

ORDINANCE NO. 16-118

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 4.592 ACRES LOCATED SOUTH OF HARRISON HIGH SCHOOL ON JANITELL ROAD FROM R (ESTATE SINGLE-FAMILY RESIDENTIAL) TO C-6/CR (GENERAL 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 4.592 acres located south of Harrison High School on Janitell Road as described in Exhibit A and depicted in Exhibit B, which are attached hereto and made a part hereof by reference, from R (Estate Single-Family Residential) to C-6/cr (General Business with conditions of record), pursuant to the Zoning Ordinance of the City of Colorado Springs, subject to the following Conditions of Record:

The following uses are prohibited:

1. Domestic violence safe house
2. Rooming or boarding house
3. Agricultural sales and service
4. Automotive service
5. Automotive rentals
6. Automotive repair garage
7. Automotive sales
8. Body and fender repair services
9. Bar

10. Campground
11. Consumer convenience services
12. Convenience food sales
13. General food sales
14. Specialty food sales
15. Hotel/motel
16. Indoor kennels
17. Liquor sales
18. Medical Marijuana center
19. Medical marijuana infused product manufacturer
20. Optional Premises cultivation operation
21. Mixed commercial-residential
22. Mixed office-residential
23. Pharmacy
24. Outdoor entertainment
25. Outdoor sports and recreation
26. Drive-in or fast food
27. Large retail establishment
28. Sexually oriented business
29. Club
30. Transportation terminal

The following uses will be considered as conditional uses:

1. Construction contractor yard

- 2. Custom manufacturing
- 3. Light industry

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 22nd day of November, 2016.

Finally passed: December 13, 2016



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 4.592 ACRES LOCATED SOUTH OF HARRISON HIGH SCHOOL ON JANITELL ROAD FROM R (ESTATE SINGLE-FAMILY RESIDENTIAL) TO C-6/CR (GENERAL 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 November 22nd, 2016; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 13th day of December, 2016, 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 13th day of December, 2016.


Sarah B. Johnson, City Clerk



1st Publication Date: November 25, 2016

2nd Publication Date: December 16, 2016

Effective Date: December 21, 2016

Initial: SBJ
City Clerk

LWA Land Surveying, Inc.

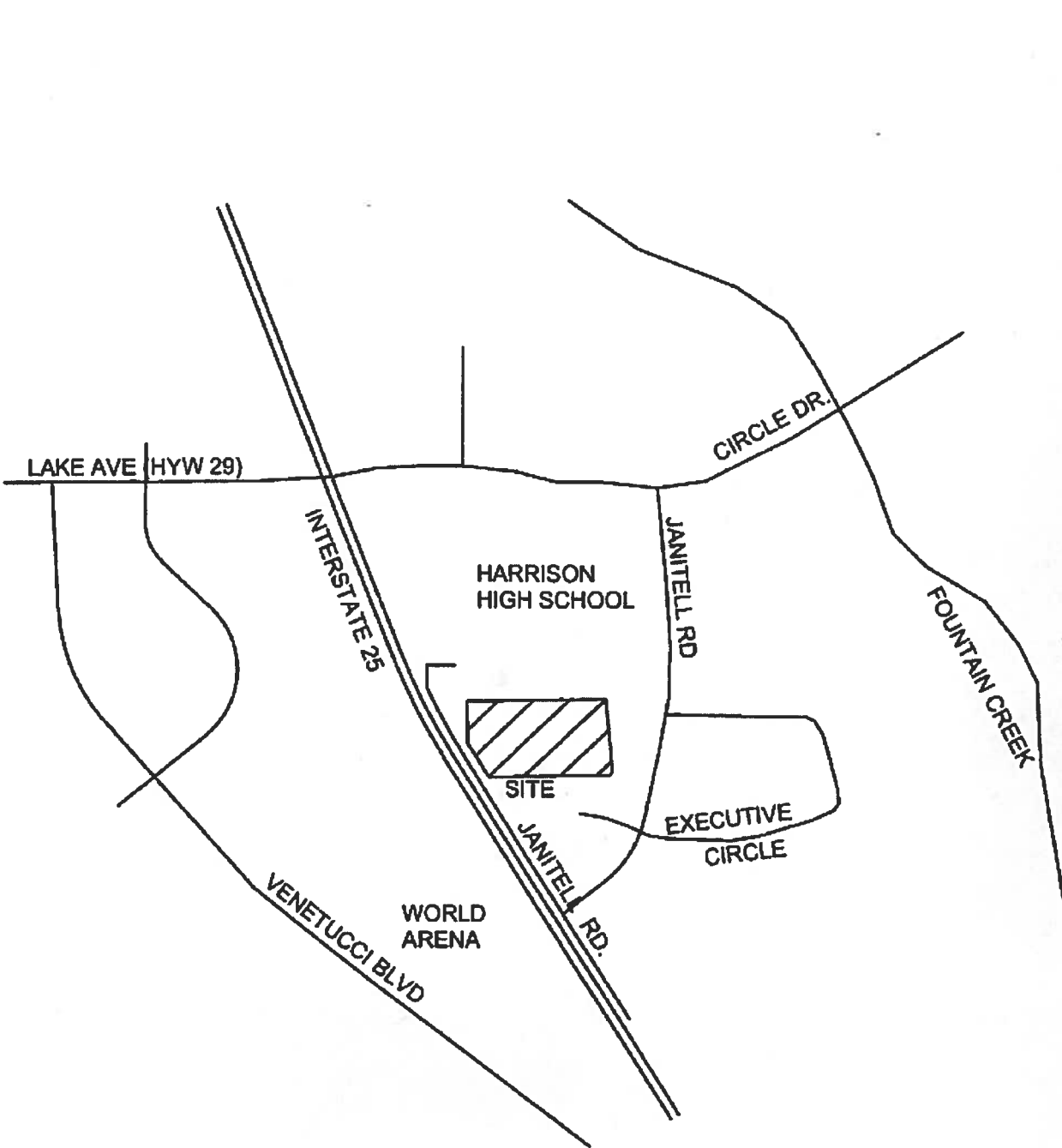
2906 Beacon Street, Suite B
Colorado Springs, CO 80907
719-636-5179
719-636-5199 fax

