

ORDINANCE NO. 22 - 34

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 10.4 ACRES LOCATED SOUTHEAST OF CHAPEL HILLS DRIVE AND DYNAMIC DRIVE FROM PIP1/CR (PLANNED INDUSTRIAL PARK WITH CONDITIONS OF RECORD) TO OC/CR (OFFICE COMPLEX WITH CONDITIONS OF RECORD)

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 10.4 acres located southeast of Chapel Hills Drive and Dynamic Drive, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PIP1/cr (Planned Industrial Park with conditions of record) to OC/cr (Office Complex with conditions of record), pursuant to the Zoning Ordinance of the City of Colorado Springs with the following conditions of record:

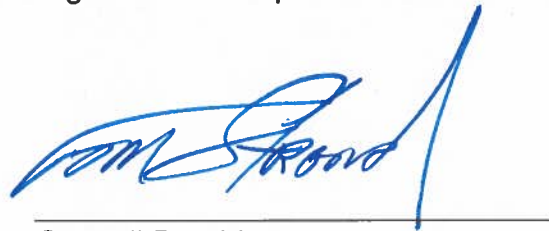
1. 38-foot maximum building height without the five-foot standard leeway, applicable to multi-family residential uses only.
2. A 70-foot landscape/open space buffer area will extend along the entire east property line. This buffer area shall not allow development (i.e., parking, buildings, etc.).
3. One tree per ten feet is required within the 70-foot buffer area. One third of the required trees will be evergreen. Tree sizes within the 70-foot buffer area shall be a minimum of 8' (eight feet) high for evergreens and 2 ½ inch caliper for deciduous trees.
4. There will be no direct access from the development onto Dynamic Drive.

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 14<sup>th</sup> day of June 2022.

**Finally passed:** June 28, 2022

A handwritten signature in blue ink, appearing to read "Tom Stand", is written above a horizontal line.

Council President

**Mayor's Action:**

Approved on June 30, 2022.

Disapproved on \_\_\_\_\_, based on the following objections:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

John W. Suthers  
Mayor

**Council Action After Disapproval:**

- Council did not act to override the Mayor's veto.
- Finally adopted on a vote of \_\_\_\_\_, on \_\_\_\_\_.
- Council action on \_\_\_\_\_ failed to override the Mayor's veto.

\_\_\_\_\_  
Council President

**ATTEST:**

Dena J. Johnson for Sarah B. Johnson  
Sarah B. Johnson, City Clerk



*[Handwritten mark]*

I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 10.4 ACRES LOCATED SOUTHEAST OF CHAPEL HILLS DRIVE AND DYNAMIC DRIVE FROM PIP1/CR (PLANNED INDUSTRIAL PARK WITH CONDITIONS OF RECORD) TO OC/CR (OFFICE COMPLEX WITH CONDITIONS OF RECORD).” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on June 14, 2022; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 28<sup>th</sup> day of June 2022, and that the same was published by title and in summary, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in the Gazette, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 28th day of June 2022.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: June 17, 2022

2<sup>nd</sup> Publication Date: July 6, 2022

Effective Date: July 11, 2022

Initial: DJ  
City Clerk

**Allaso Briargate Zone Change Exhibit A  
Legal Description**

LOT 3, TRACT A AND TRACT B, ORIX PRIME WEST AT BRIARGATE FILING NO. 1 AS RECORDED AT RECEPTION NO. 203280054 OF THE RECORDS OF EL PASO COUNTY, COLORADO. (CONTAINING 5.287 ACRES OF LAND, MORE OR LESS)

TOGETHER WITH:

LOT 1, BRIARGATE BUSINESS CAMPUS FILING NO. 25 AS RECORDED AT RECEPTION NO. 203164143 OF THE RECORDS OF EL PASO COUNTY, COLORADO. (CONTAINING 5.190 ACRES OF LAND, MORE OR LESS)

# Allaso Briargate Zone Change Exhibit B

2 OF 2

DATE: 03.08.2022

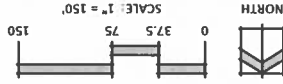
ISSUED FOR:

