

ORDINANCE NO. 22-\_\_\_\_\_

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 20.26 ACRES LOCATED WEST OF SOUTH CHELTON ROAD ALONG THE NORTH AND SOUTH SIDE OF HANCOCK EXPRESSWAY FROM PUD/PUD/OC/CR/PBC/AO (PLANNED UNIT DEVELOPMENT: TOWNHOMES, 30-FOOT MAXIMUM BUILDING HEIGHT WITH 15 DWELLING UNITS PER ACRE; PLANNED UNIT DEVELOPMENT: TOWNHOMES, 35-FOOT MAXIMUM BUILDING HEIGHT, 11.668 DWELLING UNITS PER ACRE WITH NAVIGATION PRESERVATION OVERLAY; OFFICE COMPLEX WITH AIRPORT OVERLAY; AND PLANNED BUSINESS CENTER WITH AIRPORT OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT: COMMUNITY COMMERCIAL, 20,000 SQUARE FOOT MAXIMUM, AND 45-FOOT MAXIMUM BUILDING HEIGHT; RESIDENTIAL VERY HIGH, 25 DWELLING UNITS PER ACRE MAXIMUM, AND 45-FOOT MAXIMUM BUILDING HEIGHT; RESIDENTIAL MEDIUM, 8 DWELLING UNITS PER ACRE MAXIMUM, AND 35-FOOT MAXIMUM BUILDING HEIGHT; 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 20.26 acres located west of South Chelton Road along the north and south side of Hancock Expressway, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PUD/PUD/OC/CR/PBC/AO (Planned Unit Development: Townhomes, 30-foot maximum building height with 15 dwelling units per acre; Planned Unit Development: Townhomes, 35-foot maximum building height, 11.668 dwelling units per acre with Navigation Preservation Overlay; Office Complex with Airport Overlay; and Planned Business Center with Airport Overlay) to PUD/AO (Planned Unit Development: Community Commercial, 20,000 square foot maximum, and 45-foot maximum building height; Residential Very High, 25 dwelling units per acre

maximum, and 45-foot maximum building height; Residential Medium, 8 dwelling units per acre maximum, and 35-foot maximum building height; 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 \_\_\_\_\_ day of \_\_\_\_\_ 2022.

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

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

ATTEST:

\_\_\_\_\_  
Sarah B. Johnson, City Clerk