

ORDINANCE NO. 20-80

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 0.73 OF AN ACRE LOCATED AT 4430 FORREST HILL ROAD FROM C5/P (INTERMEDIATE BUSINESS WITH PLANNED PROVISIONAL OVERLAY) TO C5 (INTERMEDIATE BUSINESS)

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 0.73 of an acre located at 4430 Forrest Hill Road, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from C5/P (Intermediate Business with Planned Provisional Overlay) to C5 (Intermediate Business), pursuant to the Zoning Ordinance of the City of Colorado Springs.

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 27th day of October 2020.

Finally passed: November 10th 2020



Council President

ATTEST:

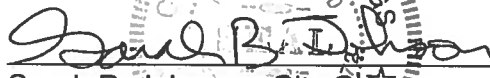


Sarah B. Johnson, City Clerk



I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 0.73 OF AN ACRE LOCATED AT 4430 FORREST HILL ROAD FROM C5/P (INTERMEDIATE BUSINESS WITH PLANNED PROVISIONAL OVERLAY) TO C5 (INTERMEDIATE BUSINESS)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on October 27th 2020; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 10th day of November 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 12th day of November 2020.



Sarah B. Johnson, City Clerk

1st Publication Date: October 30th, 2020
2nd Publication Date: November 13th, 2020

Effective Date: November 18th, 2020

Initial: SBJ
City Clerk

ZONE CHANGE REQUEST: "C5/P" to "C5"

EXHIBIT "A"

LEGAL DESCRIPTION: "BUCKINGHAM ESTATES"

A portion of the Northwest Quarter of the Northwest Quarter of Section 25, Township 13 South, Range 67 West of the 6th P.M., situate in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Lot 2, BUCKINGHAM INDUSTRIAL PARK FILING NO. 3, in the City of Colorado Springs, County of El Paso, State of Colorado, according to the plat thereof recorded October 18, 2001 at Reception No. 201151834, and as modified by that Property Boundary Adjustment Application and Approval recorded August 05, 2002 at Reception No. 202128551;

Containing 0.728 acres (31,711 square feet), more or less.

CITY FILE NO. CPC ZC 20-00008

Sheet 1 of 2

EXHIBIT A

EXHIBIT "B" LEGAL DESCRIPTION EXHIBIT

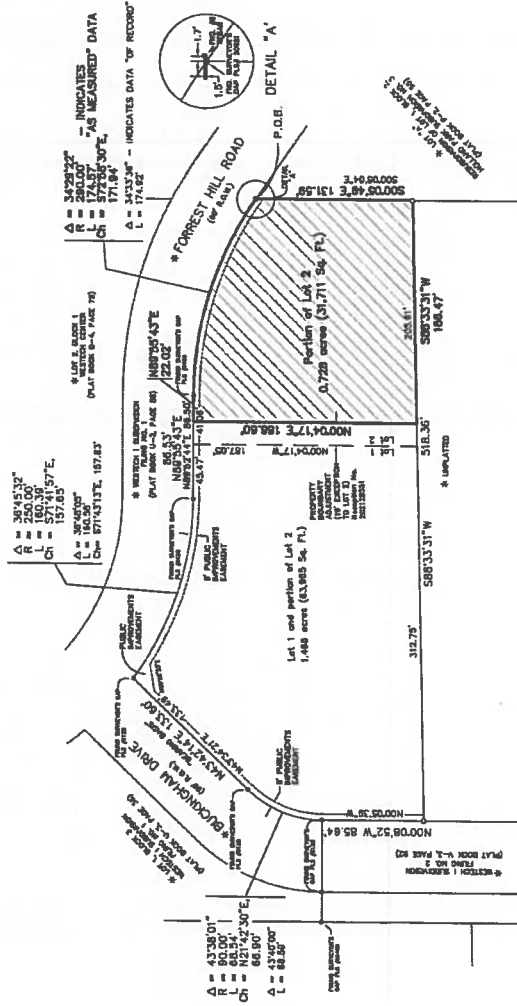
SITE DATA:

EXISTING ZONE: C5/P (City Ord. 82-146 and City File No. CPC P 82-252)

EXISTING ZONE CONDITIONS OF RECORD:


1. Development Plan review shall be required.
2. The principal permitted uses of the zone shall be limited to the following:
 - A. Business Parks
 - B. Offices
 - C. Banks and Financial Institutions
 - D. Restaurants, Sit-Down Type Only
3. All other uses shall be subject to conditional use approval by the Planning Commission. Such uses shall include but are not limited to blueprinting, and photostating, office supply, and barber and beauty shops and must conform to the intent of the zone, to allow business and office uses which are supporting of and accessory to the industrial park development in the vicinity.
4. A 25 foot landscaped buffer area and building setback be provided adjacent to properties zoned for residential use.

PROPOSED ZONE: C5



SCALE: 1" = 100'

CITY FILE NO. CPC ZC 20-00008

 <p>Land Development Consultants, Inc. PLANNING · SURVEYING www.ldc.com · TEL: (719) 528-8133 · FAX: (719) 528-8448 3898 MAZEDANO ROAD · COLORADO SPRINGS, CO 80909</p>		<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>CITY COMMENTS</td> <td>04/07/20</td> <td>DVH</td> </tr> <tr> <td>2</td> <td>CITY COMMENTS</td> <td>08/27/20</td> <td>DVH</td> </tr> <tr> <td>3</td> <td>CITY COMMENTS</td> <td>09/04/20</td> <td>DVH</td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE	BY	1	CITY COMMENTS	04/07/20	DVH	2	CITY COMMENTS	08/27/20	DVH	3	CITY COMMENTS	09/04/20	DVH
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<p>ZONE CHANGE REQUEST: "C5/P" TO "C5"</p>		<p>PROJECT NO. 19062</p>	<p>DRAWN BY: WCS CHECKED BY: DVH</p>	<p>DATE: 12/16/19 SHEET 2 OF 2</p>															
<p>NOTE: This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.</p>																			