

ORDINANCE NO. 16-_____

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 3.084 ACRES LOCATED SOUTHWEST OF NORTH CAREFREE CIRCLE AND NORTH POWERS BOULEVARD FROM R-5/CR/AO AND PBC/CR/AO (MULTI-FAMILY RESIDENTIAL AND PLANNED BUSINESS CENTER WITH CONDITIONS OF RECORD AND AIRPORT OVERLAY) TO OC/CR/AO (OFFICE COMPLEX WITH CONDITIONS OF RECORD AND AIRPORT OVERLAY)

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 3.084 acres located southwest of North Carefree Circle and North Powers Boulevard as described in Exhibit A and depicted in Exhibit B, which are attached hereto and made a part hereof by reference, from R-5/CR/AO and PBC/CR/AO (Multi-family Residential and Planned Business Center with Conditions of Record and Airport Overlay) to OC/CR/AO (Office Complex with Conditions of Record and Airport Overlay), pursuant to the Zoning Ordinance of the City of Colorado Springs, subject to the following Conditions of Record:

Conditions of Record:

1. Only one access to North Carefree Circle.
2. No Access to be allowed to Powers Blvd.
3. All permitted uses under the OC zone district shall be allowed except the following:
 - a. Detoxification Center
 - b. Automotive Rentals

- c. Specialty Food Sales
- d. Neighborhood Serving Retail
- e. Drive-In or Fast Food
- f. Quick-Serve Restaurant
- g. Sit-Down Restaurant

4. The following uses shall be conditional uses:

- a. Human Service Shelter
- b. Drug or Alcohol Treatment Facility

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 _____ 2016.

Finally passed: _____

Council President

ATTEST:

Sarah B. Johnson, City Clerk