

TOWN OF WINDSOR

ORDINANCE NO. 2023-1686

AN ORDINANCE PURSUANT TO CHAPTER 14, ARTICLE II OF THE WINDSOR MUNICIPAL CODE APPROVING THE REZONING OF LOTS 5, 6, AND 7 WITHIN THE WATER VALLEY SUBDIVISION, 13TH FILING FROM GENERAL COMMERCIAL (“GC”) TO GC UNDERLYING ZONING WITH A PLANNED UNIT DEVELOPMENT (“PUD”) ZONING OVERLAY

WHEREAS, the Town of Windsor is a home rule municipality with all powers conferred under Colorado law; and

WHEREAS, the Town has in place a comprehensive system of land use regulations, the purpose of which is to promote the public health, safety, and welfare; and

WHEREAS, the Town has adopted the zoning regulations set forth in Chapter 16 of the Windsor Municipal Code (“Zoning Code”), under which parcels of land are identified and classified for regulatory purposes; and

WHEREAS, Lots 5, 6, and 7, within the Water Valley Subdivision, 13th Filing (“Property”), are presently zoned “General Commercial” (“GC”), pursuant to the regulations found in Article 1 of the Zoning Code; and

WHEREAS, the owner of the Property has filed a Petition (“Petition”), attached hereto and incorporated herein by reference, requesting rezoning of the Property to add a “Planned Unit Development (PUD)” zoning district overlay designation to the current GC designation, as depicted in The Lofts at Water Valley Village Rezone Map (“Rezone Map”), a reduced copy of the Rezone Map is attached hereto and incorporated herein by reference; and

WHEREAS, in accordance with the requirements for rezoning found in Section 14-2-70 of the Windsor Municipal Code, the Petition has been reviewed by staff and referred to the Planning Commission for review and recommendation following a public hearing; and

WHEREAS, the Planning Commission has recommended that the Town Board approve the re-zoning request, subject to certain conditions; and

WHEREAS, pursuant to the requirements for rezoning found in Chapter 14, Article II of the Windsor Municipal Code, the Town Board has convened a public hearing and heard relevant evidence with respect to the merits of the Petition; and

WHEREAS, based upon the evidence presented at the public hearing, the Town Board concludes that the Petition should be granted, and the Property rezoned as requested.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

1. Lots 5, 6, and 7, within the Water Valley Subdivision, 13th Filing, as depicted in The Lofts at Water Valley Village Rezone Map, is hereby approved for the addition of the PUD zoning district overlay.
2. All outstanding Planning Commission and staff comments, if any, shall be addressed prior to recordation of The Lofts at Water Valley Village Rezone Map.
3. Severability. The provisions of this Ordinance are hereby declared to be severable. If any section, paragraph, clause, or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.
4. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance are hereby repealed, only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

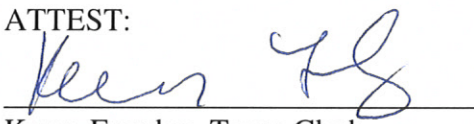
Introduced, passed on first reading and ordered published this 23rd day of October, 2023.

TOWN OF WINDSOR, COLORADO


Paul Rennemeyer, Mayor



ATTEST:


Karen Frawley, Town Clerk

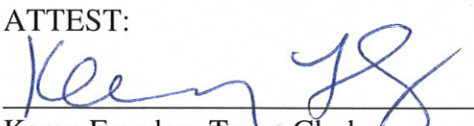
Introduced, passed on second reading and ordered published this 13th day of November, 2023.

TOWN OF WINDSOR, COLORADO


Paul Rennemeyer, Mayor



ATTEST:


Karen Frawley, Town Clerk