

**ORDINANCE NO. 1910
SERIES 2026**

**AN ORDINANCE APPROVING A REZONING OF A PORTION OF THE CALEDONIA
PLACE SUBDIVISION PLAT FROM COMMERCIAL COMMUNITY (CC) AND
RESIDENTIAL MEDIUM DENSITY (R-M) TO MIXED-USE RESIDENTIAL (MU-R) AND
APPROVING AN AMENDMENT TO EXHIBIT A, LAND USE PLAN EXHIBIT,
REFERENCED IN LOUISVILLE MUNICIPAL CODE CHAPTER 17.14 – MIXED USE
ZONE DISTRICTS**

WHEREAS, Coal Creek Village, LLC is the owner of certain real property, described in the legal description attached hereto as Exhibit A, which constitutes a portion of the Caledonia Place Subdivision Plat; and

WHEREAS, the land owner has requested rezoning of the property from Commercial Community – Mixed Use (CC-MU) and Residential Medium Density (R-M) to Mixed Use Residential (MU-R), and approval of an amendment to the Land Use Plan, as depicted in the document attached hereto as Exhibit B, pursuant to Chapter 17.14 of the Louisville Municipal Code – Mixed-Use Zone Districts; and

WHEREAS, the Louisville Planning Commission has held a duly-noticed public hearing on October 9, 2025 to review the proposed rezoning and has forwarded a recommendation to the City Council to approve the rezoning and amendment to Land Use Plan; and

WHEREAS, the City Council held a duly-noticed public hearing on February 3, 2026 to consider the proposed rezoning and amendment to the Land Use Plan; and

WHEREAS, the City Council finds that the rezoning and amendment to the Land Use Plan are consistent with Louisville Municipal Code Sec. 17.44.050.A.2, Declaration of Policy for Rezoning, which states that the *area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area*; and

WHEREAS, the City Council finds that conditions of the property have changed, including potential market feasibility of commercial-only development on the parcel and changes to vehicular access plans that are not supportive of highway-oriented commercial development; and

WHEREAS, the City Council finds that it is in the public interest to support redevelopment of the property which is located in the Highway 42 Revitalization Area and rezoning of the property will support the goal of the Urban Renewal Plan to reduce, eliminate and prevent the spread of blight, to stimulate growth and redevelopment, and promote appropriate land uses.

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

Section 1. Pursuant to the zoning ordinance of the City, that certain property described in the legal description attached hereto as Exhibit A, which constitutes a portion of the Caledonia Place Subdivision Plat is hereby rezoned from Commercial Community – Mixed Use (CC-MU) and Residential Medium (R-M) to Mixed Use Residential (MU-R).

Section 2. The Land Use Plan referenced in Louisville Municipal Code Chapter 17.14 – Mixed Use Zone Districts, is hereby amended as reflected in Exhibit B to this ordinance.

Section 3. If any portion of this ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part hereof irrespective of the fact that any one part be declared invalid.

Section 4. The repeal or modification of any provision of the Municipal Code of the City of Louisville by this ordinance shall not release, extinguish, alter, modify, or change in whole or in part any penalty, forfeiture, or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings, and prosecutions for the enforcement of the penalty, forfeiture, or liability, as well as for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.

Section 5. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

**INTRODUCED, READ, PASSED ON FIRST READING AND ORDERED
PUBLISHED** 18th day of November 2025.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

PUBLIC HEARING AND SECOND READING WILL BE THE 6th DAY OF JANUARY 2026, AT 6:00 P.M. AT LOUISVILLE CITY HALL, 749 MAIN STREET, LOUISVILLE, CO 80027.

PASSED AND ADOPTED ON SECOND AND FINAL READING, this 3rd day of February 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

