

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 3.61 ACRES LOCATED NORTHEAST OF CHAPARRAL ROAD AND BARNES ROAD

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 3.61 acres from OC/AO (Office Complex with Airport Overlay) to C-6/cr/AO (General Business with conditions of record and Airport Overlay) located northeast of Chaparral Road and Barnes Road for the property described in Exhibit A, attached hereto and made a part hereof by reference, pursuant to the Zoning Ordinance of the City of Colorado Springs and subject to the following conditions of record:

Conditions of Record

1. The following C-6 uses are not permitted:
 - a. Agricultural sales and service
 - b. Automotive service yard
 - c. Equipment rental and sales
 - d. Equipment storage yard
 - e. Bar
 - f. Building maintenance services
 - g. Campground
 - h. Construction sales and services:
 - i. completely enclosed
 - ii. includes outside activities
 - i. Exterminating services
 - j. Hotel/motel
 - k. Kennels
 - l. Liquor sales
 - m. Recreation commercial:
 - i. Indoor entertainment
 - ii. Indoor sports and recreation
 - iii. Outdoor entertainment
 - iv. Outdoor sports and recreation
 - n. Sexually oriented business
 - o. Surplus sales
 - p. Teen club/young adult club
 - q. Veterinary services:
 - i. Small animals clinics
 - r. Cemetery
 - i. Columbarium
 - ii. Mausoleum

- s. Crematory
 - t. Hospital
 - u. Construction and/or contractors yard
 - v. Custom manufacturing
 - w. General industry:
 - i. Light
 - x. Mining operations:
 - i. Temporary surface and open pit
 - ii. Underground (activities under)
 - y. Warehouse
 - z. Parking lot/surface parking:
 - i. Private
 - ii. Public
 - aa. Transportation terminal
 - bb. Medical Marijuana Facilities
2. The following C-6 uses are conditional uses:
 - a. Fast food restaurants
 3. One free-standing sign, 96 square-foot sign area and 14 feet tall, will be permitted for the property. No roof signs, low-profile signs, or inflatable signs, including balloons under 18 inches are allowed.
 4. Maximum building height of 30 feet.

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

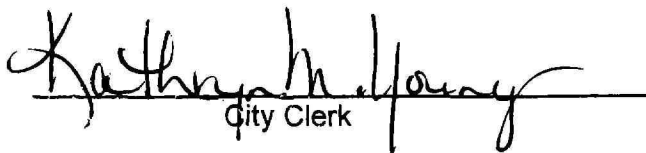
Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read and passed on first reading and ordered published this 22nd day of February, 2011.



Mayor

ATTEST:



City Clerk

CPC ZC 10-00088/ lit

Finally passed, adopted and approved this 8th day of March, 2011.

ATTEST:



Mayor



City Clerk

I HEREBY CERTIFY, that the foregoing ordinance entitled **"AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 3.61 ACRES LOCATED NORTHEAST OF CHAPARRAL ROAD AND BARNES ROAD"** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on February 22, 2011; that said ordinance was passed at a regular meeting of the City Council of said City, held on the 8th day of March, 2011, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Transcript, a newspaper published and in general circulation in said City, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 8th day of March, 2011.



City Clerk

EXHIBIT 'A'

Legal Description:

Tract 5, Saddleback Estates (Plat Book L-2, Page 81), together with the westerly half of vacated Chaparral Road (Plat Book Y-3, Page 142) accruing thereto. Except that portion platted into Chaparral Ridge Filing No. 1 (Plat Book C-4, Page 32), City of Colorado Springs, El Paso County, Colorado.

Containing a calculated area of 157,471 square feet (3.6150 acres, more or less.