

**CITY OF CENTENNIAL,  
COLORADO**

**ORDINANCE NO. 2025-O-08**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
CENTENNIAL, COLORADO AMENDING CHAPTER 12 OF THE  
MUNICIPAL CODE CONCERNING THE ADOPTION OF THE  
MIDTOWN CENTENNIAL OVERLAY DISTRICT**

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’s Land Development Code (“LDC”) is codified as Chapter 12 of the Centennial Municipal Code; and

WHEREAS, the City of Centennial Planning and Zoning Commission recommended City Council approval of proposed amendments to the LDC to adopt the Midtown Centennial Overlay District; and

WHEREAS, the proposed changes to the LDC are intended to shape development and redevelopment in Midtown Centennial and promote investment in development and redevelopment opportunities that are aligned with the City’s Comprehensive Plan for Midtown Centennial; and

WHEREAS, in conformance with the LDC, the public hearing before the City Council was properly noticed by publication on the City’s website; 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.** Section 12-2-201(D), *Overlay Zoning Districts*, shall be amended by the addition of a new subsection (D)(4), entitled *Midtown Centennial Overlay District*, which shall read in full as follows:

4. *Midtown Centennial Overlay District.* The Midtown Centennial Overlay District is established to recognize a unique area of the City, as depicted in Appendix L, that is subject to additional development standards to facilitate high quality development and redevelopment. The Midtown Centennial Overlay District standards are contained in Division 4-6, Midtown Centennial Overlay District.

**Section 3.** The LDC shall be amended by the addition of a new Appendix L, *Midtown Centennial Overlay District*, which is attached to this Ordinance.

**Section 4.** Article 4, *Form and Design Standards*, shall be amended by the addition of a new Division 4-6, entitled *Midtown Centennial Overlay District*, which shall read in full as follows:

**Division 4-6 – Midtown Centennial Overlay District**

**Sec. 12-4-601. Purpose and Application of Division.**

- A. *Purpose of Division.* The development standards of this Division are intended to positively shape development and redevelopment in Midtown Centennial, to promote investment in development and redevelopment opportunities that are aligned with the City's Comprehensive Plan for Midtown Centennial. The Midtown Centennial Overlay District is applied to property shown in Appendix L. The Overlay includes properties with significant visibility that are served by I-25 and light rail transit service, in an area that can support more intense development and redevelopment that best leverages the infrastructure provided in this location of the City. The Overlay provides for the implementation of the City's Comprehensive Plan, where Midtown Centennial is intended to be a meaningful place of activity that builds off of the area's major transportation infrastructure to operate as a connected core, with a series of compact and walkable environments with complementary development surrounding these nodes of activity.
- B. *Applicability of Division.* The development standards of this Division apply to all zone districts within the Midtown Overlay District. Properties with an approved Regulating Plan or Planned Unit Development are governed by those documents, and where an approved Regulating Plan or Planned Unit Development is silent, the provisions in this Division shall govern.

**Sec. 12-4-602. Design Requirements.**

- A. *Residential Building Height.* To promote adequately scaled residential New Development and Redevelopment, any such development within the Overlay is subject to minimum height requirements as shown in Appendix L, Midtown Centennial Overlay District map. The designated I-25 and Light Rail Proximity Area is measured 300 feet from the property line along I-25. For the purposes of establishing residential building height, only floors with predominantly residential uses shall be counted. Structured vehicle parking, non-residential uses, and other ground-floor uses shall not count towards minimum building story height.

Table 12-4-602, *Minimum Residential Building Heights*

Location	Zone District	Minimum Residential Building Height

I-25 and Light Rail Proximity Area	Any zone district permitting residential development	4 stories
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B. *Parking Screening.* To promote adequately camouflaged, screened, and designed parking areas and parking structures, the development or redevelopment of parking is subject to the requirements of this Section. Parking provided for New Development and Redevelopment shall be screened within the Overlay, in addition to other applicable standards for parking lot design found within this LDC.

1. Surface parking lots that are either directly adjacent to I-25 or located within 30 feet of I-25 shall include a continuous masonry wall, landscaped berm, or hedge measuring a minimum of three (3) feet in height. This screen shall be installed between the parking area and the I-25 right-of-way to reduce visibility of parked vehicles from the interstate. This requirement may be waived by the Director in areas upon a finding that at least one of the following conditions applies:
  - a. The elevation of the parking area is located at least five (5) feet below the adjacent elevation of the I-25 centerline, provided that parked vehicles are not visible from I-25; or
  - b. Buildings or other structures provide the same or better screening effect.
2. Structured parking shall be designed to complement building architecture and be screened and camouflaged from view along I-25 and other public rights-of-way using the following techniques. The intent of this standard is to disguise the parking structure and conceal parked vehicles from public view. All of the following techniques shall be utilized:
  - a. Spandrel panels or walls shall be at least 3 foot 6 inches high in order to conceal the headlights of parked cars;
  - b. changes in material, pattern or color;
  - c. expression of material or cladding system modules;
  - d. art or ornament integral with the building; and
  - e. quality, durable materials with smaller scaled modules, patterns, or textures.

**Section 5. Minor Edits, Corrections and Additions.** The Community Development Director shall be authorized to make minor typographical, immaterial, or grammatical corrections or additions to the LDC, including but not limited to correcting spelling errors and adding, removing, or supplementing materials that do not materially change the meaning or intent of the LDC, without City Council approval, provided that the Community Development Department shall maintain full and complete records of all such edits, additions, and corrections made to the 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 \_\_\_\_\_, 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 June 3, 2025 by Allie Esch, Deputy City Clerk.*

