

**CITY OF CENTENNIAL,
COLORADO**

ORDINANCE NO. 2025-O-14

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
CENTENNIAL, COLORADO, AMENDING CHAPTER 12 OF THE
MUNICIPAL CODE (LAND DEVELOPMENT CODE) CONCERNING
SITE PLAN AND REZONING APPROVAL CRITERIA**

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 amendments to the City’s approval criteria for site plans and rezonings which seek to better tailor the City’s approval criteria with the intent and scope of each development order type; and

WHEREAS, the proposed changes to the approval criteria for site plans and rezonings focus on plan consistency, infrastructure and services, compatibility and context sensitivity, and clarity and legal defensibility; 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 Section 12-14-102(F), *Other Procedures*, shall be repealed and replaced to read as follows:

- F. *Other Procedures*. Division 14-9, Miscellaneous Procedures, sets out procedures for granting approval of:
1. Reasonable accommodations for persons with disabilities;
 2. Regulating plans (which are used to implement the form-based standards for the UC district) which are set out in Division 2-3, Form Standards for UC District;

3. Planned Unit Developments; and
4. Legislative rezoning of property.

Section 3. Table 12-14-204, *Public Hearing Development Orders*, shall be amended by repealing the existing row entitled “City Initiated Rezoning” and replacing it with a new row entitled “Legislative Rezoning” which shall read as follows:

Table 12-14-204 Public Hearing Development Orders					
Development Order	Required For	Timing	Exceptions	Issued By/Decided By	Standards ¹
Legislative Rezoning	Large and small scale rezoning	NA	NA	City Council	Sec. 12-14-904, Legislative Rezoning of Property

Section 4. Table 12-14-311, *Required Notice*, shall be repealed in its entirety and replaced to read as follows:

Table 12-14-311 Required Notice			
Type of Public Hearing Development Order	Posted Notice	Publication Notice	Mailed Notice
General Requirements - All Applications	Signs must be posted on the property that is subject to the application at least 14 days before the hearing.	Publication by posting on the City's official website. The first day of publication must occur at least 14 days before each public hearing.	At least 14 days prior to the hearing date, notice must be mailed to the Owner(s) of Record of adjacent properties, registered neighborhoods (within the established threshold distances in Section 12-14-304, Threshold Review), CenCON, and participants who signed in to

			community meetings. See also Sec. 12-14-305(D)(3), Courtesy Notice.
Conditional Use Permit; WCF Conditional Use Permit; Temporary Conditional Use Permit; Site Plan; Variance; Floodplain Variance	Required	NA	Required
PUD Conversions; Rezoning (including the establishment or addition to any overlay district, except for a Legislative Rezoning)	Required	Required	Required
Comprehensive Plan or Sub-Area Plan Amendment; Legislative Rezoning (Large Scale)	NA	Required	NA
Legislative Rezoning (Small Scale)	NA	Required	Required
Text Amendment	NA	Required ¹	NA
¹ Text Amendment shall require Publication Notice 3 days before the public hearing at City Council in accordance with Section 2-1-110 of the Centennial Municipal Code. *Note that Courtesy Notice, pursuant to Sec. 12-14-305(D)(3), applies to both public hearings and community meetings.			

Section 5. Section 12-14-602, *Site Plans*, shall be amended by repealing and replacing Subsections (D) and (E) to read as follows:

- D. *Approval Criteria for Site Plans.* A site plan shall be approved upon the finding that it is a benefit to the health, safety, and welfare of the community and meets the following criteria:
1. The site plan complies with all applicable requirements of the LDC (height, parking, setbacks, landscaping, bufferyards, site lighting, design standards, etc.).
 2. The proposed site plan aligns with and implements any applicable Sub-Area Plans.
 3. The proposed site plan complies with any applicable zoning document (Regulating Plan, Preliminary Development Plan, Master Development Plan, Development Agreement, etc.).
 4. The proposed site plan is compatible, as defined by this LDC, with the surrounding area.
 5. The proposed site plan is adequately supported by applicable existing/proposed infrastructure and services (water, sewer, drainage, transportation, parks, schools, emergency services, etc.).

E. *Reserved.*

Section 6. Section 12-14-604, *Rezoning*, shall be repealed and replaced to read in full as follows:

Sec. 12-14-604. Rezoning.

- A. *Generally.* This section establishes a quasi-judicial process for rezoning (amending the Zoning Map) for a specific property.
- B. *Applicability.* This section applies to the change in zoning district classification of a lot, parcel, or property proposed for development.
- C. *Required Approval.* A rezoning requires a recommendation by the Planning and Zoning Commission and approval by the City Council.
- D. *Application Materials.* The following application materials are required for an application for rezoning:
 - 1. *Request.* A rezoning request statement, which shall include:
 - a. The current zoning classification of the subject property and the zoning classification requested;
 - b. Analysis of how the proposed new zone district designation meets the Approval Criteria of Section 12-14-604(F).
 - 2. *Legal Description.* An appropriate legal description of the parcel proposed for rezoning, along with the area of the parcel in acres or square feet.
 - 3. *Rezoning Exhibit.* A rezoning exhibit shall be prepared on a sheet measuring not less than 8.5 x 11 inches and not greater than 24 x 36 inches. The exhibit shall provide a graphic representation of the subject property and the adjacent streets and properties, showing all of the following:
 - a. The boundaries of the parcel proposed for rezoning, based on the legal description;
 - b. Adjacent properties and parcels, including information on their existing zoning, existing land use(s), and existing project/ property names, if known;
 - c. Adjacent streets, including street names, street classification, and right-of-way widths, if known;
 - d. A title block that contains the following items (items in brackets shall be replaced with the information for the individual project that is described in the