APPROVED AS TO FORM:
Kelly PC

Kathleen Kelly, City Attorney

EXHIBIT A
LAND DESCRIPTION
SHEET 1 OF 4

A PORTION OF COAL CREEK STATION FILING NO. 1, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MONUMENTED AT THE NORTHEAST CORNER BY A FOUND 2" ILLEGIBLE BRASS CAP IN RANGE BOX AND AT THE NORTH QUARTER CORNER BY A FOUND 2-1/2" ILLEGIBLE ALUMINUM CAP IN RANGE BOX. SAID NORTH LINE BEARS NORTH 89°58'20" WEST A DISTANCE OF 2642.02 FEET (AS-MEASURED) WITH ALL BEARINGS HEREON BEING RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8;
THENCE NORTH 89°58'20" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 395.00 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°17'50" EAST, A DISTANCE OF 360.00 FEET;
THENCE SOUTH 89°58'20" EAST, A DISTANCE OF 395.02 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8;
THENCE SOUTH 00°18'01" EAST, ALONG SAID EAST LINE, A DISTANCE OF 154.87 FEET;
THENCE DEPARTING SAID EAST LINE, NORTH 89°58'57" WEST, A DISTANCE OF 360.55 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 95.00 FEET, A DELTA ANGLE OF 89°41'07" WITH A CHORD WHICH BEARS NORTH 45°08'23" WEST A DISTANCE OF 133.98 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 148.70 FEET;

THENCE NORTH 00°17'50" WEST, A DISTANCE OF 360.00 FEET;
THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 316.05 FEET;
THENCE NORTH 00°00'15" EAST, A DISTANCE OF 200.18 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE SOUTH 89°58'20" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 375.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: ±153,315 SQ. FT. OR ±3.520 ACRES.



FRANK ZWOLINSKI, P.L.S.
Colorado License No. 38060
For and on behalf of
Power Surveying Company, Inc.

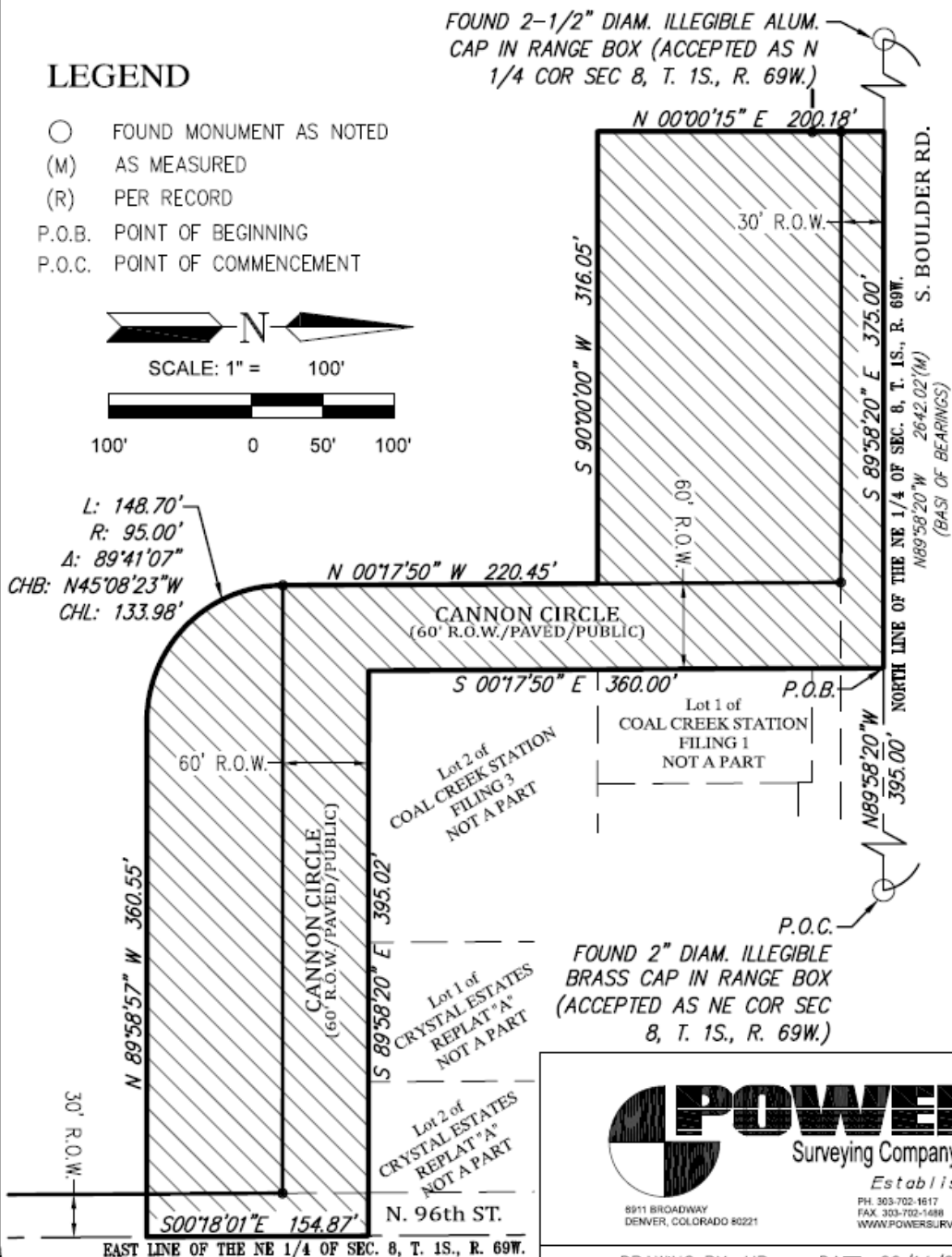
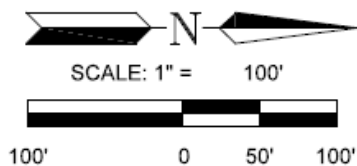


