

Meeting Date: October 27, 2025

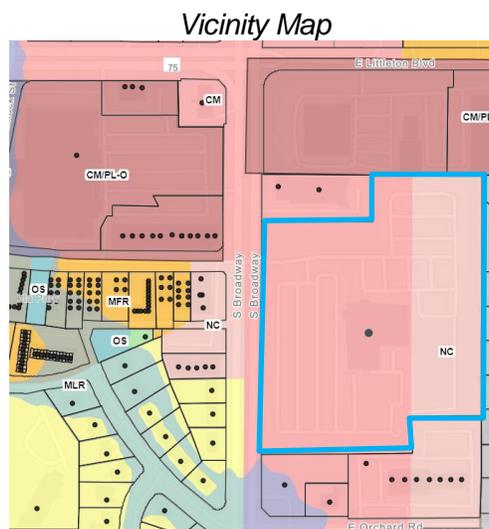
Planner: Andrea Vaughn, AICP - Senior Planner

APPLICATION SUMMARY:

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| Project Name: | CarMax Lot Expansion |
| Case Numbers: | REZ24-0002 |
| Application type: | Rezoning |
| Location: | 5850 S. Broadway |
| Size of Property: | 9.47 acres |
| Zoning: | NC - Neighborhood Commercial CM - Corridor Mixed |
| Applicant: | CenterPoint Integrated Solutions |
| Applicant's Representative: | Cassidy Clements |
| Owner(s): | CarMax Auto Superstores, Inc |
| Applicant Request: | To rezone the eastern portion of the subject property from NC to CM and to allow for the Conditional Use of Vehicle Sales in the rezoned portion of the parcel |

LOCATION:

The proposed development is located on the eastern side of Broadway, between Littleton Boulevard and East Orchard Road, 5850 S. Broadway.



PUBLIC NOTICE REQUIREMENTS AND PROCESS:

Pursuant to Section 10-9-3.5 of the Unified Land Use Code (the “ULUC”), notice of public hearings shall be given in accordance with Table 10-9-3.9. Section 10-9-3.5 of the ULUC requires that any notice provided by mail, shall be provided through the United States Postal Service to all addresses, units, and property owners located within 700 feet of the property at least ten (10) days in advance of the public hearing. If there are any homeowner’s or other owner associations within 700 feet of the property, then notification need only be sent to the association’s designee.

In total, staff sent 274 notification cards to property owners and residents within the notification boundary and within the prescribed time period.

Neighborhood meetings were held on the following dates: July 2, 2024; April 3, 2025; Comments raised at the neighborhood meetings are attached to the packet.

BACKGROUND; APPLICATION DETAILS:

The applicant, CarMax Auto Superstores Inc, first received approval for their operations in 2011. At the time, the lot, which was split-zoned as it is today, was zoned B-2 (Business 2) in the western portion of the site and the eastern portion was zoned T (Transitional). In 2011, the applicant sought the conditional approval of the use for “Sales, Leasing, Rental or Pawning of Used Motor Vehicles”, for the portion zoned B-2 and for the off-site parking of employees or patrons of the site, in the portion that was zoned T. The applicants conditional use application was approved by the Planning Commission in April 2012.

In October 2022, CarMax first approached the City, with the proposal to pave the section of the parcel zoned NC, for the staging of vehicles awaiting repair and ultimately to be either displayed for sale on site or relocated. While the portion of the site that is zoned NC did receive conditional approval for the use of a “Off-site commercial employee/customer parking on residential zoned property”, per the now Repealed Title 10, staff found that the proposed use is better described as an extension of the vehicle sales use, which is not permitted in the NC, but is a conditional use in the CM zone district. In November 2024, staff received a completed application from CarMax’s representative to request that the portion of the subject property zoned NC be rezoned to CM and for the conditional use of “Vehicle Sales, Rental and Leasing.”

The applicant has worked closely with staff and all outside agencies on any outstanding comments and have addressed all of the comments or the agencies have conditionally approved the application.

Decision Criteria and Analysis:

Pursuant to Section 10-9-5.1 of the ULUC, Planning Commission shall approve, approve with conditions, or deny the proposed application. The recommendation shall be based on the following Decision Criteria as outlined in Section 10-9-5.1.C of the ULUC.

1. *Consistency.* The proposed Rezoning / Zoning Map Amendment is consistent with the Land Use and Character Map of the Comprehensive Plan, or an adopted subarea plan, corridor plan, or other city policy, and consistent with the purpose statement of the proposed zoning district OR changed conditions have occurred such that the character of the surrounding area is transitioning or being affected by other factors, such as traffic, a new

school, adjoining uses, or environmental issues not contemplated by the Comprehensive Plan;

The Future Land Use and Character Map envisions this area as Corridor Mixed Use; the proposed rezoning is consistent with this character area.



Future Land Use and Character Map

2. *Compatibility.* The range of uses allowed by the proposed zoning district will be compatible with the properties in the immediate vicinity of the subject property;

Rezoning this portion of the parcel from NC to CM creates compatibility with the remainder of the parcel, which is zoned CM and is consistent with many of the parcels along the Broadway Corridor. The site is adjacent to single-family residential homes, which are located in the City of Centennial. Any future development will be subject to the standards of the Code, specifically those found in 10-1-3.6.F *Bufferyards* and 10-1.3.5 *Transition Standards*.

3. *Traffic.* The traffic generated by the land uses permissible in the requested Rezoning / Zoning Map Amendment will not lead to undue congestion, noise, or traffic hazards;

Staff does not believe that rezoning the eastern portion of the subject property to CM will have negative impacts on traffic leading to undue congestion, noise, or hazards as the portion of the lot currently zoned as CM, is accessed off Broadway already.

4. *Adequate Public Facilities.* Facilities and services are available to serve the subject property without compromising provisions for adequate levels of service to other properties; and

Staff finds that there are adequate facilities existing on site.

5. *Natural Environment.* The district resulting from the requested Zoning Map Amendment will not cause harm to natural features on or adjacent to the subject property.

Staff did not identify any natural features on site or adjacent to the property.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 08-2025, recommending to City Council approval of the proposed rezoning of the eastern portion of the subject property from Neighborhood Commercial to Corridor Mixed.