brackets): [NAME OF DEVELOPMENT] REZONING PLAN City of Centennial, County of Arapahoe, State of Colorado, A part of Section [section number], Township [township number] South, Range [range number] West of the 6th P.M.;

- e. A location/vicinity map at a scale of one inch equals 2,000 feet, with a north arrow and an emphasis on the major roadway network within one mile of the parcel proposed for development, Centennial Airport if applicable, and any adjacent jurisdictions and municipalities;
 - f. Standard certifications to include a Planning and Zoning Commission recommendation block and City Council approval block; and
 - g. A case number block in the lower left-hand corner of the rezoning map sheet.
4. *Other Items.* Other items as required by the Director, in order to ensure compliance with standards in subsection F, below.
- E. *Approval Criterion for Legislative Rezoning.* In the review of Small-Scale or Large-Scale Legislative Rezoning as defined by this LDC, the Planning and Zoning Commission and City Council shall consider whether the proposed Legislative Rezoning directly implements the Comprehensive Plan, which includes the Future Land Use Map, and any applicable Sub-Area Plan.
- F. *Approval Criteria for all other Rezoning.* The criteria listed below shall be considered by the Planning and Zoning Commission and City Council in the review of rezoning applications. A proposed rezoning shall be approved upon the finding that it is a benefit to the health, safety, and welfare of the community and meets the following criteria:
- 1. The proposed rezoning aligns with and implements the Comprehensive Plan, including the Future Land Use Map, and applicable Sub-Area Plans. Alternatively, there are specific conditions not contemplated by the Comprehensive Plan or Future Land Use Map that significantly impact the Subject Property and/or the surrounding area that justify deviating from the Comprehensive Plan or Future Land Use Map; and
 - 2. The permitted land uses and development standards of the proposed zone district are compatible, as defined by this LDC, with the surrounding area.

Section 7. Section 12-14-605, *Amendments to this LDC*, shall be repealed and replaced to read in full as follows:

Sec. 12-14-605. Amendments to this LDC.

- A. *Generally.* This section establishes procedures to amend any provision of this LDC (a text amendment).

- B. *Applicability.* The City Council may amend any provision of this LDC in its sole legislative discretion.
- C. *Required Approval.* A text amendment requires City Council approval. A proposed text amendment shall be the subject of a recommendation (for or against) to the City Council by the Planning and Zoning Commission.
- D. *Process.* A recommendation by the Planning and Zoning Commission is required and shall be delivered to the City Council. In all other respects, text amendments are processed as ordinances pursuant to the Home Rule Charter.
- E. *Approval Standards.* Text amendments are at the sole discretion of the City Council, subject to the limitations of the Colorado Statutes that affect Home Rule municipalities and the Colorado and United States Constitutions.

Section 8. Section 12-14-904, presently entitled *City Initiated Rezoning of Property*, shall be retitled to “Legislative Rezoning of Property,” and repealed and replaced to read in full as follows:

Sec. 12-14-904. Legislative Rezoning of Property.

- A. *Generally.* Rezoning, including the establishment of, or addition to or exclusion from any overlay district, may be initiated by the Planning and Zoning Commission or City Council.
- B. *Legislative Rezoning of Property.*
 - 1. *Small Scale Rezoning.* Zone changes which will rezone less than fifty (50) parcels of land shall be deemed small scale legislative rezoning. The property owners of record shall be notified of the intended zone change by first class mail, sent to the owner's address as it appears in the records of the County Assessor, at least fourteen (14) days in advance of the public hearings before the Planning and Zoning Commission and City Council. In addition, notice shall be published by posting on the City's official website and mailing notice to adjacent property owners as set forth in Article 14, Division 3 of this LDC. Sign posting of the subject properties or parcels shall not be required.
 - 2. *Large Scale Rezoning.* Zone changes which will rezone fifty (50) or more parcels of land shall be deemed a large scale legislative rezoning. Notice shall be provided by posting on the City's official website. Mailed and posted notice of individual parcels or properties is not required, although the City may, at its discretion, provide notice by other methods in addition to website publication as a courtesy to the public.

Section 9. Minor Edits, Corrections and Additions. The Community Development Director shall be authorized to make minor typographical, immaterial, or grammatical corrections or additions to this Ordinance and/or the Land Development Code, including but not limited to correcting spelling errors and adding, removing, or supplementing materials that do not materially change the meaning or intent of this Ordinance and/or the Land Development Code, without City Council approval, provided that the Community Development Department shall maintain full and complete records of all such edits, additions, and corrections.

Section 10. 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 11. 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 12. 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