DRAWING BY: MB DATE: 06/14/2022
PROJECT NO. 16-216

EXHIBIT A
EXHIBIT OF LAND DESCRIPTION
SHEET 2 OF 4

LEGEND

- FOUND MONUMENT AS NOTED
- (M) AS MEASURED
- (R) PER RECORD
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



POWERTM
Surveying Company, Inc.
Established 1948
8911 BROADWAY
DENVER, COLORADO 80221
PH. 303-702-1617
FAX 303-702-1498
WWW.POWERSURVEYING.COM

DRAWING BY: MB DATE: 06/14/2022
PROJECT NO. 16-216

EXHIBIT A
LAND DESCRIPTION
SHEET 3 OF 4

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MONUMENTED AT THE NORTHEAST CORNER BY A FOUND 2" ILLEGIBLE BRASS CAP IN RANGE BOX AND AT THE NORTH QUARTER CORNER BY A FOUND 2-1/2" ILLEGIBLE ALUMINUM CAP IN RANGE BOX. SAID NORTH LINE BEARS NORTH 89°58'20" WEST A DISTANCE OF 2642.02 FEET (AS-MEASURED) WITH ALL BEARINGS HEREON BEING RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8;
THENCE SOUTH 48°46'01" WEST, A DISTANCE OF 1243.37 FEET TO THE NORTHWEST CORNER OF LOT 1 HUNT-PUKSAS SUBDIVISION AND THE POINT OF BEGINNING;
THENCE NORTH 08°30'12" WEST, A DISTANCE OF 202.14 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 183.31 FEET;
THENCE SOUTH 00°01'40" WEST, A DISTANCE OF 184.00 FEET;
THENCE NORTH 89°58'20" WEST, A DISTANCE OF 39.06 FEET;
THENCE SOUTH 00°18'07" EAST, A DISTANCE OF 16.00 FEET;
THENCE NORTH 89°58'20" WEST, A DISTANCE OF 114.35 FEET TO THE POINT OF BEGINNING.

CONTAINING: ±33,032 SQ. FT. OR ±0.758 ACRES.



