



Legislation Text

File #: 14-0564, **Version:** 1

Centennial East Concept Plan
(Quasi-Judicial Matter)

From:

Peter Wysocki, Planning and Development Director, Planning and Development Department

Summary:

This project includes concurrent applications for two zone changes, a master plan amendment and a concept plan for a 42.8-acre site located north of Fillmore Street and east of Centennial Boulevard.

The applicant is requesting a zone change from PIP-2 (Planned Industrial Park) to OC (Office Complex) for 18.5 acres, and a second zone change from PIP-2 (Planned Industrial Park) and PBC (Planned Business Center) to PBC (Planned Business Center) for 8.05 acres. The zone change to PBC also includes 2.73 acres of property currently zoned PBC for a total of 10.78 acres of PBC. In addition, the applicant is proposing a master plan amendment and a concept plan for the property.

Previous Council Action:

None.

Background:

The applications associated with this project are to rezone the PIP-2 property to OC and PBC and leave the PIP-1 zoned property as it is currently zoned. In addition, the applicant is requesting a master plan amendment to change from general industrial and neighborhood commercial to office, neighborhood commercial and general industrial. The concept plan identifies the zoning proposed for the property and proposes that the uses allowed by the zone districts be allowed in the concept plan area.

Please see the attached Planning Commission staff report for detailed analysis.

Financial Implications:

None.

Board/Commission Recommendation:

At their meeting on August 20, 2014 the Planning Commission voted 7-0 to approve the master plan amendment, the zone change from PIP-2 to OC, the zone change from PIP-2 and PBC to PBC, and the concept plan. All four applications were approved on the Consent Calendar.

Stakeholder Process:

The public process involved with the review of these applications included posting of the site and sending of postcards on two separate occasions to 45 property owners within 500 feet of the site.

Comments from four neighbors were received. The concerns were about geologic hazard issues and drainage. A note was added to the plan to clarify that a geologic hazard report or exemption would be required with each development plan submittal.

There were no public comments at the Planning Commission meeting.

Alternatives:

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or
4. Refer the matter back to the City Planning Commission for further consideration.

Proposed Motion:

CPC CP 14-00046 - CONCEPT PLAN

Approve the concept plan for Centennial East, based upon the finding that the concept plan complies with the review criteria in City Code Section 7.5.501.E.

N/A