

ORDINANCE NO. 20-57

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.13 ACRES LOCATED SOUTH OF AUSTIN BLUFFS PARKWAY TO THE SOUTHWEST OF THE AUSTIN BLUFFS PARKWAY/MEADOW LANE/REGENT CIRCLE INTERSECTION FROM R1-6000 (SINGLE-FAMILY RESIDENTIAL) TO C-5/CR (INTERMEDIATE BUSINESS 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 1.13 acres located south of Austin Bluffs Parkway to the southwest of the Austin Bluffs Parkway/Meadow Lane/ Regent Circle intersection, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R1-6000 (Single-family Residential) to C-5/cr (Intermediate Business with conditions of record), pursuant to the Zoning Ordinance of the City of Colorado Springs with the following conditions of record:

Prohibited Uses:

1. Bars
2. Automotive and Equipment Services
3. Campgrounds
4. Kennels
5. Liquor Sales
6. Medical Marijuana Facility
7. Sexually Oriented Businesses

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

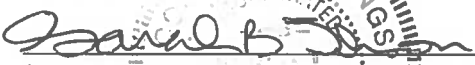
Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.


Introduced, read, passed on first reading and ordered published this 25<sup>th</sup> day of August 2020.

**Finally passed:** September 8<sup>th</sup>, 2020

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

ATTEST:

  
\_\_\_\_\_  
Sarah B. Johnson, City Clerk



I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.13 ACRES LOCATED SOUTH OF AUSTIN BLUFFS PARKWAY TO THE SOUTHWEST OF THE AUSTIN BLUFFS PARKWAY/MEADOW LANE/REGENT CIRCLE INTERSECTION FROM R1-6000 (SINGLE-FAMILY RESIDENTIAL) TO C-5/CR (INTERMEDIATE BUSINESS WITH CONDITIONS OF RECORD)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on August 25<sup>th</sup> 2020; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 8<sup>th</sup> day of September 2020, 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 8<sup>th</sup> day of September 2020.

  
\_\_\_\_\_  
Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: August 27<sup>th</sup>, 2020  
2<sup>nd</sup> Publication Date: September 11<sup>th</sup>, 2020

Effective Date: September 16<sup>th</sup>, 2020

Initial: SJS  
\_\_\_\_\_  
City Clerk

ZONE CHANGE LEGAL DESCRIPTION  
EXHIBIT A

**LEGAL DESCRIPTION:**

A parcel of land located in the Northeast quarter of Section 29 in Township 13 South, Range 68 West of the 6th P.M., El Paso County, Colorado, being a portion of Parcel No. 9 contained in the Deed recorded in Book 3005 at Page 584 of the records of El Paso County, more fully described as follows:

Commencing at the Southeast corner of said Parcel No. 9;

Thence on the Southerly line of said Parcel No. 9 the following two courses: 1) Thence South 89°39'17" West, a distance of 114.14 feet; 2) Thence South 89°40'46" West, a distance of 168.59 feet to the Point of beginning;

Thence North 00°18'48" West, a distance of 88.20 feet; Thence North 87°51'03" West, a distance of 168.89 feet to the beginning of a tangent curve to the left; Thence on the arc of said curve a distance of 121.84 feet, said curve has a radius of 1740.50 feet and a central angle of 04°00'39" to the beginning of a non-tangent curve to the left; Thence on the arc of said curve a distance of 26.25 feet, said curve has a radius of 3387.90 feet, a central angle of 00°28'28" and a long chord which bears North 77°31'56" West, a distance of 26.25 feet to a rebar and cap, L.S. No. 17625, representing the Northwesterly corner of said Parcel No. 9; Thence Southerly and Easterly on the Northwesterly, Southwesterly and Southerly lines of said Parcel No. 9 the following three courses: 1) Thence South 19°26'28" West, a distance of 85.83 feet to a rebar and cap, L.S. No. 17625, representing and angle point on the Westerly line of said Parcel No. 9; 2) Thence South 00°46'08" East, a distance of 112.23 feet to a rebar and cap, L.S. No. 17625, representing the Southwesterly corner of said Parcel No. 9; 3) Thence North 89°41'13" East, a distance of 328.05 feet to the Point of Beginning.