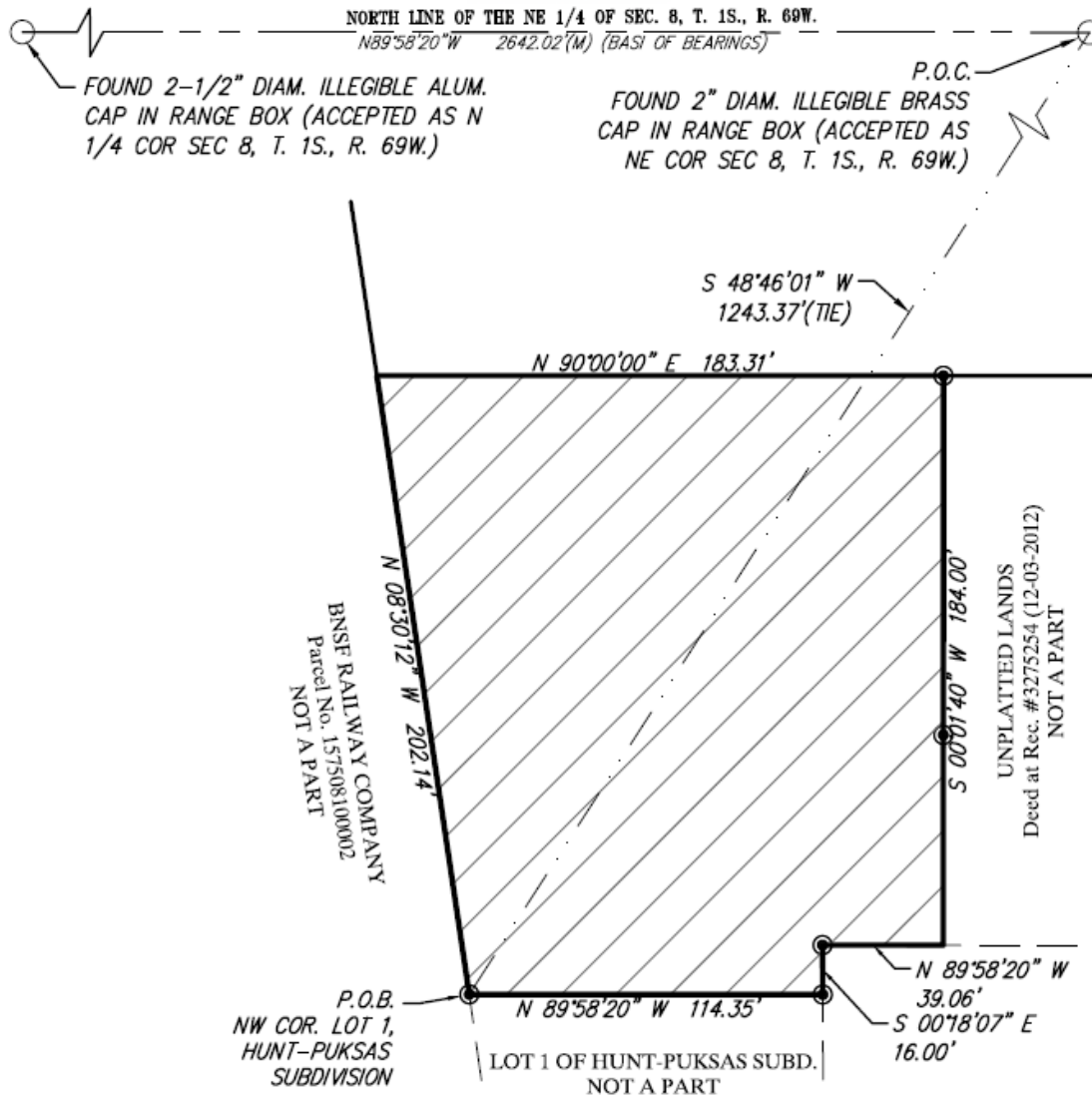
FRANK ZWOLINSKI, P.L.S.
Colorado License No. 38060
For and on behalf of
Power Surveying Company, Inc.



DRAWING BY: MB DATE: 06/14/2022
PROJECT NO. 16-216

EXHIBIT A

EXHIBIT OF LAND DESCRIPTION SHEET 4 OF 4



LEGEND

- FOUND MONUMENT AS NOTED
- (M) AS MEASURED
- (R) PER RECORD
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

SCALE: 1" = 50'



POWERTM
Surveying Company, Inc.

