

**CITY OF CENTENNIAL,  
COLORADO**

**ORDINANCE NO. 2025-O-07**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL,  
COLORADO REZONING CERTAIN PROPERTY LOCATED WEST OF SOUTH  
LIVERPOOL STREET AND SOUTH OF EAST SMOKY HILL ROAD FROM  
BUSINESS PARK 35 (BP<sub>35</sub>) TO GENERAL COMMERCIAL (CG) UNDER THE  
LAND DEVELOPMENT CODE, AND AMENDING THE OFFICIAL ZONING  
MAP (CASE NO. RZONE-24-00003)**

WHEREAS, Galloway & Company (the “Applicant”) on behalf of S-K Smoky Hill Owner, LLC (the “Owner”) submitted an application to rezone property consisting of approximately 3.34 acres, more or less, which is located west of South Liverpool Street and south of East Smoky Hill Road in the City of Centennial (the “Property”) from Business Park 35 (BP<sub>35</sub>) to General Commercial (CG) under the Land Development Code (“LDC”) (Case No. RZONE-24-00005); and

WHEREAS, the Property is more particularly described in the 6021 South Liverpool Street Rezoning Plan, a copy of which is on file with the Community Development Department (Case No. RZONE-24-00003) (the “Rezoning Plan”); and

WHEREAS, the City of Centennial Planning and Zoning Commission considered the rezoning proposal at a duly noticed public hearing conducted on May 28, 2025, and forwarded its recommendation to City Council; and

WHEREAS, public notice has been properly given of the proposed rezoning of the Property by publication on the City’s official website, 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 rezoning 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 this rezoning; and

WHEREAS, pursuant to Article 23 of Title 31, C.R.S., as amended, City Council has determined that the proposed rezoning 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 Business Park 35 (BP<sub>35</sub>) to General Commercial (CG) under the LDC. 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 Official Zoning Map of the City of Centennial shall be amended following the effective date of this Ordinance to conform to and reflect the Property's General Commercial zone district classification. The Community Development Department is instructed to record this rezoning (Case No. RZONE-24-00003) in the real property records of Arapahoe County, Colorado.

**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 \_\_\_\_\_, 2025.

CITY OF CENTENNIAL

By: \_\_\_\_\_  
Stephanie Piko, 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 \_\_\_\_\_, 2025 and ordered published in full on the City website 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 IN FULL ON THE CITY WEBSITE 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 \_\_\_\_\_, 2025, BY A VOTE OF \_\_\_\_ IN FAVOR AND \_\_\_\_ AGAINST.

CITY OF CENTENNIAL

By: \_\_\_\_\_  
Stephanie Piko, Mayor

I hereby certify that the above Ordinance was finally adopted by the City Council of the City of Centennial at its meeting of \_\_\_\_\_, 2025, and ordered published in full on the City website on \_\_\_\_\_, 2025 in accordance with Section 2-1-110 of the Municipal Code.

SEAL

ATTEST:

By: \_\_\_\_\_  
City Clerk or Deputy City Clerk

*Published in full on the City's website at: [www.centennialco.gov](http://www.centennialco.gov) on May 22, 2025 by Allie Esch, Deputy City Clerk.*