENNIAL EMPLOYMENT CENTER - LIGHT INDUSTRIAL – 75 (EC-LI-75)  
UNDER THE LAND DEVELOPMENT CODE AND AMENDING THE OFFICIAL  
ZONING MAP**

WHEREAS, HM Potomac 1 Owner LLC filed a petition for annexation with the City of Centennial requesting the annexation of certain property consisting of a total of approximately 16.639 acres generally located southwest of South Potomac Street, which property is one of two properties included within the Potomac Park 1 and 2 Annexation, and which property is described with particularity in **Exhibit A** attached hereto and incorporated herein by reference (the “Potomac Park 1 Property”); and

WHEREAS, on May 19, 2026, following the conclusion of a duly noticed public hearing, the City Council of the City of Centennial adopted an Ordinance (the “Annexation Ordinance”) approving the Potomac Park 1 and 2 Annexation into the City of Centennial; and

WHEREAS, as required by C.R.S. § 31-12-115(2) and applicable provisions of the City’s Land Development Code (the “LDC”), property annexed to the City must be zoned pursuant to the City’s zoning regulations within ninety (90) days after the effective date of the Annexation Ordinance; and

WHEREAS, at the same public hearing concluded on May 19, 2026, the City Council considered establishing the initial zoning district for the Potomac Park 1 Property under the LDC; and

WHEREAS, the City of Centennial Planning and Zoning Commission considered the proposed initial zoning of the Potomac Park 1 Property at a duly noticed public hearing held on May 13, 2026, and subsequently forwarded its recommendation concerning initial zoning to City Council; and

WHEREAS, public notice has been properly given of such proposed initial zoning of the Potomac Park 1 Property by publication, in *The Denver Post*, a newspaper of general circulation within the City of Centennial, 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 13133 East Arapahoe Road, Centennial at which time evidence and testimony were presented to the City Council concerning the initial zoning proposal; and

WHEREAS, the record for this case includes, but is not limited to, the City of Centennial LDC, Comprehensive Plan, and all other applicable laws, ordinances, resolutions and

regulations, together with all City of Centennial policies that relate to the subject matter of the public hearing, reports, studies and all other submittals of the property owner(s), 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 application; and

WHEREAS, pursuant to Article 23 of Title 31, C.R.S., as amended, City Council has determined that the proposed zoning of the Potomac Park 1 Property, subject to the 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 owner of the Potomac Park 1 Property and the public an opportunity to present testimony and evidence regarding the 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 initial zoning.

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

**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. Initial Zoning of the Potomac Park 1 Property Approved.** The City Council hereby grants and approves zoning of the Potomac Park 1 Property within the Potomac Park 1 and 2 Annexation from Arapahoe County Mixed Use (MU) to City of Centennial Employment Center - Light Industrial - 75 (EC-LI-75).

**Section 3. Amendment of Zoning Map.** The Official Zoning Map of the City of Centennial shall be amended to conform to and reflect the Potomac Park 1 Property's Employment Center - Light Industrial - 75 (EC-LI-75) zoning designation. The Community Development Department is directed to change the zoning of the Potomac Park 1 Property on the City's Official Zoning Map and to make any technical corrections to the Official Zoning Map necessitated by the initial zoning of the Potomac Park 1 Property established by this Ordinance.

**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 \_\_\_\_\_, 2026.

CITY OF CENTENNIAL

By: \_\_\_\_\_  
Christine Sweetland, 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 \_\_\_\_\_, 2026 and ordered published one time by title only in *The Centennial Citizen* newspaper on \_\_\_\_\_, 2026, 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 CENTENNIAL CITIZEN* 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 \_\_\_\_\_, 2026, BY A VOTE OF \_\_\_\_ IN FAVOR AND \_\_\_\_ AGAINST.

CITY OF CENTENNIAL

By: \_\_\_\_\_  
Christine Sweetland, Mayor

I hereby certify that the above Ordinance was finally adopted by the City Council of the City of Centennial at its meeting of \_\_\_\_\_, 2026, and ordered published by title only, one time by *The Centennial Citizen* newspaper on \_\_\_\_\_, 2026 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

**EXHIBIT A**

**Legal Description of the Potomac Park 1 Property**

LOT 2, DOVE VALLEY V, FILING NO 18, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 26, 2019 IN PLAT BOOK 553 AT PAGE 9, RECEPTION NO. D9087257, COUNTY OF ARAPAHOE, STATE OF COLORADO.