Established 1948

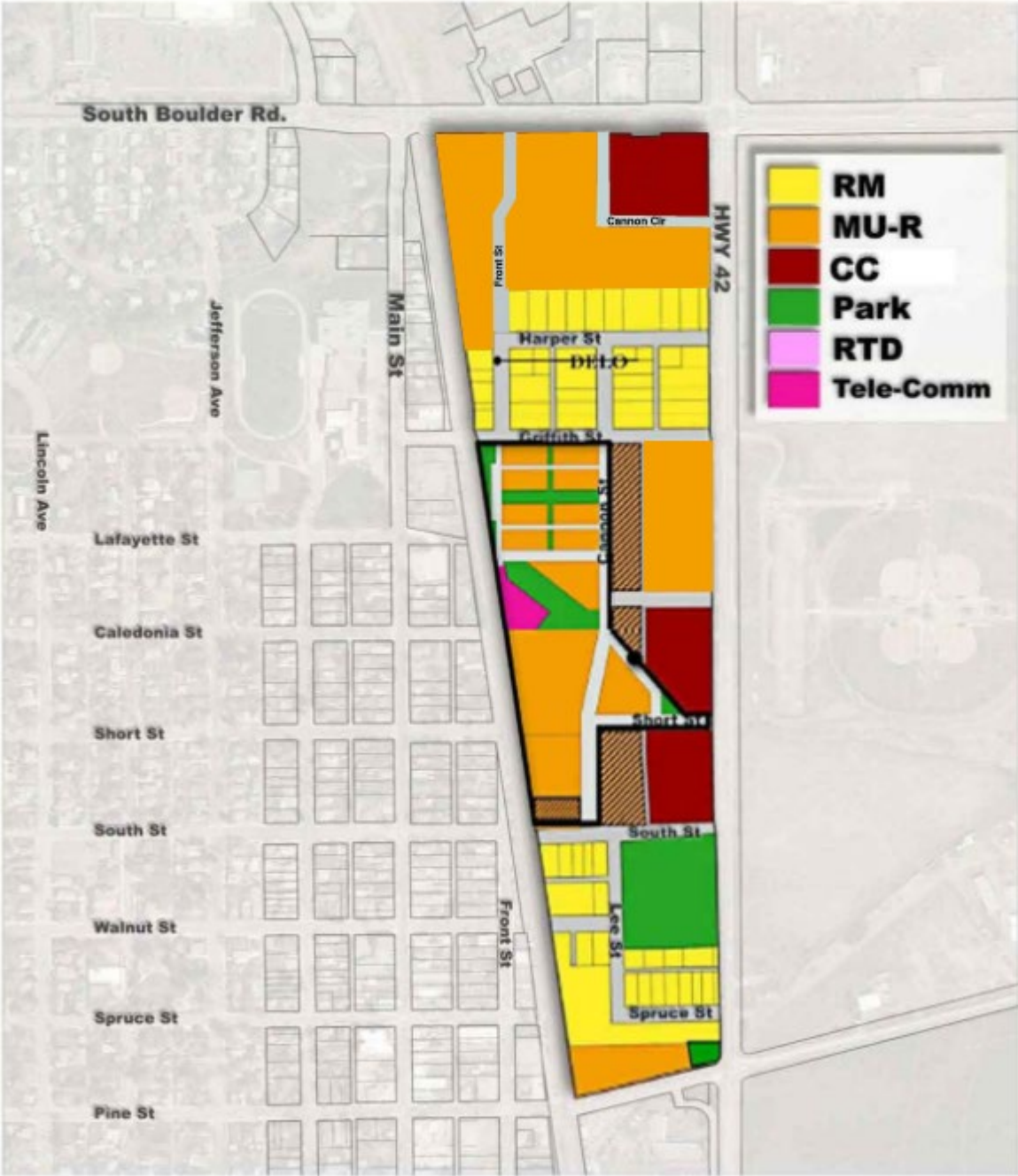
6911 BROADWAY
DENVER, COLORADO 80221

PH. 303-702-1617
FAX. 303-702-1688
WWW.POWERSURVEYING.COM

DRAWING BY: MB
PROJECT NO. 16-216

DATE: 06/14/2022

Exhibit B



AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF BOULDER

I, Genny Kline, City Clerk for Louisville, Colorado, do solemnly swear and affirm that
on February 5, 2026, I published in full a true and correct copy of:

Ordinance No. 1910 Series 2025, 2nd Reading

on the City of Louisville's website:

<https://www.louisvilleco.gov/local-government/public-notice>

Witness my hand and seal this 5th day of February 2026.

G. Kline

Genny Kline
City Clerk



AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF BOULDER

I, Genny Kline, City Clerk for Louisville, Colorado, do solemnly swear and affirm that
on November 19, 2025, I published in full a true and correct copy of:

Ordinance No. 1910, Series 2025 – 1st Reading

on the City of Louisville's website:

<https://www.louisvilleco.gov/local-government/public-notice>

Witness my hand and seal this 19th day of November 2025.

G. Kline

Genny Kline
City Clerk

