

**NOTICE OF PUBLIC HEARING
ORDINANCE No. 1815, SERIES 2021**

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Louisville, Colorado, to be held on February 15, 2022 at the hour of 6:00 p.m., in an electronic meeting, the City Council will hold a Public Hearing on the final passage and adoption of a proposed **AN ORDINANCE APPROVING A SEVENTH AMENDMENT TO THE TAKODA GENERAL DEVELOPMENT PLAN TO ALLOW UP TO 59 DWELLING UNITS AND 20,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT.**

Published in the *Daily Camera* on February 6, 2022 with full ordinance.

Full copies available in the City Clerk's Office, 749 Main Street, Louisville CO 80027.

**ORDINANCE NO. 1815
SERIES 2021**

**AN ORDINANCE APPROVING A SEVENTH AMENDMENT TO THE TAKODA
GENERAL DEVELOPMENT PLAN TO ALLOW UP TO 59 DWELLING UNITS AND
20,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT**

WHEREAS, RMCS, LLC is the owner of certain real properties totaling approximately 5.82 acres, which are comprised of the Foundry subdivision and which are designated within the Takoda General Development Plan (GDP) (the "Property"); and

WHEREAS, the Property is currently zoned Planned Community Zone District – Commercial/Residential (PCZD – C/R) and, permitted uses are set forth on the existing Takoda PCZD General Development Plan; and

WHEREAS, Mass Equities, on behalf of the owner, has submitted to the City a request for approval of an amended PCZD General Development Plan for the Property to allow up to 59 dwelling units and 20,000 square feet of commercial development, which amended GDP is entitled Takoda General Development Plan 7th Amendment and a copy of which is attached hereto as Exhibit A (the "Takoda GDP 7th Amendment"); and

WHEREAS, the Takoda GDP, 7th Amendment shall serve to identify the zoning, permitted uses and development for the Property and shall serve as the PCZD General Development Plan for the Property, in accordance with Title 17 of the Louisville Municipal Code; and

WHEREAS, the Louisville Planning Commission has held public hearings on the proposed Takoda GDP 7th Amendment for the Property on June 24, 2021, August 12, 2021 and August 26, 2021 and reconsidered the application on November 11, 2021 following remanding of the application from City Council on October 5, 2021. Planning Commission has forwarded a recommendation to the City Council to approve the Takoda GDP 7th Amendment with one condition; and

WHEREAS, the City Council has duly considered the Commission's recommendation; and

WHEREAS, the City Council has held a public hearing on the proposed Takoda GDP 7th Amendment and has provided notice of the public hearing as provided by law; and

WHEREAS, no protests were received by the City pursuant to C.R.S. §31-23-305; and

WHEREAS, the Takoda GDP, 7th Amendment is consistent with the City of Louisville 2013 Citywide Comprehensive Plan and the South Boulder Road Small Area Plan and supports policies related to provision of a mix of housing types and meeting needs for seniors.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. The City Council of the City of Louisville hereby approves the Takoda GDP 7th Amendment for the property legally described in Exhibit A attached hereto (the “Property”) and, pursuant to the zoning ordinances of the City, such Property is zoned Planned Community Zone District Commercial/Residential (PCZD-C/R) for the uses permitted in the Takoda GDP 7th Amendment for the Property, a copy of which Takoda GDP 7th Amendment is attached hereto as Exhibit A, subject to Section 2 hereof.

Section 2. The Takoda GDP 7th Amendment shall be recorded in the Offices of the Boulder County Clerk and Recorder and the City zoning map shall be amended accordingly.

INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED PUBLISHED this ____ day of _____, 2022.

Ashley Stolzmann, Mayor

ATTEST:

Meredyth Muth, City Clerk

APPROVED AS TO FORM:

Kelly P.C.
City Attorney

PASSED AND ADOPTED ON SECOND AND FINAL READING, this ____ day of _____, 2022

Ashley Stolzmann, Mayor

ATTEST:

Meredyth Muth, City Clerk

Exhibit A

