

**CITY OF CENTENNIAL,  
COLORADO**

**ORDINANCE NO. 2025-O-15**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
CENTENNIAL, COLORADO APPROVING THE FOURTH  
AMENDMENT TO THE JONES DISTRICT REGULATING PLAN (CASE  
NO. REGP-25-00001) AND APPROVING THE AMENDED AND  
RESTATED JONES DISTRICT DEVELOPMENT AGREEMENT**

WHEREAS, the Jones District, LLC, (the “Owner”) submitted an application to process a major amendment to the Jones District Regulating Plan previously approved by the City (the “Regulating Plan”); and

WHEREAS, the Regulating Plan was approved by the City Council pursuant to Ordinance No. 2013-O-36 dated October 7, 2013, and a copy of the Regulating Plan was recorded on November 15, 2013 at Reception No. D3139271 in the real property records of Arapahoe County; and

WHEREAS, the First Amendment to the Regulating Plan (Case No. LU-15-00070) was approved by the City Council pursuant to Ordinance No. 2015-O-14 dated May 18, 2015, and a copy of the First Amendment to the Regulating Plan was recorded on June 26, 2015 at Reception No. D5068605 in the real property records of Arapahoe County; and

WHEREAS, the Second Amendment to the Regulating Plan (Case No. REGP-19-00001) was approved by the City Council pursuant to Ordinance No. 2019-O-27 dated November 18, 2019, and a copy of the Second Amendment to the Regulating Plan was recorded on February 10, 2020 at Reception No. E0017420 in the real property records of Arapahoe County; and

WHEREAS, unlike the First and Second Amendments, the Third Amendment to the Regulating Plan (Case No. REGP-20-00002) was “minor” as defined by the Land Development Code (the “LDC”) and accordingly was approved by the Community Development Director and recorded on January 27, 2021 at Reception No. E1014817 in the real property records of Arapahoe County; and

WHEREAS, the Owner is now proposing a major amendment to the Regulating Plan which is on file with the Community Development Department, Case No. REGP-25-00001 (the “Fourth Amendment to the Regulating Plan”); and

WHEREAS, the City of Centennial Planning and Zoning Commission considered the Fourth Amendment to the Regulating Plan at a duly noticed public hearing held on November 12, 2025, and forwarded its recommendation to City Council; and

WHEREAS, in accordance with Section 12-14-402 of 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 the Fourth Amendment to the Regulating Plan; and

WHEREAS, the Owner and the City are parties to that certain Development Agreement for the Jones District having an effective date of November 10, 2013 (the “Development Agreement”); and

WHEREAS, the Development Agreement was approved by the City Council pursuant to Ordinance No. 2013-O-38 dated October 7, 2013, and a copy of the Development Agreement was recorded on December 11, 2013 at Reception No. D3147756 in the real property records of Arapahoe County, Colorado; and

WHEREAS, the First Amendment to the Development Agreement was approved by the City Council pursuant to Ordinance No. 2015-O-14 dated May 18, 2015, and a copy of the First Amendment to the Development Agreement was recorded on June 26, 2015 at Reception No. D5068605 in the real property records of Arapahoe County, Colorado; and

WHEREAS, in 2019, the Owner and the City desired to amend and restate the Development Agreement in order to properly reference the Second Amendment to Regulating Plan which was approved by the City Council pursuant to Ordinance No. 2019-O-27 dated November 18, 2019 and recorded on January 15, 2020 at Reception No. E0006275 in the real property records of Arapahoe County, Colorado; and

WHEREAS, Paragraph 21 of the Development Agreement requires that any amendment to the Development Agreement be in writing, signed by the Owner and the City, and be approved by an ordinance duly adopted by City Council; and

WHEREAS, the Owner and the City now desire to again amend and restate the Development Agreement in order to properly reference the Fourth Amendment to the Regulating Plan; and

WHEREAS, the Owner and the City have agreed on other conforming amendments to the Development Agreement, which are set forth with particularity in the proposed Amended and Restated Development Agreement for the Jones District (the “2025 Amended and Restated Development Agreement”), a copy of which is on file with the City Clerk of the City of Centennial, 13133 E. Arapahoe Road, Centennial, Colorado, and is fully incorporated herein by reference; and

WHEREAS, public notice has been properly given of the City Council’s consideration of the proposed Fourth Amendment to the Regulating Plan and 2025 Amended and Restated Development Agreement by publication on the City’s website and by providing notice in accordance with the applicable provisions of the LDC; and

WHEREAS, City Council hereby desires to approve the Fourth Amendment to the Regulating Plan and 2025 Amended and Restated Development Agreement; and

WHEREAS, the administrative record for this case includes, but is not limited to, the LDC, Centennial NEXT (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(s), reports, studies and all other submittals of the Owner or the Owner’s designated representative, 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 application;

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 and the public an opportunity to present testimony and evidence regarding City Council's consideration of the Fourth Amendment to the Regulating Plan and 2025 Amended and Restated Development Agreement. 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 Fourth Amendment to the Regulating Plan or 2025 Amended and Restated Development Agreement.

**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. Approval of the Fourth Amendment to the Regulating Plan.** The City Council hereby approves the Fourth Amendment to the Regulating Plan, Case No. REGP-25-00001, a copy of which is on file with the Community Development Department. Approval of the Second Amendment to the Regulating Plan shall be and is subject to the following conditions of approval: (a) the Owner shall resolve and correct any technical issues as directed by City staff prior to recordation of the Fourth Amendment to the Regulating Plan; and (b) the Owner shall pay all fees and costs incurred by the City and its consultants in review and processing of the application prior to recordation of the Fourth Amendment to the Regulating Plan. Upon the Owner's satisfaction of the conditions of approval set forth above, the Mayor shall be authorized to sign the Fourth Amendment to the Regulating Plan and the Fourth Amendment to the Regulating Plan shall be recorded in the real property records of Arapahoe County, Colorado.

**Section 3. Approval of the 2025 Amended and Restated Development Agreement.** The City Council hereby approves the 2025 Amended and Restated Development Agreement between the City and the Owner, a copy of which is on file with the City Clerk's office and authorizes the Mayor to execute the 2025 Amended and Restated Development Agreement on behalf of the City. The 2025 Amended and Restated Development Agreement shall be recorded in the real property records of Arapahoe County, Colorado.

**Section 4. Amendment of Site Specific Development Plan.** Approval of the Fourth Amendment to the Regulating Plan and the 2025 Amended and Restated Development Agreement amends the Regulating Plan and Development Agreement that, together, have been previously designated by City Council as a Site Specific Development Plan, as more particularly set forth in Ordinance No. 2013-O-38, approving the Development Agreement and establishing certain vested property rights associated therewith. The Fourth Amendment to the Regulating Plan and 2025 Amended and Restated Development Agreement are hereby approved as an amendment to the Site Specific Development Plan in accordance with Section 12-14-606(B)(2) of the LDC. The duration and term of the vested property rights set forth in the Development Agreement and approved by Ordinance No. 2013-O-38 shall remain unchanged, being twenty five (25) years commencing on the effective date of Ordinance No. 2013-O-38 (the Site Specific Development Plan, inclusive of

the Fourth Amendment to the Regulating Plan and 2025 Amended and Restated Development Agreement, are vested through and including November 9, 2038).

**Section 5. 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 6. 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 7. 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