

**CITY OF CENTENNIAL,  
COLORADO**

**RESOLUTION NO. 2025-R-22**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF CENTENNIAL, COLORADO APPROVING THE  
RESIDENCES AT FESTIVAL CENTER SITE PLAN, CASE  
NO. SITE-24-00012**

WHEREAS, Kimley-Horn (the “Applicant”), on behalf of Kwenda Inc. (the “Owner”), submitted an application for a site plan designated as the Residences at Festival Center Site Plan, Case No. SITE-24-00012 (“Site Plan”) to construct 114 single-family attached townhomes on approximately 6.68 acres (the “Subject Property”); and

WHEREAS, the Subject Property is located at 8170 South University Boulevard in the City of Centennial as more particularly described in the Site Plan; and

WHEREAS, the Subject Property is governed by the zoning requirements of the Activity Center (AC) zone district under the Land Development Code (“LDC”); and

WHEREAS, the Planning and Zoning Commission recommended approval of the Site Plan following the conclusion of a duly noticed public hearing conducted on June 11, 2025; and

WHEREAS, the City Council has determined that the Site Plan satisfies the approval standards specified in Section 12-14-602(D) of the LDC, subject to the conditions of approval as set forth in Section 1 of this Resolution below; and

WHEREAS, the administrative record for this case includes, but is not limited to, the LDC, City of Centennial Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff files and reports of the Community Development Department case managers and the City’s consultants for this case, the Site Plan application and accompanying maps, reports, studies and all other submittals of the Applicant, any and all submittals by members of the public, and the tape recordings and minutes of the Planning and Zoning Commission and City Council meetings at which this application was considered; and

WHEREAS, the City Council hereby determines that the Site Plan meets all applicable LDC requirements and advances the public health, safety, convenience and general welfare of the residents of the City, subject to the conditions of approval as hereinafter delineated.

**NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Centennial, Colorado as follows:**

**Section 1.** The City Council hereby approves the Residences at Festival Center Site Plan, Case No. SITE-24-00012, subject to the following conditions of approval:

- a. The Applicant or Owner shall resolve and correct any technical issues as directed by City staff prior to recordation of the Site Plan mylar;
- b. The Applicant or Owner shall pay any and all remaining fees and costs incurred by the City and its consultants in review and processing of the application in full prior to recordation of the Site Plan mylar; and
- c. The Applicant or Owner shall receive final approval in a form acceptable to the City from the Southeast Metro Stormwater Authority (SEMSWA), the City of Centennial Community Development Department and City of Centennial Public Works Department confirming that all applicable design requirements are met.

**Section 2.** The Community Development Department is authorized to make any changes to the mylar form of the approved Site Plan as may be needed to conform the Site Plan to the form and content requirements of the LDC in effect at the time the Site Plan is submitted for signature(s) and to make such other changes that are expressly authorized or required pursuant to this Resolution.

**Section 3.** This Resolution shall be effective immediately upon approval by the City Council.

ADOPTED by a vote of \_\_\_\_ in favor and \_\_\_\_ against this 17<sup>th</sup> day of June, 2025.

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

ATTEST:

Approved as to Form:

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

By: \_\_\_\_\_  
For City Attorney's Office

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