

ORDINANCE NO. 21-19

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 7.38 ACRES LOCATED SOUTHWEST OF THE RIO VISTA DRIVE AND BARNES ROAD INTERSECTION FROM PUD/AO (PLANNED UNIT DEVELOPMENT: MULTI-FAMILY WITH AN AIRPORT OVERLAY) TO PBC/AO (PLANNED BUSINESS CENTER WITH AN 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 7.38 acres located southwest of the Rio Vista Drive and Barnes Road, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PUD/AO (Planned Unit Development: Multi-family with an Airport Overlay) to PBC/AO (Planned Business Center with an 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.

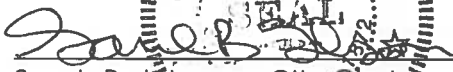
Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 26<sup>th</sup> day of January, 2021.

**Finally passed:** February 9<sup>th</sup> 2021

  
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Council President

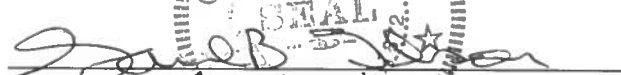
ATTEST:

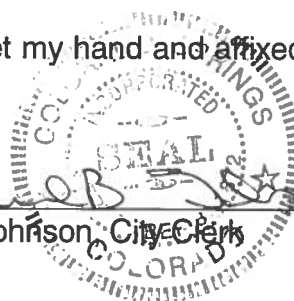
  
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Sarah B. Johnson, City Clerk



I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 7.38 ACRES LOCATED SOUTHWEST OF THE RIO VISTA DRIVE AND BARNES ROAD INTERSECTION FROM PUD/AO (PLANNED UNIT DEVELOPMENT: MULTI-FAMILY WITH AN AIRPORT OVERLAY) TO PBC/AO (PLANNED BUSINESS CENTER WITH AN AIRPORT OVERLAY)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 26<sup>th</sup>, 2021; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 9<sup>th</sup> day of February 2021, 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 on January 29<sup>th</sup> and the Gazette on February 12<sup>th</sup>, both newspapers 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 9<sup>th</sup> day of February 2021.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: January 29<sup>th</sup>, 2021  
2<sup>nd</sup> Publication Date: February 12<sup>th</sup>, 2021

Effective Date: February 17<sup>th</sup>, 2021

Initial: SB3  
City Clerk

## ZONE CHANGE LEGAL DESCRIPTION – EXHIBIT A

LOT 2, BLOCK 1  
THE HOMESTEAD SUBDIVISION FILING NO. 10 AS RECORDED IN PLAT BOOK Z-2 AT PAGE 61  
COUNTY OF EL PASO  
STATE OF COLORADO

AND

LOT 1, COLORADO COUNTRY FILING NO. 12, AS RECORDED UNDER RECEPTION NO. 97060807  
COUNTY OF EL PASO  
STATE OF COLORADO

TOTAL COMBINED AREA: 7.385 ACRES OR (321,699 SQUARE FEET), MORE OR LESS.

CITY FILE NUMBER: **CPC ZC 20-00116**

Q:\54820-17 - Rio Vista Zone Map\Legals\2020-07-23) Rio Vista Zone Map LD.docx  
9/24/2020  
Page 1 of 1

**EXHIBIT A - Legal Description**

**ZONE CHANGE MAP - EXHIBIT B**  
 LOT 2, BLOCK 1, THE HOMESTEAD SUBDIVISION FILING NO. 10  
 LOT 1, COLORADO COUNTRY FILING NO. 12  
 LOT 1, COLORADO COUNTRY FILING NO. 12  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 25,  
 TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



- CONDITIONS OF RECORD:**
1. ALL PERMITTED USES WITHIN THE PBC DISTRICT SHALL BE PERMITTED.
  2. ALL ADDITIONAL USES WITHIN THE PBC DISTRICT SHALL REMAIN PROHIBITED.
  3. ALL USES THAT ARE PROHIBITED WITHIN THE PBC DISTRICT SHALL REMAIN PROHIBITED.
- PBC (PLANNED BUSINESS CENTER) ZONE DISTRICT IS DEFINED AS A ZONE DISTRICT THAT ACCOMMODATES COMMERCIAL LAND USES AND PRESERVES ENVIRONMENTAL AREAS FOR A RANGE OF RETAIL SALES AND SERVICE ESTABLISHMENTS.



<p>2020-07-09</p> <p>DATE</p> <p>BY</p> <p>REVISION DESCRIPTION</p>	<p>300 East Interstate Ave., Suite 110                  Colorado Springs, CO 80908                  Phone: (719) 575-1100                  Fax: (719) 575-1101                  www.aztecconsultants.com</p> <p><b>AZTEC CONSULTANTS, INC.</b></p>	<p>1500 W CANAL COURT, LITTLETON, CO 80120</p> <p>REDLAND                  104 JIMMIE BLVD</p> <p><b>COLORADO SPRINGS, COLORADO</b></p> <p><b>ZONE CHANGE MAP</b>                  NE 1/4 SEC. 25, T13S, R66W, 6TH PM</p>	<p>ONE</p> <p>SHEET</p> <p>544829-17</p> <p>CITY FILE NUMBER: CEC.ZC.20-0018</p>
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**EXHIBIT B**  
**Zone Change**