

**ORDINANCE OF THE
CITY OF LONE TREE**

Series of 2024

Ordinance No. 24-06

**AN ORDINANCE APPROVING THE CENTENNIAL RIDGE PLANNED
DEVELOPMENT, THIRD AMENDMENT, PROJECT NO. ZR 24-0001**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LONE TREE,
COLORADO:**

ARTICLE 1 - AUTHORITY

The City of Lone Tree (“City”) is a home rule municipal corporation authorized under its home rule charter and Chapter 16 of the Lone Tree Municipal Code, as amended, (the “Code”) to zone and rezone parcels of land located in the City.

ARTICLE 2 – FINDINGS OF FACT

- A. The Centennial Ridge Planned Development Plan District (“Centennial Ridge PD”), located on the south side of Lincoln Avenue on both sides of Lone Tree Parkway, is zoned in accordance with the Centennial Ridge Planned Development Plan, as amended, and is comprised of approximately 40 acres within the City of Lone Tree.
- B. The applicant, Galloway & Company, Inc. (“Applicant”), on behalf of the affected property owner, First Baptist Church of Highlands Ranch (the “Owner”), has filed an application for a rezoning to change the uses permitted within Planning Area A , as such parcel of land is legally described on Exhibit A (the “Property”), of the Centennial Ridge PD.
- C. The Applicant proposes to amend the Centennial Ridge PD to add: (1) “public and private schools” as a permitted use within Planning Area A; (2) a development standard for Planning Area A that limits the maximum student enrollment of any school to 221 students; and (3) incorporates traffic and transportation related requirements for Planning Area A.
- D. The Applicant’s request is accompanied by a proposed development plan exhibit captioned “Centennial Ridge Third Amendment to Planned Development Plan,” referred to as “Centennial Ridge PD Third Amendment.”
- E. Newspaper publication at least fifteen days in advance of the public hearings before the Planning Commission and City Council in the form required by the Code has been provided, and evidence thereof has been submitted to the City as required.

- F. Notice of the public hearings before the Planning Commission and the City Council in the form required by the Code was posted on the Property for fifteen (15) consecutive days prior to said hearings, and evidence thereof has been provided to the City as required.
- G. The Planning Commission and the City Council have held the public hearings as required by the Code and have considered all relevant evidence presented in such hearings.
- H. The Planning Commission recommended approval of the Centennial Ridge PD Third Amendment.
- I. The City Council further finds that the proposed rezoning as more fully described in this Ordinance and the staff report meets the criteria of approval set forth in Section 16-15-20 of the Code, is in conformity with the Lone Tree Comprehensive Plan and generally furthers the health, safety and welfare of the community.
- J. 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 proposal and merely reflects Council's decision to follow procedural requirements for adoption of Ordinances by providing two readings. The Council's decision to adopt or reject this Ordinance shall occur upon second reading.

ARTICLE 3 – APPROVAL OF CENTENNIAL RIDGE THIRD AMENDMENT TO PLANNED DEVELOPMENT PLAN

- A. The Centennial Ridge Third Amendment, which incorporates all terms and provisions of the original Centennial Ridge Planned Development Plan, as amended, is hereby approved and shall serve as the controlling development plan for the Centennial Ridge Planned Development, subject to conditions of approval, if any, approved by City Council.
- B. The Community Development Department is directed to update the City of Lone Tree official zoning map to incorporate the approval of this rezoning.

ARTICLE 4 – EFFECTIVE DATE

This Ordinance shall take effect thirty (30) days following publication after the first reading if no changes are made on second reading, or twenty (20) days after publication following second reading if changes are made upon second reading.

ARTICLE 5 – SEVERABILITY

If any part or provision of this Ordinance, or its application to any person or circumstance is adjudged to be invalid or unenforceable, the invalidity or unenforceability

of such part, provision, or application shall not affect any of the remaining parts, provisions or applications of this Ordinance that can be given the effect without the invalid provision, part or application, and to this end the provisions and parts of this Ordinance are declared to be severable.

INTRODUCED, READ, ADOPTED AND ORDERED PUBLISHED THIS 2ND DAY OF JULY 2024 UPON A MOTION DULY MADE, SECONDED AND PASSED BY A VOTE OF 5 IN FAVOR AND 0 AGAINST.

CITY OF LONE TREE

Marissa Harmon, Mayor

ATTEST:

Patricia Leyva, CMC, City Clerk

FINALLY ADOPTED, PASSED, APPROVED WITH CHANGES, IF ANY, AND ORDERED POSTED AT THE LONE TREE ADMINISTRATION BUILDING, 9220 KIMMER DRIVE, LONE TREE, COLORADO 80124 UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS MEETING HELD ON THE 6TH DAY OF AUGUST 2024, BY A VOTE OF _____ IN FAVOR AND _____ AGAINST. IF APPROVED WITH CHANGES AFTER FIRST READING, SUCH CHANGES SHALL BE PUBLISHED IN THE DOUGLAS COUNTY NEWS-PRESS FOLLOWING ADOPTION ON SECOND READING.

CITY OF LONE TREE

Marissa Harmon, Mayor

ATTEST:

Patricia Leyva, CMC, City Clerk

CERTIFICATION OF PUBLICATION

I hereby attest and certify that the within and foregoing Ordinance was introduced in printed form by reading of the title only on July 2, 2024; published in full in the *Douglas County News-Press*, under Legal Notice No. 947358, together with the statement that the Ordinance and any changes thereto, if applicable, shall be considered on second reading for adoption at a public meeting of the City Council on August 6, 2024 at 7:00 p.m.; and further attest that the within and foregoing Ordinance was finally passed and adopted on second reading by the City Council on August 6, 2024, at a public meeting of City Council on August 6, 2024 and posted in its entirety at the City Administration Building, 9220 Kimmer Drive, Lone Tree, Colorado 80124, and if amended on second reading, such changes to the Ordinance were published in the Douglas County News-Press on _____, 2023, under Legal Notice No. ____.

ATTEST:

SEAL

Patricia Leyva, CMC, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

Lot 1, Block 1, Centennial Ridge Subdivision F-004 plat recorded on December 9, 1996 under reception number 9669049.