

## ORDINANCE NO. 18-75

### AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO .105-ACRE LOCATED AT 749 EAST WILLAMETTE AVENUE FROM R2 (TWO-FAMILY RESIDENTIAL) TO C5/CR (INTERMEDIATE BUSINESS 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 .105-acre located at 749 East Willamette Avenue as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R2 (Two-Family Residential) to C5/cr (Intermediate Business with conditions of record), pursuant to the Zoning Ordinance of the City of Colorado Springs, subject to the following conditions of record:

**Permitted Uses:** The following uses are permitted within the proposed zone:

#### Residential Use Types

- Single-family Residential;
- Two-family Residential;
- Manufactured home (this is not considered a Mobile Home);
- Accessory Dwelling Unit;
- Domestic violence safe house;
- Family support residence;
- Human service home;
- Human service residence;
- Family care home

#### Office Use Types

- Financial services;
- General offices

#### Commercial Use Types

- Consumer convenience services;
- Consumer repair services;
- Convenience food sales (without gas);
- Consumer repair services;
- Convenience food sales;

- Specialty food sales;
- Mixed commercial-residential;
- Mixed office-residential;
- Personal consumer services;
- Personal improvement services;
- Quick serve restaurant;
- Sit down – served at table;
- Retail, General – Neighborhood serving retail

#### Civic Use Types

- Community gardens;
- Daycare home

**Conditional Uses:** The following uses require conditional use approval within the proposed zone:

#### Residential Use Types

- Human service facility;
- Hospice;
- Residential childcare facility;
- Large family care home;
- Human service shelter;
- Drug or alcohol treatment facility;
- Multi-family dwelling;
- Retirement home

#### Office Use Types

- Medical offices, labs and/or clinics

#### Commercial Use Types

- Mixed office/residential use;
- Bed and breakfast inn;
- Business office support services;
- Kennel – Indoor Only;
- Liquor sales;
- Pet services;
- Pharmacy;
- Veterinary service – Small animal clinic

#### Civic Use Types

- Cultural services;
- Daycare home – large;
- Semipublic community recreation

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 24<sup>th</sup> day of July, 2018.

**Finally passed:** August 14<sup>th</sup>, 2018

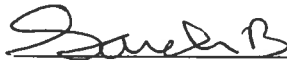
  
\_\_\_\_\_  
Council President

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 .105-ACRE LOCATED AT 749 EAST WILLAMETTE AVENUE FROM R2 (TWO-FAMILY RESIDENTIAL) TO C5/CR (INTERMEDIATE BUSINESS WITH CONDITIONS OF RECORD)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on July 24<sup>th</sup>, 2018; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 14<sup>th</sup> day of August, 2018, 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 14<sup>th</sup> day of August, 2018.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: July 27<sup>th</sup>, 2018  
2<sup>nd</sup> Publication Date: August 17<sup>th</sup>, 2018

Effective Date: August 22<sup>nd</sup>, 2018

Initial: SBS  
City Clerk

# EXHIBIT

## Legal Description

That part of Lots 6 and 7 in Block 1 in Willamette Place, in the City of Colorado Springs, El Paso County, Colorado, described as follows: Beginning at a point 65 feet East of the Northwest corner of said Lot 6; thence South a distance of 57 feet on a parallel line to the West boundary line of said Lots 6 and 7; thence East to a point 57 feet South of the Northeast corner of said Lot 6; thence North along the East boundary line of said Lots 6 and 7 to the Northeast corner of said Lot 6; thence West along the North boundary line of said Lot 6 to the Point of Beginning.

PREPARED BY:



**ALESSI & ASSOCIATES, Inc.**

APPRAISERS • ENGINEERS • SURVEYORS

2989 Broadmoor Valley Road  
Colorado Springs, CO 80906

Tele. 719/540-8832  
Fax 719/540-2781

PURPORTED STREET ADDRESS:

**749 Willamette Avenue E**

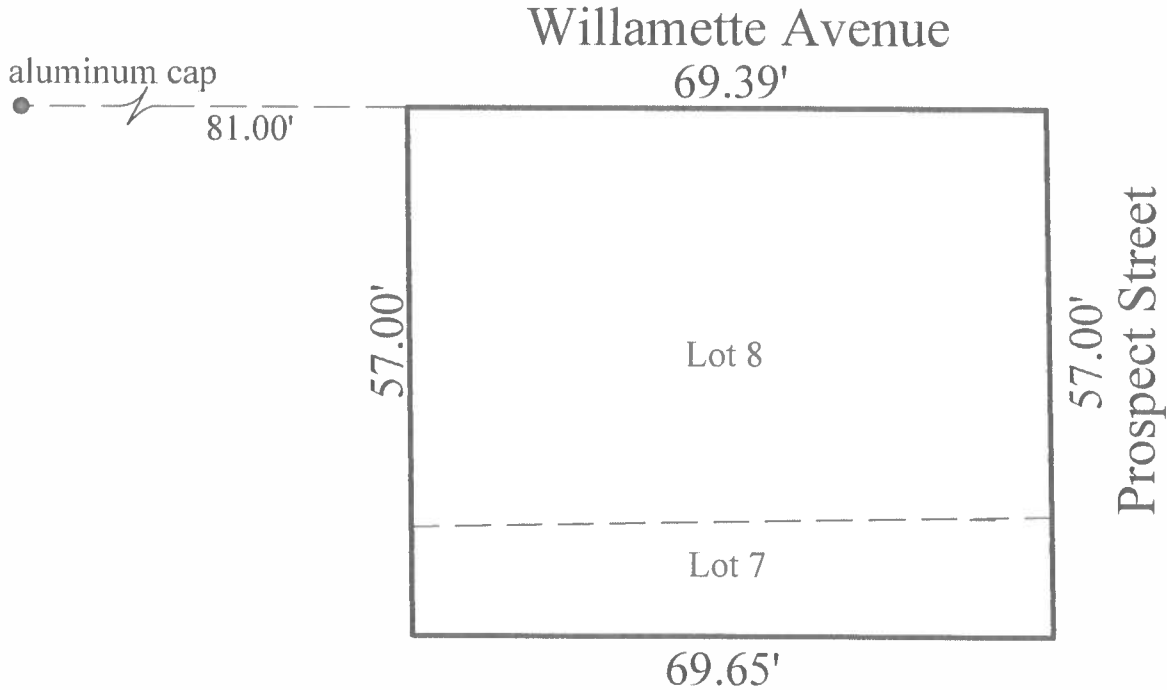
DATE: 7/6/2018

CLIENT: Lil Market LLC

JOB NUMBER: 171637a

**EXHIBIT A**

EXHIBIT



Scale: 1" = 20'

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EXHIBIT B