RESOLUTION NO. 63
SERIES 2025

A RESOLUTION REFERRING AN INITIATED ORDINANCE REGARDING RESIDENTIAL REZONING TO A VOTE OF THE REGISTERED ELECTORS OF THE CITY OF LOUISVILLE AT A REGULAR ELECTION TO BE HELD NOVEMBER 4, 2025, AND DESIGNATING THE CITY CLERK TO SET THE BALLOT TITLE

WHEREAS, on September 4, 2025, the City Clerk of the City of Louisville submitted to the City Council a petition for an initiated ordinance amending Chapter 17.16 of the Louisville Municipal Code regarding a prohibition on residential rezoning in certain areas (the "Rezoning Initiative"), the text of which is set forth on Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, C.R.S. § 31-11-104 requires that if an initiated ordinance is not adopted by the legislative body within twenty days following the final determination of petition sufficiency, then the legislative body shall refer the initiated ordinance, in the form petitioned for, to the registered electors of the municipality at a regular or special election held not less than sixty days and not more than one hundred fifty days after the final determination of petition sufficiency; and

WHEREAS, the Rezoning Initiative would prohibit any rezoning or land use approval to allow residential development within the Centennial Valley, Redtail Ridge, and Avista Adventist Hospital zoning districts unless the development includes at least thirty percent (30%) on-site deed-restricted affordable housing for households earning at or below eighty percent (80%) of Area Median Income (AMI); and

WHEREAS, the Rezoning Initiative conflicts with Colorado law; and

WHEREAS, the Rezoning Initiative undermines the balanced and reasonable approaches embodied in the City's Housing Plan and other policies concerning housing affordability; and

WHEREAS, the Rezoning Initiative is inconsistent with sound land use planning principles and the public interest because it forecloses reasonable, flexible, workable, and economically viable solutions to address housing affordability; and

WHEREAS, the City Council therefore finds it contrary to the interests of the City of Louisville to adopt the Rezoning Initiative; and

WHEREAS, the City Council deems it appropriate to refer the Rezoning Initiative to a vote of to the City's registered electors at the regular election to be held on November 4, 2025; and

WHEREAS, Section 1.16.045 of the Louisville Municipal Code provides the ballot title for an initiated measure shall be fixed by the City Council or its designee and Section 7-4(c) of the Louisville Home Rule Charter provides the City Clerk shall hold at least one (1) public hearing prior to setting the ballot title for the initiated ordinance, and shall take into consideration any comments received at the public hearing in setting the ballot title.

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

1. The Rezoning Initiative is hereby submitted to a vote of the City's registered electors at the regular election to be held on November 4, 2025. That election shall be held as a part of the coordinated mail ballot election pursuant to the Uniform Election Code of 1992, articles 1 to 13 of title 1, C.R.S., as amended.

2. Pursuant to Section 7-4(c) of the City of Louisville Home Rule Charter and Section 1.16.045 of the Louisville Municipal Code, the Interim City Clerk is authorized and designated to set the ballot title for the initiated ordinance. The Interim City Clerk shall hold at least one (1) public hearing prior to setting the ballot title for the initiated ordinance and shall take into consideration any comments received at the public hearing in setting the ballot title.

3. The officers and employees of the City are hereby authorized and directed to take all necessary and appropriate actions to effectuate the provisions of this Resolution in accordance with Colorado law.

PASSED AND ADOPTED this 4th day of September 2025.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, Interim City Clerk

CITY OF LOUISVILLE SEAL COLORADO

EXHIBIT A
TEXT OF REZONING INITIATIVE

Chapter 17.16 of the Louisville Municipal Code is hereby amended by the addition of the following new Section 17.16.360 to read as follows:

Section 17.16.360. Prohibition on Residential Rezoning.

A. ***Prohibition on Residential Rezoning in Certain Areas.***

In order to support the fiscal health of the City and its ability to provide adequate service levels, no property located within the Centennial Valley, Redtail Ridge, or Avista Adventist Hospital zoning districts shall be rezoned or otherwise approved for residential use.

For the purposes of this ordinance, Centennial Valley zoning district shall include all areas covered by the 2015 Centennial Valley GDP, Redtail Ridge zoning district shall include all areas covered by the ConocoPhillips 2010 GDP, and Avista Adventist Hospital zoning district shall include all areas covered by the Avista Adventist Hospital 2002 GDP.

This prohibition shall apply to:

1. Any rezoning application that would designate property for residential uses;

2. Any amendment to, or new application for, a General Development Plan (GDP), Special Review Use (SRU), Planned Unit Development (PUD), or Small Area Plan that includes or enables residential use within the affected zoning districts.

B. ***Affordability exception.***

Exceptions may be made for development of market-rate housing that includes 30% on-site deed-restricted affordable housing. For the purposes of this exception:

1. On-site deed-restricted affordable housing shall mean dwelling units that are restricted to ownership or rental by those households at or below 80% of the area median income ("AMI").
2. On-site deed-restricted affordable housing shall comply with the requirements in Louisville Municipal Code Chapter 17.76 “Inclusionary Housing” as published on May 1, 2025.

3. On-site deed-restricted affordable housing shall meet the requirements of 17.76.050.A. “On-site location.” The on-site option shall be the only option to satisfy the requirements for this exception.