

ORDINANCE NO. 21-\_\_\_\_\_

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 9.09 ACRES LOCATED SOUTHEAST OF THE CENTENNIAL BOULEVARD AND WEST VAN BUREN STREET INTERSECTION FROM PUD/SS (PLANNED UNIT DEVELOPMENT: ATTACHED AND DETACHED RESIDENTIAL, 4-20 DWELLING UNITS PER ACRE, MAXIMUM OF 411-UNITS, RELIGIOUS INSTITUTION, 35-FOOT MAXIMUM BUILDING HEIGHT WITH STREAMSIDE OVERLAY) TO PBC/CR (PLANNED BUSINESS CENTER 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 9.09 acres located southeast of the Centennial Boulevard and West Van Buren Street intersection, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PUD/SS (Planned Unit Development: Attached and Detached Residential, 4-20 dwelling units per acre, religious institution, 35-foot maximum building height with Streamside Overlay) to PBC/cr (Planned Business Center with conditions of record), pursuant to the Zoning Ordinance of the City of Colorado Springs with the following conditions of record:

Prohibited Uses:

1. Human Service Establishments: Domestic Violence Safe House
2. Agricultural Sales and Service
3. Bar
4. Campground
5. Hotel/Motel
6. Liquor Sales
7. Medical Marijuana Center
8. Retail Large Retail Establishment
9. Sexually Oriented Business
10. Educational Institutions: College and University
11. Educational Institutions: Public Schools

12. Social Service Center
13. Parking Lot/Surface Parking: Public
14. Commercial Greenhouse
15. Residential: Detoxification Center
16. Human Service Establishments: Drug or Alcohol Treatment Facility
17. Residential: Single-family Detached Dwelling on Individual Lot
18. Residential: Manufactured Home
19. Residential: Two-Family Dwellings on an Individual Lot
20. Automotive and Equipment Services: Automotive Repair Garage
21. Automotive and Equipment Services: Automotive Sales
22. Funeral Services Crematory Services (as an Accessory Use)
23. Hookah Bar
24. Kennels Indoor
25. Medical Marijuana Infused Product Manufacturer – Nonhazardous
26. Medical Marijuana Optional Premises Cultivation Operation
27. Teen Club/Young Adult Club
28. Civic Use Cemetery
29. Mining Operations: Temporary Surface and Open Pit
30. Mining Operation: Underground (Activities Under)
31. Parking Structure Public

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 \_\_\_\_\_ 21.

**Finally passed:** \_\_\_\_\_

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

ATTEST:

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Sarah B. Johnson, City Clerk