Harrison Subdivision Filing No. 3

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6th P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 33;
THENCE N89°37'32"E ON THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 615.39 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE INTERSTATE 25 FRONTAGE ROAD DESCRIBED IN BOOK 1519 AT PAGE 173 OF THE EL PASO COUNTY RECORDS. THENCE N33°26'54"W ON THE EASTERLY LINE OF SAID FRONTAGE ROAD, SAID LINE BEING COINCIDENT WITH THE WEST LINE OF HARRISON TECH CENTER FILING NO. 1 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK X-3 AT PAGE 37 OF SAID EL PASO COUNTY RECORDS AND HARRISON TECH CENTER FILING NO. 2 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK Y-3 AT PAGE 59 OF SAID EL PASO COUNTY RECORDS, A DISTANCE OF 835.85 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID HARRISON TECH CENTER FILING NO. 2 AND THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUE N33°26'54"W ON THE EASTERLY LINE OF SAID FRONTAGE ROAD A DISTANCE OF 34.33 FEET TO A POINT OF CURVE; THENCE ON CURVE TO THE RIGHT HAVING A RADIUS OF 5580.00 FEET, THROUGH A CENTRAL ANGLE OF 2°07'23", AN ARC LENGTH OF 206.75 FEET TO A POINT THAT IS 30.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33; THENCE N00°18'58"W ON SAID LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 33, A DISTANCE OF 3.78 FEET;
THENCE N85°03'30"E A DISTANCE OF 789.40 FEET;
THENCE S76°12'30"E A DISTANCE OF 91.19 FEET TO A POINT ON THE WEST LINE OF LOT 1, HARRISON PARK FILING NO. 6 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK K-3 AT PAGE 97 OF SAID EL PASO COUNTY RECORDS;
THENCE S05°18'24"E ON SAID WEST LINE, A DISTANCE OF 224.94 FEET TO AN ANGLE POINT IN SAID LOT 1, HARRISON PARK FILING NO. 6; THENCE S42°00'36"W, CONTINUING ON THE WESTERLY LINE OF LOT 1 AND THE NORTHERLY LINE OF LOT 2, HARRISON PARK FILING NO. 9 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK N-3 AT PAGE 51 OF SAID EL PASO COUNTY RECORDS, A DISTANCE OF 30.46 FEET TO AN ANGLE POINT IN SAID LOT 2, HARRISON PARK FILING NO. 9; THENCE S89°29'18"W ON THE NORTH LINE OF SAID LOT 2 AND LOT 3, HARRISON PARK FILING NO. 9 AND THE AFORESAID LOT 1, HARRISON TECH CENTER FILING NO. 2, A DISTANCE OF 745.79 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 4.592 ACRES, MORE OR LESS.



VICINITY MAP