

**NOTICE OF PUBLIC HEARING
ORDINANCE No. 1846, SERIES 2022**

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Louisville, Colorado, to be held on February 7, 2023 at the hour of 6:00 p.m., at Louisville City Hall, 749 Main Street, Louisville, Colorado 80027 or in an electronic meeting, the City Council will hold a Public Hearing on the final passage and adoption of a proposed **ORDINANCE APPROVING A FOURTH AMENDMENT TO THE NORTH END GENERAL DEVELOPMENT PLAN TO AMEND ALLOWED RESIDENTIAL USES ON PLANNING AREA 1 AND STANDARDS FOR ROOF OVERHANG ENCROACHMENTS WITHIN SETBACKS AND EASEMENTS FOR BLOCK 11.**

Published in the *Daily Camera* on January 8, 2023 with full ordinance.

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

**ORDINANCE NO. 1846
SERIES 2022**

**AN ORDINANCE APPROVING A FOURTH AMENDMENT TO THE NORTH END
GENERAL DEVELOPMENT PLAN TO AMEND ALLOWED RESIDENTIAL USES ON
PLANNING AREA 1 AND STANDARDS FOR ROOF OVERHANG
ENCROACHMENTS WITHIN SETBACKS AND EASEMENTS FOR BLOCK 11**

WHEREAS, the Ridgeline Development Corporation is the owner of certain real property totaling approximately 4.57 acres, which property is located in the North End Block 11 Replat of North End Parcel 1, Outlot H & Outlot K Replat subdivision within Planning Area 1 of the North End General Development Plan (GDP) property attached hereto as Exhibit A (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 GDP; and

WHEREAS, the owner has submitted to the City a request for approval of an amended PCZD General Development Plan, which amended Plan is entitled the North End General Development Plan, 4th Amendment and a copy of which is attached hereto as Exhibit A (the "North End Development GDP 4th Amendment") to allow for modifications to the uses permitted on Planning Area 1 ("PA1") and added standards for roof overhand encroachments within setbacks and easements for Block 11; and

WHEREAS, the North End Development GDP 4th 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 a duly noticed public hearing on November 10, 2022 for the proposed North End GDP 4th Amendment and has forwarded a

Ordinance No, 1846, Series 2022

Page 1 of 3

recommendation to the City Council to approve the North End GDP 4th Amendment; and

WHEREAS, the City Council has held a duly noticed public hearing on January 3, 2023 for the proposed North End GDP 4th Amendment; and

WHEREAS, The North End 4th GDP Amendment is consistent with the City of Louisville 2013 Comprehensive Plan and the South Boulder Road Small Area Plan;

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 North End GDP 4th Amendment (the “North End 4th Amended GDP”), a copy of which is attached hereto as Exhibit A.

Section 2. The North End 4th Amended GDP shall be recorded in the Offices of the Boulder County Clerk and Recorder.

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

Dennis Maloney, Mayor Pro Tem

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 _____, 2023.

Dennis Maloney, Mayor

ATTEST:

Meredyth Muth, City Clerk

