

**ORDINANCE NO. 1935
SERIES 2026**

**AN ORDINANCE APPROVING A CENTENNIAL VALLEY GENERAL
DEVELOPMENT PLAN AMENDMENT FOR LOT A OF THE CENTENNIAL VALLEY
BUSINESS PARK FILING NO. 8 FINAL PLAT**

WHEREAS, the City of Louisville (the “City”), is a Colorado home rule municipal corporation duly organized and existing under laws of the State of Colorado and the City of Louisville Home Rule Charter (the “City Charter”); and

WHEREAS, the subject property is Lot A of the Centennial Valley Business Park Filing No. 8 Final Plat and is located within the Centennial Valley General Development Plan (GDP) and Planned Community Commercial zone district; and

WHEREAS, the Centennial Valley GDP currently allows commercial development on the subject property but does not allow residential uses; and

WHEREAS, the City, in coordination with Koelbel and Company, has applied for an amendment to the Centennial Valley General Development Plan, attached hereto as Exhibit A (the “GDP Amendment”), to allow multifamily residential development with all dwelling units permanently affordable through deed restrictions, establish a maximum building height of 45 feet, and establish a maximum residential density of 37 dwelling units per acre on Lot A of the Centennial Valley Business Park Filing No. 8 Final Plat; and

WHEREAS, the proposed amendment is intended to facilitate the development of permanently affordable housing and advance adopted City housing goals, including goals and policies contained in the Louisville Comprehensive Plan and Louisville Housing Plan; and

WHEREAS, after a duly noticed public hearing held on June 11, 2026, at which evidence and testimony were entered into the record, including the Louisville Planning Commission Staff Report dated June 11, 2026, the Planning Commission forwarded a recommendation to the City Council to approve the proposed GDP amendment; and

WHEREAS, City Council has provided notice of a public hearing on this ordinance by publication as provided by law and has held a public hearing as provided in said notice; and

WHEREAS, the City Council finds the proposed GDP amendment is consistent with the requirements of the Planned Community Zone District chapter of the Louisville Municipal Code, the criteria and requirements applicable to General Development Plans, and the applicable goals and policies of the Louisville Comprehensive Plan and Louisville Housing Plan.

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

Section 1. The City Council hereby approves the Centennial Valley General Development Plan Amendment for Lot A of the Centennial Valley Business Park Filing No. 8 Final Plat, allowing multifamily residential development with all dwelling units permanently affordable through deed restrictions, a maximum building height of 45 feet, and a maximum residential density of 37 dwelling units per acre, substantially as depicted in Exhibit A attached hereto.

Section 2. Approval of the GDP amendment does not constitute approval of a specific development proposal. Any future development of the property shall be subject to applicable review and approval in accordance with the Louisville Municipal Code.

INTRODUCED, READ, PASSED ON FIRST READING AND ORDERED PUBLISHED this ___ day of _____ 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

PUBLIC HEARING AND SECOND READING WILL BE THE _____ DAY OF _____, 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 ___ day of _____, 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

APPROVED AS TO FORM:
Kelly PC, City Attorney

Kathleen M. Kelly