

ORDINANCE NO. 21-_____

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 67.42 ACRES LOCATED NORTH AND NORTHWEST OF THE NEW LIFE DRIVE AND INTERQUEST PARKWAY INTERSECTION FROM A (AGRICULTURE) AND PUD (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL, 35-FEET MAXIMUM BUILDING HEIGHT, 4.45 DU/AC) TO PUD/CR (PLANNED UNIT DEVELOPMENT WITH CONDITIONS OF RECORD: MIXED-USE WITH 125-FOOT MAXIMUM BUILDING HEIGHT)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 67.42 acres located north and northwest of the New Life Drive and Interquest Parkway intersection, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from A (Agriculture) and PUD (Planned Unit Development: Single-family Residential, 35-foot maximum building height, 4.45 du/ac) to PUD/CR (Planned Unit Development with Conditions of Record: Mixed-Use with 125-foot maximum building height), pursuant to the Zoning Ordinance of the City of Colorado Springs with the following conditions of record:

Block	Height Maximum (feet)	Type	Density (du/ac) or FAR Minimum
A	N/A	Detention Pond/Open Space	N/A
B	125	Residential	12 du/ac
C	125	Residential	12 du/ac
D	125	Mixed-Use	0.25 FAR
E	125	Open Space/Commercial	25% maximum coverage
F	125	Residential	12 du/ac
G	125	Office/Commercial/Residential	12 du/ac; 0.25 FAR
H	125	Office/Commercial/Residential	12 du/ac; 0.25 FAR
I	125	Residential	8 du/ac

1. Build-Within Zone: A 15-foot Build-Within Zone is established for all parcels which front Block E (the open space parcel). The front Build-Within Zone applies to principal building but may not include entryway features or signage. The front Build-Within Zone shall apply only to the lower 30 feet, or first two (2) stories, whichever is less, of a building, and higher portions of the building may be stepped back farther from the front property line.
2. Outdoor storage of materials: outdoor storage of materials is prohibited; except the outdoor storage of Promotional merchandise as long as a clear path of at least 36-inches is provided for ADA compliance.
3. Restaurants with drive-through windows and fueling stations are not permitted unless adjacent to New Life Drive or Interquest Parkway, or as an attached end cap to a row of other tenants.
4. Big box stores, movie theaters, parking structures or other single tenant uses greater than 50,000 sf shall be partially wrapped with other commercial use spaces on the street side of the structure.

Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this _____ day of _____ 21.

Finally passed: _____

 Council President

ATTEST:

 Sarah B. Johnson, City Clerk