

**CITY OF CENTENNIAL,
COLORADO**

ORDINANCE NO. 2025-O-04

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
CENTENNIAL, COLORADO, AMENDING CHAPTER 12 OF THE
MUNICIPAL CODE (LAND DEVELOPMENT CODE) CONCERNING
APPLICABILITY TO CITY OWNED PROPERTY**

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, at times, the City proposes development projects on City-owned property which includes City Council and City staff involvement throughout the project’s planning and funding processes, and which involves public discussions and determinations that the project is needed and will directly advance community’s health, safety, and welfare; and

WHEREAS, it is an inefficient use of taxpayer funds to require, for projects on City-owned property, that the City prepare and submit plans to the City for City review, City processing, and City approval when the City previously determined during the planning and funding processes that the proposed development is appropriate, necessary, or desired and will advance the health, safety, and welfare of the community; and

WHEREAS, the City of Centennial Planning and Zoning Commission recommended that the City Council approve amendments to the LDC to clarify the applicability of the LDC to development on City owned property; and

WHEREAS, the proposed changes to the LDC are intended to allow for the efficient use of taxpayer funds by authorizing the City to administratively approve projects on City owned property including authorization for the City to forgo certain land use processes for such projects; 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 12-1-301, entitled *Applicability*, shall be amended to include a new subsection B entitled “*Applicability to City Owned Property*” which shall read in full as set forth below with the existing subsection “B” being re-lettered to subsection “C” and the existing subsection “C” being re-lettered to subsection “D” with no changes to the content.

B. *Applicability to City Owned Property*. Notwithstanding any provision in this LDC to the contrary, the City shall be exempt from the requirements of this LDC for development proposed on City owned property. The City may, at its discretion, voluntarily elect to invoke or follow one or more LDC provisions, processes or procedures provided in this LDC where the Director administratively determines that such will serve the public health, safety, or welfare. All approvals of development on City owned property shall be administrative.

Section 3. 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.

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.

SEAL

ATTEST:

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 on February 18, 2025 by Allie Esch, Deputy City Clerk.