

ORDINANCE NO. 22 - 24

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.279 ACRES LOCATED AT 3611 RIO VISTA DRIVE FROM OC/CR/AO (OFFICE COMPLEX WITH CONDITIONS OF RECORD AND AIRPORT OVERLAY) AND R5/CR/AO (MULTI-FAMILY RESIDENTIAL WITH CONDITIONS OF RECORD AND AIRPORT OVERLAY) TO PBC/AO (PLANNED BUSINESS CENTER WITH AIRPORT 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 1.279 acres located at 3611 Rio Vista Drive, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from OC/cr/AO (Office Complex with conditions of record and Airport Overlay) and R5/cr/AO (Multi-family Residential with conditions of record and Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay), 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 26th day of
April 2022.

Finally passed: May 10, 2022



Council President

ATTEST:



Sarah B. Johnson, City Clerk

CAO: _____
COS: _____

I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.279 ACRES LOCATED AT 3611 RIO VISTA DRIVE FROM OC/CR/AO (OFFICE COMPLEX WITH CONDITIONS OF RECORD AND AIRPORT OVERLAY) AND R5/CR/AO (MULTI-FAMILY RESIDENTIAL WITH CONDITIONS OF RECORD AND AIRPORT OVERLAY) TO PBC/AO (PLANNED BUSINESS CENTER WITH AIRPORT OVERLAY).” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on April 26, 2022; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 10th day of May 2022, and that the same was published by title and in summary, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in the Gazette, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 10th day of May 2022.


Sarah B. Johnson, City Clerk



1st Publication Date: April 29, 2022
2nd Publication Date: May 13, 2022

Effective Date: May 18, 2022

Initial: SBJ
City Clerk

ZONE CHANGE LEGAL DESCRIPTION – EXHIBIT A

LOT 1 AND TRACT A, COLORADO COUNTRY FILING NO. 15 AS RECORDED UNDER
RECEPTION NO. 217713912 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING 55,715 SQUARE FEET (1.279 ACRES)

