

ORDINANCE NO. 17-117

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 2.13 ACRES LOCATED AT 7585 NORTH ACADEMY BOULEVARD FROM OC (OFFICE COMPLEX) TO PBC/CR (PLANNED BUSINESS CENTER 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 2.13 acres located AT 7585 North Academy Boulevard as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from OC (Office Complex) to PBC/cr (Planned Business Center with Conditions of Record), pursuant to the Zoning Ordinance of the City of Colorado Springs, subject to the following Conditions of Record:

The following land uses are prohibited within this PBC zone:

Use as defined by City Code:

1. Bar;
2. Liquor Sales, limited only to retail sales for off premises consumption of alcohol;
3. Sexually oriented businesses;
4. Medical marijuana facilities, including: Medical marijuana centers, Medical marijuana infused product manufacturer, and Cultivation operations;
5. Teen Clubs; and
6. Young Adult Clubs.

Uses not defined by City Code:

1. Methadone clinics; and
2. Pawnshops.

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 28th day of November, 2017.

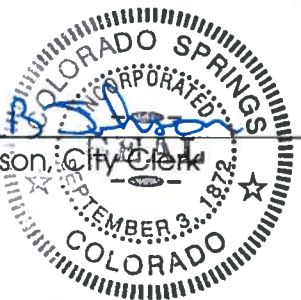
Finally passed: January 9th, 2018



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 2.13 ACRES LOCATED AT 7585 NORTH ACADEMY BOULEVARD FROM OC (OFFICE COMPLEX) TO PBC/CR (PLANNED BUSINESS CENTER WITH CONDITIONS OF RECORD)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on November 28th, 2017; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 9th day of January, 2018, 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 9th day of January, 2018.


Sarah B. Johnson, City Clerk



1st Publication Date: December 1st, 2017

2nd Publication Date: January 12th, 2018

Effective Date: January 17th, 2018

Initial: 
City Clerk

Legal Description

Lot 15, Market at Chapel Hills, City of Colorado Springs, County of El Paso, State of Colorado,
as recorded at Reception No. 94166254 in the El Paso County Clerk and Recorder's Office.



Date prepared: Tuesday, September 12, 2017

Date of last revision:

Prepared by: Charles N. Beckstrom, PLS No. 33202

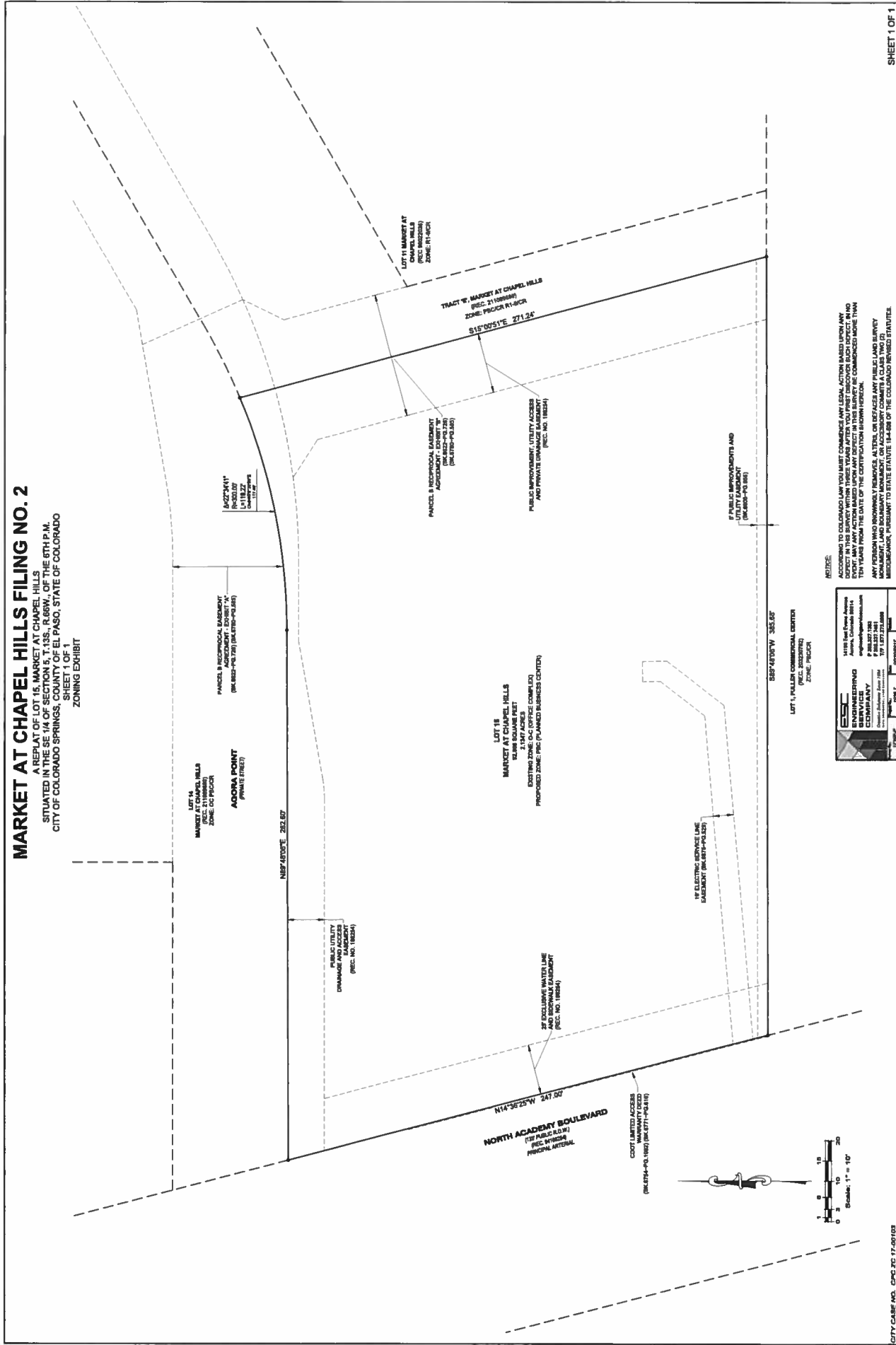
for and on behalf of
Engineering Service Company
14190 East Evans Ave.
Aurora, Colorado 80014
Phone: 303-337-1393
cbeckstrom@engineeringserviceco.com

EXHIBIT A

MARKET AT CHAPEL HILLS FILING NO. 2

A REPLAT OF LOT 16, MARKET AT CHAPEL HILLS
SITUATED IN THE SE 1/4 OF SECTION 5, T.13S., R.86W., OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

SEPT 11, 2018
ZONING EXHIBIT



NOTES:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY EVENT OR ACT OR NON-ACT OF ANY PERSON WHOSE CAUSE OF ACTION ACCRUES MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY INSTRUMENT, IN VIOLATION OF STATE STATUTE 18-65.03 OF THE COLORADO REVISED STATUTE.

ESI
ENGINEERING
CONSTRUCTION
SURVEYING

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DATE: 09/11/18
PROJECT: MARKET AT CHAPEL HILLS

