

ORDINANCE NO. 21-90

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 0.308-ACRES LOCATED AT 130 METZLER STREET FROM R5 (MULTI-FAMILY RESIDENTIAL) TO C5 (INTERMEDIATE BUSINESS)

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 0.308-acres located at 130 Metzler Street, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R5 (Multi-Family Residential) to C5 (Intermediate Business), 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 October 2021.

**Finally passed:** November 9, 2021

  
Council President

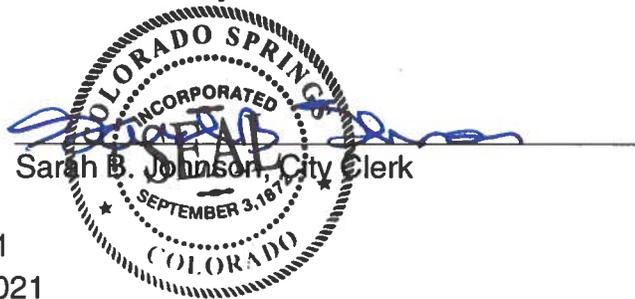
ATTEST:

  
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 0.308-ACRES LOCATED AT 130 METZLER STREET FROM R5 (MULTI-FAMILY RESIDENTIAL) TO C5 (INTERMEDIATE BUSINESS)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on October 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 November 2021, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, 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 9<sup>th</sup> day of November 2021.



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

Effective Date: November 17th, 2021

Initial: SBS  
City Clerk

**EXHIBIT A**  
**LEGAL DESCRIPTION**

July 8, 2021

All of Lots 5, 6 and the easterly 42 feet of Lot 7, Block A, Metzlers Subdivision recorded, November 1, 1923 in Book P, page 4 in the Record of El Paso County, Colorado

Containing 13,423 Sq. Ft. or 0.308 acres, more or less.



Stewart L. Mapes, Jr.  
Colorado Professional Land Surveyor No. 38245  
For and on behalf of Clark Land Surveying, Inc.

City File No. CPC ZC 21-00112

# CREEKWALK PARCEL 'E' REZONE

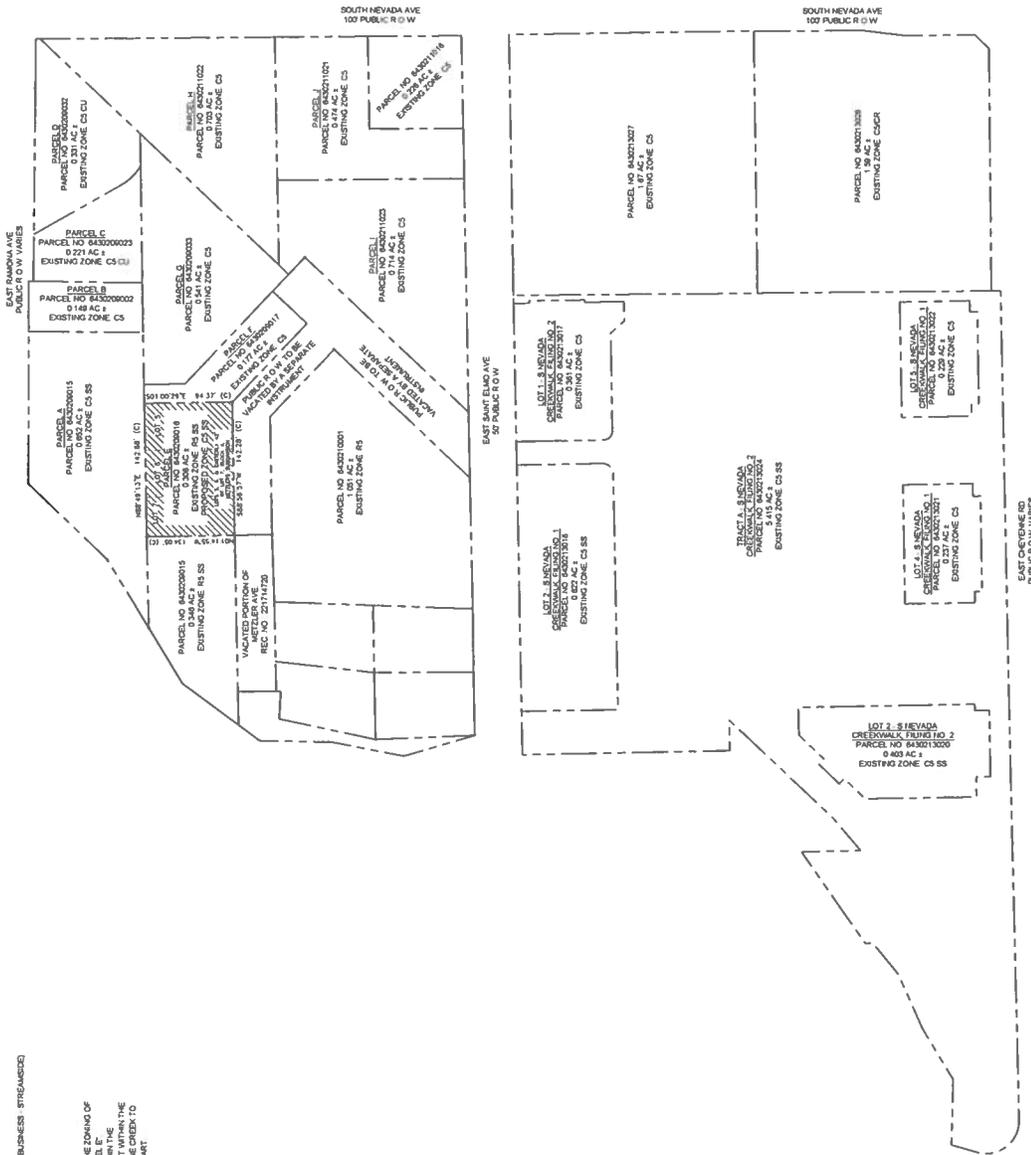
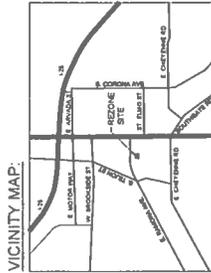
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

**ZONE CHANGE REQUEST:**  
RS SS (MULTI-FAMILY RESIDENTIAL - STRATEGIC) TO CS SS (INTERMEDIATE BUSINESS - STRATEGIC)

**PROJECT STATEMENT:**

THE PROJECT PROPRIETOR HAS A ZONE CHANGE TO CS SS IN ORDER TO MATCH THE ZONING OF ALL OTHER PARCELS WITHIN THE CREEKWALK CONCEPT PLAN AREA. PARCEL 'E' CURRENTLY ZONED RS SS WILL BE REZONED AS CS SS FOR INCLUSION WITHIN THE CREEKWALK CONCEPT PLAN AREA. THE PROJECT ENCOMPASSES CREATIVE DESIGN TO THE SOUTH NEVADA URBAN REDEVELOPMENT AREA. THE PROJECT ENCOMPASSES CREATIVE DESIGN TO THE WEST WITH CREEK IMPROVEMENTS, TRAILS, OPEN SPACE, AND PUBLIC ART.

REZONE DATA	
TAX SCHEDULE NUMBER	64-0000016
PERMITTED USE	MERCHANDISING
MAXIMUM HEIGHT FOR NEW STRUCTURE	45'



**Kimley**  **Horn**  
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2. NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, COLORADO 80903 (719) 435-0160