DRAWN BY: J. Smith & B. Iten

CITY FILE #: CPC ZC 22-00008

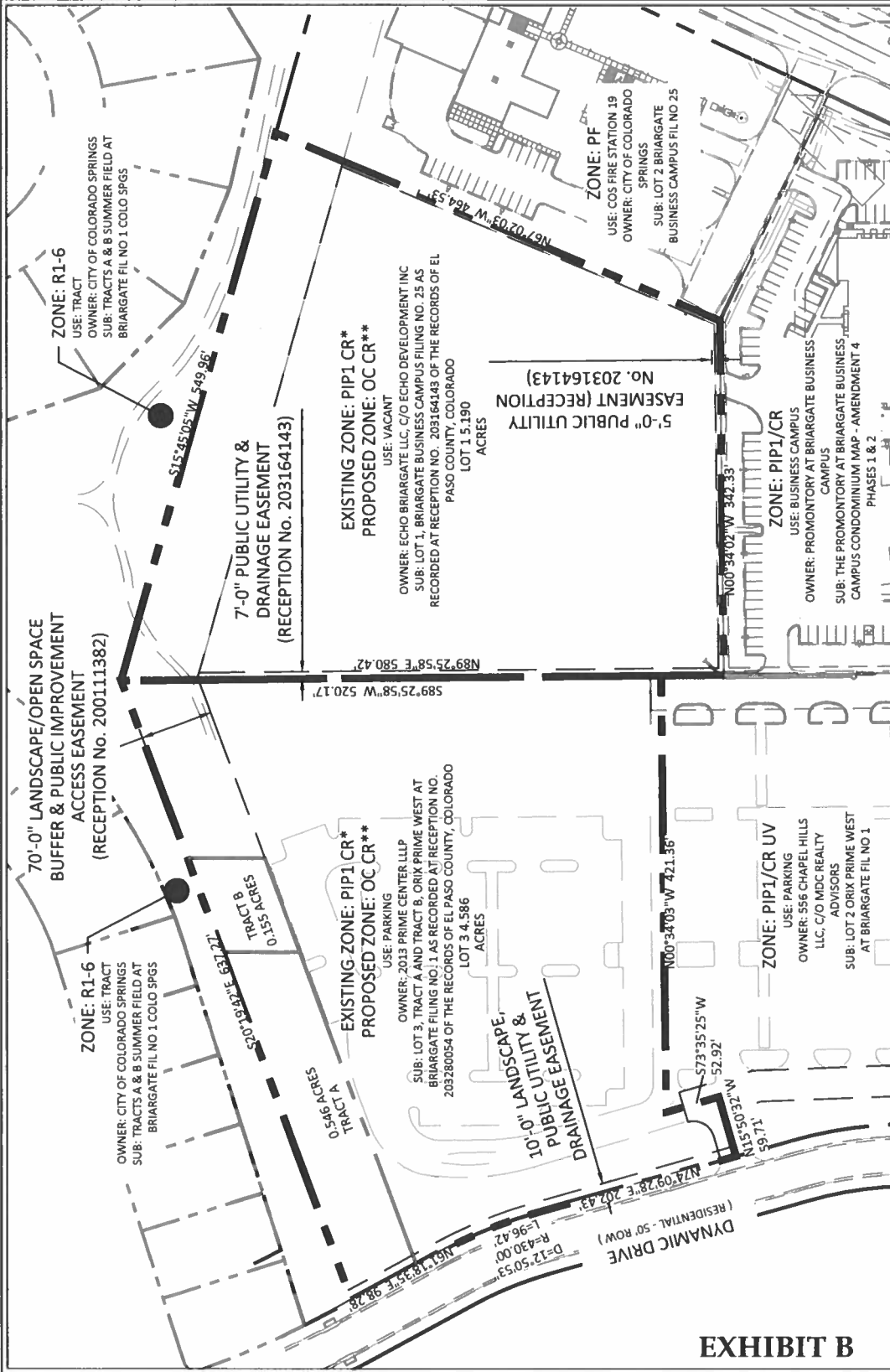
SCALE: 1" = 150'

DWG. #:



N.E.S. Inc.  
619 N. Cascade Ave.  
Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax. 719.471.0267  
www.nescolorado.com

P:\Item Development\2505 Dynamic Drive\Drawings\Planning\Allaso Briargate\_ZC.dwg [Zone Change Exhibit B] 3/16/2022 3:12:17 PM biten



## EXHIBIT B

\* Existing PIP1 Conditions of Record:

1. A 100 foot landscape/open space buffer area will extend along the entire east property line. This buffer area shall not allow development (i.e. parking, buildings etc.)
  2. One tree per 10 feet is required within the 100 foot buffer area. One third of the required trees will be evergreen. Tree sizes within the 100 foot buffer area shall be a minimum of 8' (eight feet) high for evergreens and 2 1/2' inch caliper for deciduous trees.
  3. A grading plan shall be reviewed and approved with the coordination of the city planning and city engineering. Adjacent neighbors shall be notified of grading plan review.
  4. The finished grade of the site and the finished floor elevations of the building(s) shall be reduced to the maximum extent possible at final development plan approval to reduce impacts to the residences to the east.
- \*\* Proposed OC Conditions of Record:
1. 38-foot maximum building height for multi-family residential uses only.
  2. A 70 foot landscape/open space buffer area will extend along the entire east property line. This buffer area shall not allow development (i.e. parking, buildings etc.)
  3. One tree per 10 feet is required within the 70 foot buffer area. One third of the required trees will be evergreen. Tree sizes within the 70 foot buffer area shall be a minimum of 8' (eight feet) high for evergreens and 2 1/2' inch caliper for deciduous trees.