

ORDINANCE NO. 16-104

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 7.05 ACRES LOCATED SOUTHWEST OF THE INTERSECTION OF NORTH ACADEMY BOULEVARD AND MAIZELAND ROAD FROM PBC/CR (PLANNED BUSINESS CENTER WITH CONDITIONS OF RECORD) 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 7.05 acres located southwest of the intersection of North Academy Boulevard and Maizeland Road as described in Exhibit A, which is attached hereto and made a part hereof by reference, from PBC/CR (Planned Business Center with Conditions of Record) 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:

1. The maximum height of all buildings, facades and other architectural features will be 35 feet and not more than two stories; and
2. Buildings adjacent to Sussex Lane will provide architectural elements of residential character; and
3. The following uses will not be permitted:
 - a. Taverns
 - b. Nightclubs
 - c. Pool/Billiard Parlors
 - d. Video Arcades

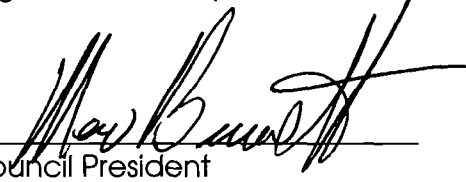
- e. Liquor Outlets
- f. Liquor Stores
- g. Private Club or Lodge Serving Liquor or Allowing Gambling
- h. Fish, Fowl, or Seafood Store not in conjunction with a restaurant;
provided that a specialty grocery store selling the items listed shall
be permitted
- i. Movie Theatre
- j. Chemical Abuse Rehabilitation Center
- k. Pre-school or Day Care Center
- l. Automobile Sales or Repair
- m. Tire Stores
- n. Car Washes
- o. Ambulance Service
- p. Day Old and/or Used Clothing Stores
- q. Adult Uses as Defined in City Code Chapter 7 of the Zoning Code
2001, as amended
- r. Laundromat/Dry Cleaning Business
- s. Family Counseling/Abortion Clinics
- t. Any marijuana related uses, medicinal or recreational, including
but not limited to the sale, grow, manufacturing or consumption of
marijuana
- u. Tattoo shops

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 11th day of October, 2016.

Finally passed: October 25, 2016


Council President

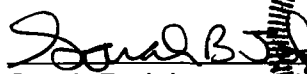
ATTEST:



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 7.05 ACRES LOCATED SOUTHWEST OF THE INTERSECTION OF NORTH ACADEMY BOULEVARD AND MAIZELAND ROAD FROM PBC/CR (PLANNED BUSINESS CENTER WITH CONDITIONS OF RECORD) 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 October 11, 2016; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 25th day of October, 2016, 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 25th day of October, 2016.

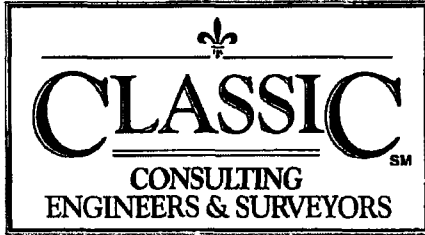

Sarah B. Johnson, City Clerk



1st Publication Date: October 14, 2016

2nd Publication Date: October 28, 2016

Effective Date: November 2, 2016 Initial: SBJ
City Clerk



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JOB NO. 2486.00-01
APRIL 14, 2016
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LEGAL DESCRIPTION:

ALL OF BLOCK 6 IN PALMER PARK SUBDIVISION NO. 3, FILING NO. 6 RECORDED FEBRUARY 7, 1964 IN PLAT BOOK F2 AT PAGE 34 AS RECEPTION NO. 331171, EXCEPT THOSE PORTIONS CONVEYED BY DEEDS RECORDED AUGUST 26, 1980 IN BOOK 3344 AT PAGE 303 AND AUGUST 26, 1980 IN BOOK 3344 AT PAGE 305, EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 7.047 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC.

April 14, 2016
DATE