And containing 1.13 acres / 48,321 SF

*YOW*

**YOW ARCHITECTS PC**  
ARCHITECTURE & PLANNING  
115 S. Weber Colorado Springs, Colorado 475-8133

Structural
Electrical
Mechanical
Plumbing

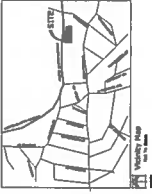
**AUSTIN BLUFFS HEIGHTS**  
AUSTIN BLUFFS PARKWAY  
Colorado Springs, Colorado 80918

Scale
North Arrow
Other

SHEET NO.  
**1 of 2**  
ZONE CHANGE  
EXHIBIT A

City File No. CPC ZC-19-00131

# ZONE CHANGE EXHIBIT B



LIST OF LAND USES THAT SHALL NOT BE PERMITTED WITHIN THE C-5 ZONE DISTRICT:

- BARBERSHOPS AND EQUIPMENT SERVICES
- CAMPUS/UNIVERSITY
- CHURCHES
- COMMERCIAL OFFICE BUILDINGS
- CONCRETE BATCH PLANTS
- INDUSTRIAL FACILITY
- MEDICAL/MULLUMINA FACILITY
- RETAIL STORES
- SOCIALLY ORIENTED BUSINESSES

## AUSTIN BLUFFS PARKWAY MAJOR ARTERIAL (RIGHT OF WAY VARIES)

LC= 28.25  
CD= N1773156W  
D= 007253P  
L= 28.25'  
R= 3387.80'

D= 041003P  
L= 121.84'  
R= 1740.50'

AUSTIN BLUFFS HEIGHTS  
PART OF THE NE1/4 SECTION 24,  
T19N, R10E, S10E, COLORADO  
PLATS 207 & 208, ADJACENT TO  
EL PASO COUNTY, COLORADO  
CURRENT ZONE: R1-4 LP  
PROPOSED ZONE: C5  
46.87 ACRES  
1.13 ACRES

S0074608E 112.23'

S192628W 95.63'

N87°10'00"W 189.87'

N00°18'49W 89.20'

P.O.C.  
SEE COLOR  
PARCEL 8

S 89°32'17" W 14.11'

S 89°32'17" W 14.11'

P.O.B.

N89°41'13"E 328.05'

LOT 3 BLOCK 8 RANGE  
VIEW SUBDIVISION  
RECEIVED FROM A.S.P. 1988  
1588 SOUTH BERRY LANE  
ZONING: R1-4

LOT 4 BLOCK 8 RANGE  
VIEW SUBDIVISION  
RECEIVED FROM A.S.P. 1988  
1588 SOUTH BERRY LANE  
ZONING: R1-4

LOT 5 BLOCK 8 RANGE  
VIEW SUBDIVISION  
RECEIVED FROM A.S.P. 1988  
1588 SOUTH BERRY LANE  
ZONING: R1-4

LOT 6 BLOCK 8 RANGE  
VIEW SUBDIVISION  
RECEIVED FROM A.S.P. 1988  
1588 SOUTH BERRY LANE  
ZONING: R1-4

LOT 7 BLOCK 8 RANGE  
VIEW SUBDIVISION  
RECEIVED FROM A.S.P. 1988  
1588 SOUTH BERRY LANE  
ZONING: R1-4



1" = 25'

only file no. CPC ZC 19-00131

Structural
Electrical
Mechanical
Plumbing

**AUSTIN BLUFFS HEIGHTS**  
Colorado Springs, Colorado 80918

Area	1.13
Volume	1.13
Weight	1.13
Length	1.13
Width	1.13
Height	1.13

PROJECT NO.  
**2019-02**  
ZONE CHANGE  
EXHIBIT B

**YOW ARCHITECTS PC**  
ARCHITECTURE & PLANNING  
115 S. Weber  
Colorado Springs, Colorado 475-8133

