

ORDINANCE NO. 17-99

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 7 ACRES LOCATED SOUTHEAST OF THE SYBILLA LANE AND ORACLE BOULEVARD INTERSECTION FROM OC/CR (OFFICE COMPLEX WITH CONDITIONS OF RECORD) TO OC (OFFICE COMPLEX)

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 acres located southeast of the Sybilla Lane and Oracle Boulevard intersection as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from OC/cr (Office Complex with Conditions of Record) to OC (Office Complex), 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 24<sup>th</sup> day of October 2017.

**Finally passed:** November 14<sup>th</sup>, 2017

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

ATTEST:


  
Sarah B. Johnson, City Clerk




CPC ZC 17-00098

I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 7 ACRES LOCATED SOUTHEAST OF THE SYBILLA LANE AND ORACLE BOULEVARD INTERSECTION FROM OC/CR (OFFICE COMPLEX WITH CONDITIONS OF RECORD) TO OC (OFFICE COMPLEX)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on October 24<sup>th</sup>, 2017; 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 November, 2017, 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 October, 2017.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: October 27<sup>th</sup>, 2017  
2<sup>nd</sup> Publication Date: November 17<sup>th</sup>, 2017

Effective Date: November 22<sup>nd</sup>, 2017

Initial: SBJ  
City Clerk

**Legal Description**

**Oracle Blvd. Townhomes**

Lot 2 NC Foundation Subdivision Filing No. 1

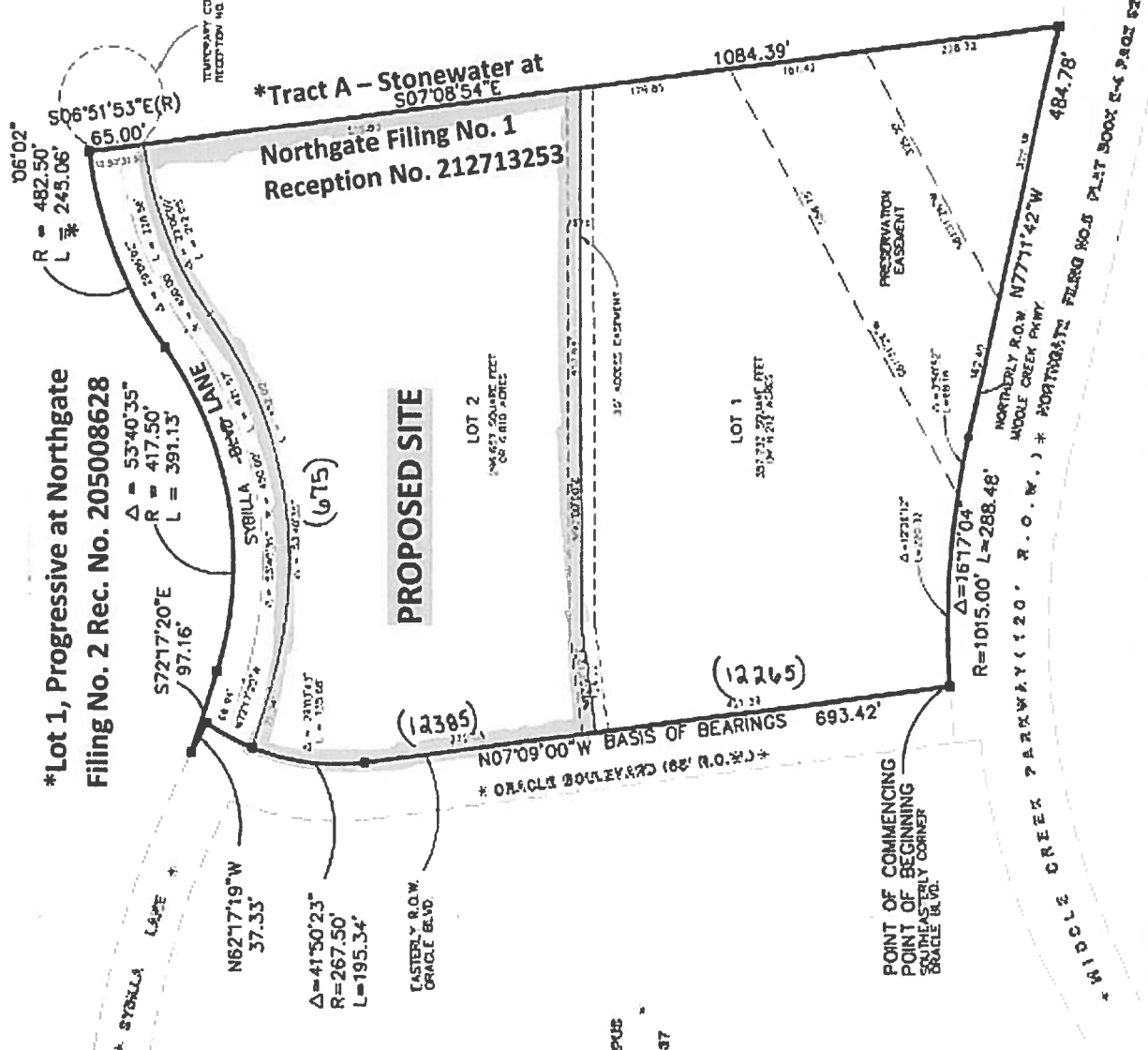
**LEGAL DESCRIPTION:**

Lot 2, NC Foundation  
 Subdivision Filing No. 1 per  
 Reception No. 201155059

**ORACLE BOULEVARD TOWNHOMES  
 ZONING EXHIBIT**

Reception No. 201155059

\*Lot 1, Progressive at Northgate  
 Filing No. 2 Rec. No. 205008628



- Current Land Use:**  
 Vacant
- Proposed Land Use:**  
 Multi-family townhome residential
- Maximum Gross Density: 10.72 du/ac
  - Maximum Building Height: 35' for two-story units and 28' for one-story ranch units



**FIGURE 1  
 EXHIBIT A**

Oracle Boulevard  
 Townhomes (Lot 2, NC  
 Foundation Subdivision  
 Filing No. 1)



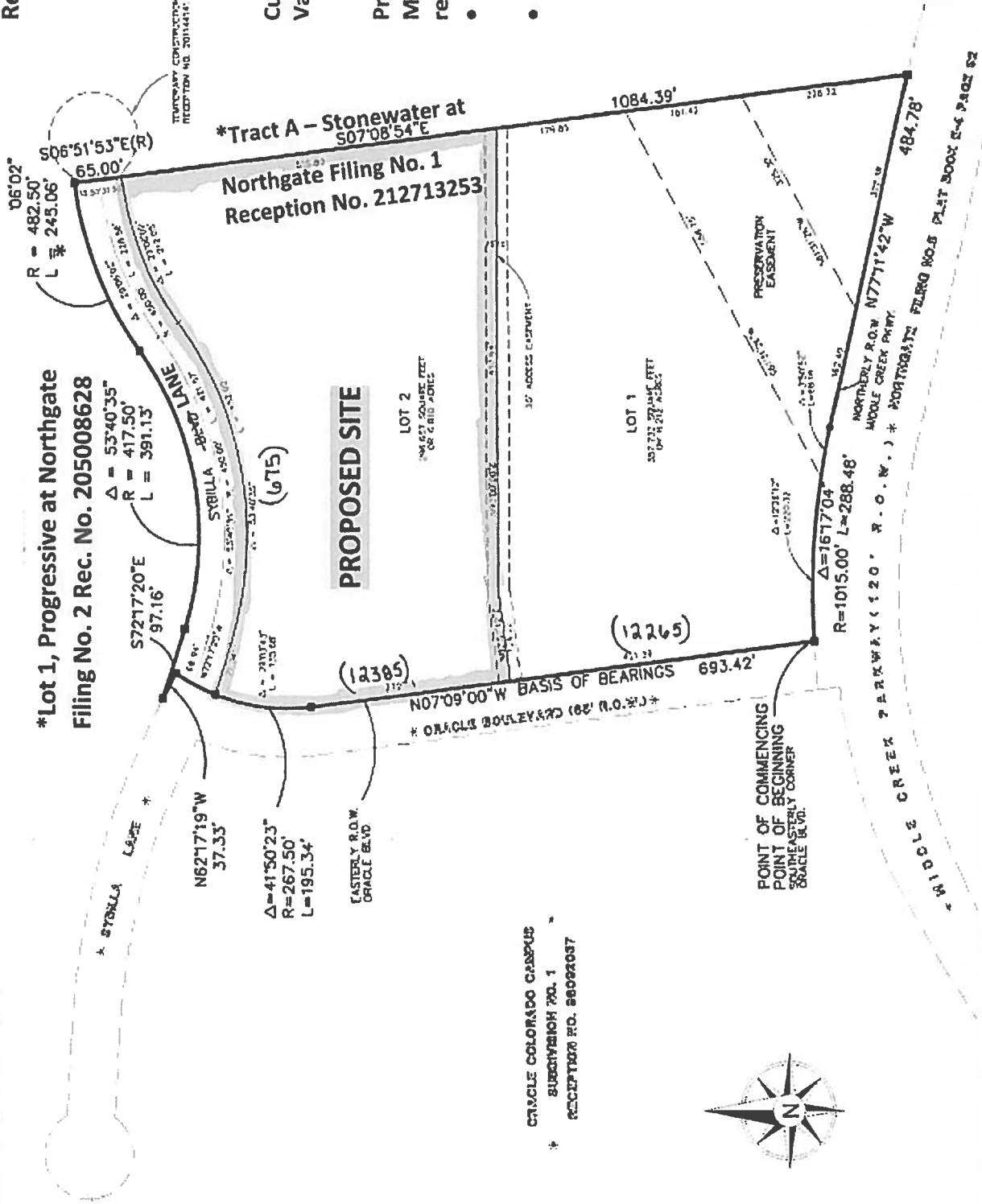
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CPC CZ 17-00098

**FIGURE 1**