

ORDINANCE NO. 16-78

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 2.95 ACRES LOCATED NORTH OF THE INTERSECTION OF ELKTON DRIVE AND CHESTNUT STREET FROM R/HS (ESTATE SINGLE-FAMILY RESIDENTIAL WITH HILLSIDE OVERLAY) TO PBC/CR/HS (PLANNED BUSINESS CENTER WITH CONDITIONS OF RECORD AND HILLSIDE 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 2.95 acres located north of the intersection of Elkton Drive and Chestnut Street as described in Exhibit A, which are attached hereto and made a part hereof by reference, from R/HS (Estate Single-Family Residential with Hillside Overlay) to PBC/CR/HS (Planned Business Center with Conditions of Record and Hillside Overlay), pursuant to the Zoning Ordinance of the City of Colorado Springs, subject to the following Conditions of Record:

Conditions of Record

The following land uses shall be prohibited:

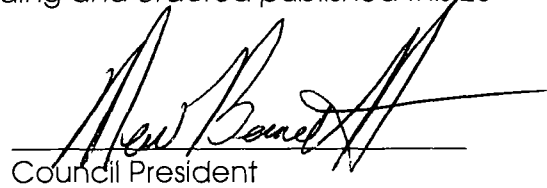
1. Automotive rentals
2. Automotive repair garage
3. Automotive sales
4. Automotive service
5. Automotive wash
6. Bar
7. Campground
8. Construction sales and services
9. Drive-in or fast food restaurants
10. Liquor sales
11. Medical marijuana center
12. Medical marijuana cultivation operation
13. Medical marijuana infused product manufacturer
14. Sexually oriented business
15. Social Service Center

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 26th day of July, 2016.


Finally passed: August 9, 2016


Council President

ATTEST:


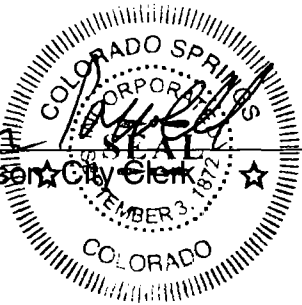

F01


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 2.95 ACRES LOCATED NORTH OF THE INTERSECTION OF ELKTON DRIVE AND CHESTNUT STREET FROM R/HS (ESTATE SINGLE-FAMILY RESIDENTIAL WITH HILLSIDE OVERLAY) TO PBC/CR/HS (PLANNED BUSINESS CENTER WITH CONDITIONS OF RECORD AND HILLSIDE OVERLAY)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on July 26, 2016; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 9th day of August, 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 9th day of August, 2016.

