

**ORDINANCE NO. 03, Series 2019
INTRODUCED BY: COUNCILOR ALEXANDRA
LYNCH**

**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") has 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, City of Lafayette (the "Code"), has 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 has been 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, received and considered public comments, and reviewed the proposal; and found it is in conformance with the Code of Ordinances; 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 approval by City Council of, and the recordation of, the SoLa PUD amendment within 90 days of the date of City Council approval thereof, the land use designation for that certain real property legally described in Exhibit B, attached hereto and incorporated herein by this reference, 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 15TH DAY OF JANUARY, 2019.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED
THIS 5TH DAY OF FEBRUARY, 2019.

ATTEST:

CITY OF LAFAYETTE, COLORADO

Susan Koster, CMC, City Clerk

APPROVED AS TO FORM:

David S. Williamson, City Attorney

EXHIBIT A
Traditions at SoLa Comprehensive Plan Amendment

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

CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

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

