

**ORDINANCE NO. 7  
SERIES OF 2016**

**AN ORDINANCE OF THE BOARD OF TRUSTEES  
OF THE CARBONDALE, COLORADO  
APPROVING A COMPREHENSIVE PLAN AMENDMENT  
FOR THE DOWNTOWN NORTH PLANNING AREA**

WHEREAS, the 2013 Comprehensive Plan currently provides for future development of the Downtown North area (the industrially zoned area north of Carbondale Town Hall) complementary to downtown Carbondale; and

WHEREAS, in order to correct this language, at the request of the Planning Director, the Town of Carbondale Planning & Zoning Commission has initiated an application to amend the 2013 Comprehensive Plan to allow for two possible development alternatives within the Downtown North area (the industrially zoned area located north of Carbondale Town Hall), being either light industrial or mixed-use (residential/commercial) development, in order to acknowledge present and future light industrial uses in this area as well as the potential future rezoning and development of this area for mixed residential/commercial uses complementary to downtown; and

WHEREAS, after posting and publishing notice in accordance with the Carbondale Municipal Code, the Planning and Zoning Commission conducted a public hearing on December 10, 2015 and thereafter recommended approval of this proposed amendment to the 2013 Comprehensive Plan; and

WHEREAS, after posting and publishing notice in accordance with the Carbondale Municipal Code, the Board of Trustees of the Town of Carbondale conducted a public hearing on April 13, 2016; and

WHEREAS, during said hearing, the Board of Trustees heard and considered the statements of Town staff, the Planning and Zoning Commission's recommendation, and any members of the public who wished to speak, and reviewed and considered all other information presented, all as required by law; and

WHEREAS, the Board of Trustees of the Town of Carbondale finds it is appropriate to amend the 2013 Comprehensive Plan to provide for the above-described two alternative development scenarios within the Downtown North area.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES  
OF THE TOWN OF CARBONDALE, COLORADO:**

**Section 1:** The Board of Trustees of the Town of Carbondale finds that it is appropriate to amend the 2013 Comprehensive Plan's provisions with regard to future development of the Downtown North planning area. As such, the language presently set

forth in the first two sentences of Chapter 4.7 of the 2013 Comprehensive Plan (entitled "4.7 Downtown North") is hereby replaced with the following text:

"Downtown North has two alternative futures. It is currently occupied by several light industrial and transportation oriented businesses and this property may remain light industrial for decades to come. However, as Carbondale evolves, this cluster of larger parcels adjacent to the historic Commercial Core is a prime location for redevelopment complementary to downtown."

The remainder of Chapter 4.7 shall remain as written.

**Section 2.** The Board of Trustees hereby finds, determines and declares that this Ordinance is necessary and proper to provide for the safety, preserve the health, promote the prosperity and improve the order, comfort and convenience of the Town of Carbondale and the inhabitants thereof. The Board of Trustees also specifically finds that these approvals comply with the standards set forth the Municipal Code.


**Section 3.** This Ordinance shall be published and become effective as provided by Section 3-3 of the Carbondale Home Rule Charter.

**INTRODUCED, READ, APPROVED AND ORDERED PUBLISHED** this 13<sup>th</sup> day of April, 2016.

**TOWN OF CARBONDALE**

  
\_\_\_\_\_  
Stacey Patch Bernot, Mayor

ATTEST:

  
\_\_\_\_\_  
Cathy Derby, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Town Attorney

POSTED:  
PUBLISHED:  
EFFECTIVE: