

BY AUTHORITY

ORDINANCE NO. **4332**

COUNCILLOR’S BILL NO. **2**

SERIES OF 2026

INTRODUCED BY COUNCILLORS  
**Johnson, Hott**

A BILL

FOR AN ORDINANCE AMENDING THE WESTMINSTER COMPREHENSIVE PLAN

Whereas, an application for an amendment to the Westminster Comprehensive Plan has been submitted to the City for its approval pursuant to Westminster Municipal Code (W.M.C.) Section 11-3-2(D) by the owner of the property commonly known as Zerger Elementary School (Owner) and legally described as Kings Mill North, Block 008, Lot 0050, consisting of 8.08 acres located at 9050 Field Street, more particularly described on Exhibit A, attached hereto and incorporated herein (Property), for a change in the land use designation from “Public/Quasi-Public” to “Residential Low Density”; and

Whereas, such application has been referred to the Planning Commission, which, after notice complying with Section 11-5-13(A), W.M.C., held a public hearing thereon on September 9, 2025, and has recommended approval of the requested amendment; and

Whereas, in compliance with Section 11-5-13(A), W.M.C., the Owner has provided and certified notice of the public hearing before the City Council; and

Whereas, the City Council, having considered the recommendation of the Planning Commission, has completed a public hearing and accepted and considered oral and written testimony on the requested amendment; and

Whereas, the Owner has met its burden of proving that the requested amendment will further the public good and will be in compliance with the overall purpose and intent of the Westminster Comprehensive Plan and Section 11-5-21(B), W.M.C., particularly as the proposed Residential Low Density relates to Housing Diversity Policy HN-3 relative to allowing a larger variety of housing types within the City.

THE CITY OF WESTMINSTER ORDAINS:

Section 1. The City Council approves the requested amendment and authorizes City staff to make the necessary changes to the maps and text of the Westminster Comprehensive Plan to change the designation of the Property to “Residential Low Density”.

Section 2. If any section, paragraph, clause, word or any other part of this ordinance shall be held to be invalid or unenforceable by a court of competent jurisdiction, such part deemed unenforceable shall not affect any of the remaining provisions.

Section 3. This ordinance shall take effect upon its passage after second reading. The title and purpose of this ordinance shall be published prior to its consideration on second reading. The full text of this ordinance shall be published within ten (10) days after its enactment after second reading.

INTRODUCED, PASSED ON FIRST READING, AND TITLE AND PURPOSE ORDERED PUBLISHED this 26th day of January, 2026.

PASSED, ENACTED ON SECOND READING, AND FULL TEXT ORDERED PUBLISHED this 9th day of February, 2026.

ATTEST:

  
\_\_\_\_\_  
City Clerk

*J. Claire Carmelia*  
\_\_\_\_\_  
Mayor

APPROVED AS TO LEGAL FORM:

*David Frankel*  
\_\_\_\_\_  
City Attorney's Office

EXHIBIT A

Legal Description

LOT 50, BLOCK 8, KINGS MILL NORTH SUBDIVISION, COUNTY OF  
JEFFERSON, STATE OF COLORADO.