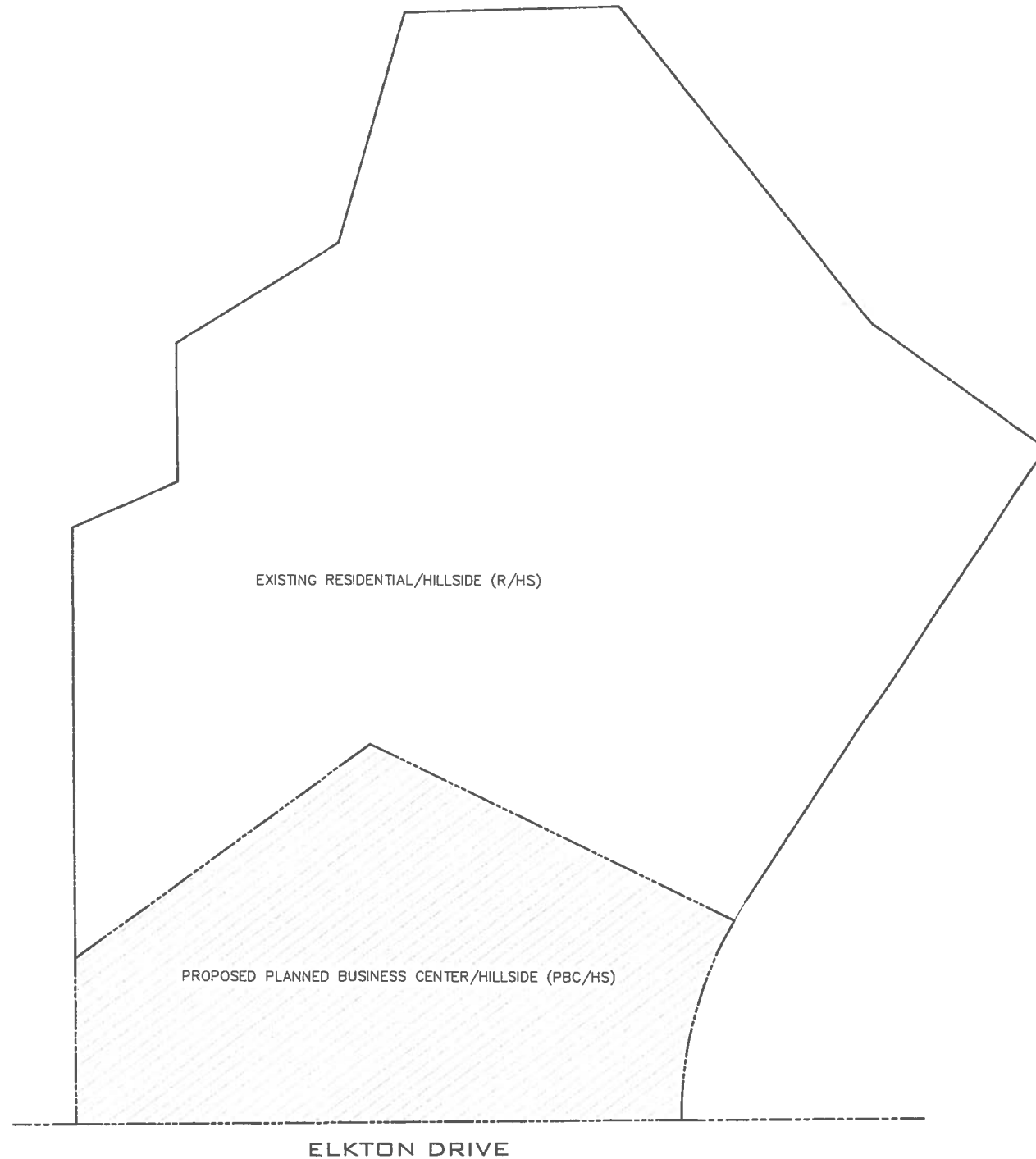
For  
Sarah B. Johnson  City Clerk

1st Publication Date: July 29, 2016
2nd Publication Date: August 12, 2016

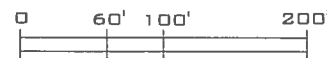
Effective Date: August 17, 2016

Initial: 
City Clerk

**DEVELOPMENT PLAN
PIKES PEAK ATHLETICS
COLORADO SPRINGS, CO**



SITE PLAN
SCALE: 1" = 60'-0"



LEGAL DESCRIPTION FOR PBC/HS ZONE

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6th P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF ELKTON BUSINESS CAMPUS AS RECORDED UNDER RECEPTION NUMBER 98187389 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER; THENCE ALONG THE SOUTHWESTERLY BOUNDARY THEREOF, THE FOLLOWING TWO COURSES:

- (1) THENCE NORTHERLY ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30° 50'32" (THE LONG CHORD OF WHICH BEARS N 14° 49' 34" E, A LONG CHORD DISTANCE OF 176.50 FEET), AN ARC LENGTH OF 177.64 FEET TO THE SOUTHERLY CORNER OF LOT 1 IN SAID ELKTON BUSINESS CAMPUS;
- (2) THENCE N 64° 24' 26" W, A DISTANCE OF 343.38 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1;
- THENCE S 53° 54' 40" W, A DISTANCE OF 309.73 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF LOT 2, McCULLOUGH SUBDIVISION AS RECORDED IN PLAT BOOK Z-2 AT PAGE 66 OF SAID COUNTY RECORDS;
- THENCE S 00° 23' 26" E ALONG SAID LINE, A DISTANCE OF 140.89 FEET TO A POINT ON THE NORTHERLY LINE OF ELKTON DRIVE;
- THENCE N 89° 24' 18" E ALONG SAID NORTHERLY LINE OF ELKTON DRIVE, A DISTANCE OF 514.14 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2.95 ACRES, MORE OR LESS.

**IRELAND
DEAN**
DESIGNS, LLC
ARCHITECTURE
LAND PLANNING
DEVELOPMENT SERVICES
8712 WELFORD PL.
CIRCLE ROCK, COLORADO
80108
P 303 660-8870

DEVELOPMENT PLAN
PIKES PEAK ATHLETICS
COLORADO SPRINGS, CO

DATE: 03/01/16
DESCRIPTION: 1ST OFFICIAL SUBMITTAL
04/15/16
2ND OFFICIAL SUBMITTAL

ZONE MAP

PROJECT #: 15-037
DRAWN BY: KA
DESIGNED BY: KA
CHECKED BY: SDA

AR DP 16-00023

1 OF 1

EXHIBIT A