

ORDINANCE NO. 01, Series 2020
INTRODUCED BY: MAYOR PRO TEM STEPHANIE WALTON

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN'S LAND USE PLAN FOR CERTAIN LAND, FULLY DESCRIBED HEREIN, KNOWN AS LOT 1A, FILING NO. 5, REPLAT A, SOLA SUBDIVISION FROM INSTITUTIONAL TO HIGH DENSITY RESIDENTIAL

WHEREAS, Sola Inc. is the fee owner of certain real property located within the SoLa-Commercial/Institutional Planned Unit Development (“SoLa PUD”), known as Lot 1A, Filing No. 5, Replat A, SoLa Subdivision (the “Property”); and

WHEREAS, Inland Group, LLC, (the “Applicant”) applied for an amendment to the Comprehensive Plan’s Land Use Plan for the City of Lafayette, amending the land use category for the Property from Institutional to High Density Residential, as more fully described in Exhibit A attached hereto (“Traditions at SoLa Comprehensive Plan Amendment”); and

WHEREAS, the Planning Commission, after a public hearing held on November 28, 2018 and careful consideration of the relevant criteria set forth in Section 26-25.1-1 of the Code of Ordinances of the City of Lafayette (the “Code”), recommended approval of the Traditions at SoLa Comprehensive Plan Amendment to the City Council, subject to City Council approval of an application amending the SoLa PUD, which was submitted by the Applicant to the City; and

WHEREAS, the City Council held a public hearing on January 15, 2019, to consider the Traditions at SoLa Comprehensive Plan Amendment, and on February 5, 2019, approved Ordinance No. 03, Series 2019, amending the Comprehensive Plan’s Land Use Plan for the Property to from Institutional to High Density Residential, subject to approval by City Council of, and the recordation of, the Lot 1A, Filing No. 5, Replat A, SoLa Subdivision PUD Amendment (“PUD Amendment”) within 90 days of City Council approval thereof; and

WHEREAS, on January 15, 2019, City Council approved the PUD Amendment, with conditions, all of which have been met as of November 2019; and

WHEREAS, because it took longer than anticipated for the applicant to finalize financing and to complete necessary vacation and dedication of certain easements affecting the Property, the PUD Amendment was not recorded within the 90-day deadline set by Ordinance No. 03, Series 2019, and, therefore, Ordinance No. 03, Series 2019, lapsed and the Traditions at SoLa Comprehensive Plan Amendment did not take effect; and

WHEREAS, the applicant requests that the Traditions at SoLa Comprehensive Plan Amendment be re-approved; and

WHEREAS, the City Council held a public hearing on January 7, 2020, to consider the Traditions at SoLa Comprehensive Plan Amendment, received and considered public comments, and reviewed the proposal, and found it is in conformance with the Code of Ordinances; and

WHEREAS, the City Council of the City of Lafayette finds that there has not been a substantial change in circumstances related to the Property or the Traditions at SoLa Comprehensive Plan Amendment application since the Planning Commission's November 2018 hearing and recommendation to Council to approve the requested amendment; and

WHEREAS, City Council finds and determines that the application for the Traditions at SoLa Comprehensive Plan Amendment is complete, that the Applicant has met the requirements and standards set forth in Section 26-25.1-1 of the Code, and that it is in the public interest to amend the Comprehensive Plan's Land Use Plan for the Property.

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

SECTION 1. Upon the recordation of the Lot 1A, Filing No. 5, Replat A, Sola Subdivision PUD Amendment, the land use designation for that certain real property legally described in Exhibit A, attached hereto and incorporated herein, under the Comprehensive Plan's Land Use Plan for the City of Lafayette shall be High Density Residential.

SECTION 2. Upon timely compliance with all conditions in Section 1 above, the City Council certifies a change in the Comprehensive Plan's Land Use Plan for the City of Lafayette for the land described in Section 1 above to High Density Residential.

SECTION 3. City Council directs that a certified copy of this Ordinance be filed with the City Clerk and, further, that the City Clerk index, file and make the Ordinance available to the public.

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE ORDERED THIS 7TH DAY OF JANUARY, 2020.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS 21ST DAY OF JANUARY, 2020.

ATTEST:

CITY OF LAFAYETTE, COLORADO

Susan Koster, CMC, City Clerk

Jamie Harkins, Mayor

APPROVED AS TO FORM:

Mary Lynn Macsalka, City Attorney

EXHIBIT A
Traditions at SoLa Comprehensive Plan Amendment

LOT 1A, FILING NO. 5, REPLAT A, SOLA SUBDIVISION

CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

CONTAINING 146,318 SQUARE FEET OR 3.359 ACRES, MORE OR LESS.

