

ORDINANCE NO. 22-_____

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 10.4 ACRES LOCATED SOUTHEAST OF CHAPEL HILLS DRIVE AND DYNAMIC DRIVE FROM PIP1/CR (PLANNED INDUSTRIAL PARK WITH CONDITIONS OF RECORD) TO OC/CR (OFFICE COMPLEX 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 10.4 acres located southeast of Chapel Hills Drive and Dynamic Drive, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PIP1/cr (Planned Industrial Park with conditions of record) to OC/cr (Office Complex with conditions of record), pursuant to the Zoning Ordinance of the City of Colorado Springs with the following conditions of record:

1. 38-foot maximum building height without the five-foot standard leeway, applicable to multi-family residential uses only.
2. A 70 foot landscape/open space buffer area will extend along the entire east property line. This buffer area shall not allow development (i.e., parking, buildings, etc.).
3. One tree per ten feet is required within the 70 foot buffer area. One third of the required trees will be evergreen. Tree sizes within the 70-foot buffer area shall be a minimum of 8' (eight feet) high for evergreens and 2 ½ inch caliper for deciduous trees.
4. There will be no direct access from the development onto Dynamic Drive.

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 _____ 22.

Finally passed: _____

Council President

ATTEST:

Sarah B. Johnson, City Clerk