FILE # CPC ZC 21-00177



Engineering · Planning · Surveying

1046 ELKTON DRIVE • COLORADO SPRINGS, COLORADO 80907
P. 719.5316200 • F. 719.5316266 • www.baselinecorp.com

ZONE CHANGE LEGAL DESCRIPTION - EXHIBIT A

COLORADO SPRINGS

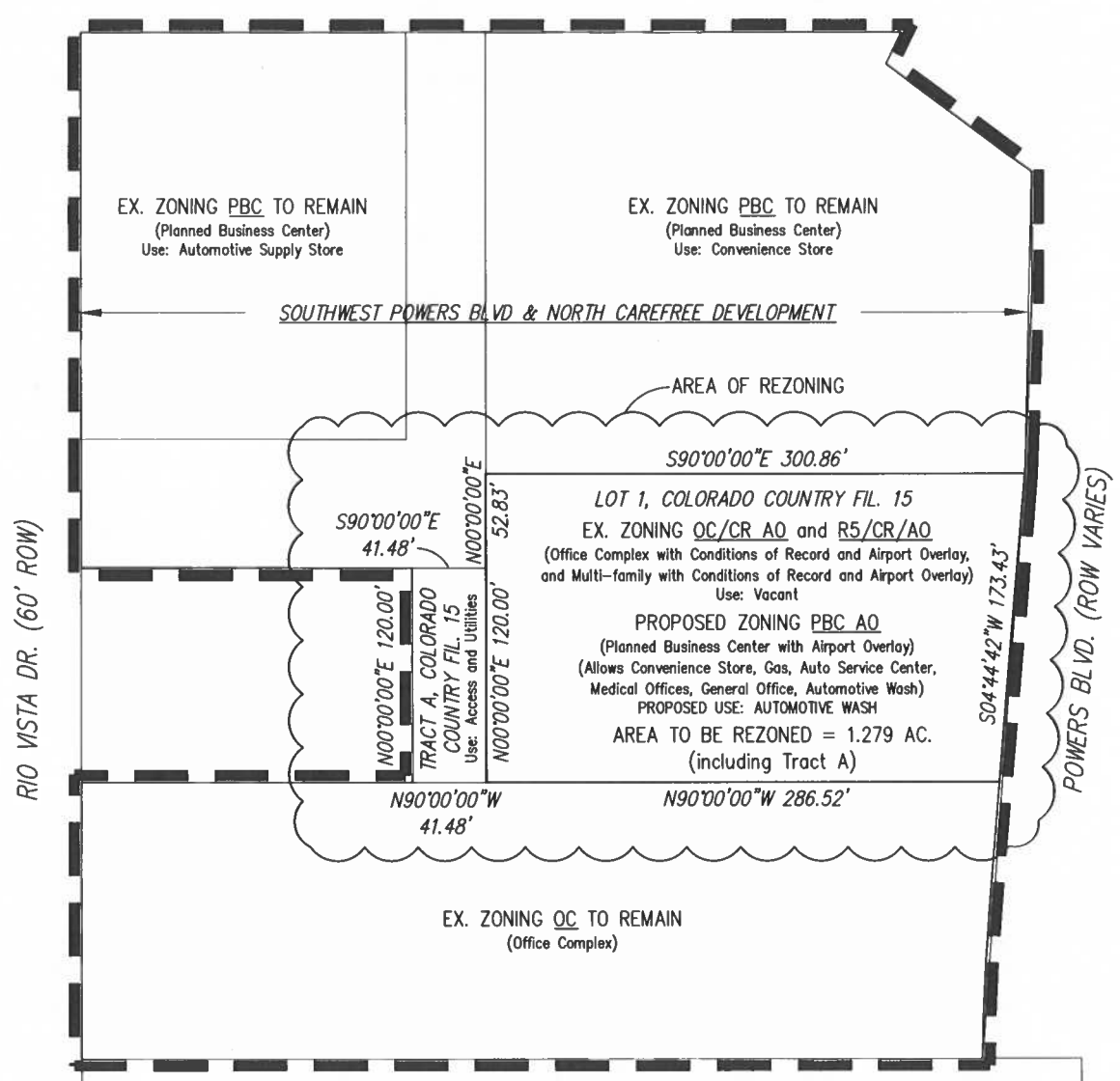
EL PASO COUNTY

ZONE CHANGE EXHIBIT
3611 RIO VISTA DRIVE

| | | |
|-------------|-------------------|--------------------|
| DESIGNED BY | INITIAL SUBMITTAL | 11-03-21 |
| | DRAWING SIZE | 8.5" X 11" |
| | SURVEY FIRM | SURVEY DATE |
| DRAWN BY | JOB NO. | 35046 |
| LJA | DRAWING NAME | 35046 ZONE Exh.dwg |
| CHECKED BY | SHEET | 1 OF 2 |
| SGB | | 1 |

EXHIBIT A - Legal

N. CAREFREE CIRCLE (140' ROW)



RIO VISTA DR. (60' ROW)

POWERS BLVD. (ROW VARIES)

SOUTHWEST POWERS BLVD & NORTH CAREFREE DEVELOPMENT

AREA OF REZONING

LOT 1, COLORADO COUNTRY FIL. 15
 EX. ZONING OC/CR AO and R5/CR/AO
 (Office Complex with Conditions of Record and Airport Overlay,
 and Multi-family with Conditions of Record and Airport Overlay)
 Use: Vacant

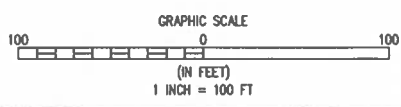
PROPOSED ZONING PBC AO
 (Planned Business Center with Airport Overlay)
 (Allows Convenience Store, Gas, Auto Service Center,
 Medical Offices, General Office, Automotive Wash)
 PROPOSED USE: AUTOMOTIVE WASH

AREA TO BE REZONED = 1.279 AC.
 (including Tract A)

EX. ZONING OC TO REMAIN
 (Office Complex)

UNPLATTED
 EX. ZONING PUD AO

NOTE:
 PER THE RECORDED PLAT OF COLORADO COUNTRY FIL. 15 (REC. 217713912), PROPERTY IS
 SUBJECT TO AN AVIGATION EASEMENT RECORDED IN BOOK 2478 AT PAGE 304.
 PROPERTY IS SUBJECT TO OC cr/AO CONDITIONS OF RECORD AS SET FORTH IN ORD. 16-91.



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ZONE CHANGE - EXHIBIT B
 COLORADO SPRINGS EL PASO COUNTY
ZONE CHANGE EXHIBIT
 3611 RIO VISTA DRIVE

| | | |
|-------------|-------------------|-------------------|
| DESIGNED BY | INITIAL SUBMITTAL | 11-03-21 |
| | DRAWING SIZE | 8.5" X 11" |
| | SURVEY FIRM | SURVEY DATE |
| DRAWN BY | JOB NO. | 35046 |
| LJA | DRAWING NAME | 35046 ZONE Ch.dwg |
| CHECKED BY | SHEET | 2 OF 2 |
| SGB | | 2 |

EXHIBIT B - Zone Change

R:\35046 RioVista\DRAWINGS\35046_ZONE E.ch.dwg, 4/1/2022, 9:41:44 AM, Linda Arnold