

ORDINANCE NO. 19-59

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO A 5,740 SQUARE FOOT PROPERTY LOCATED AT 330 AND 332 NORTH INSTITUTE STREET FROM R2/UV (TWO FAMILY RESIDENTIAL WITH A PREVIOUSLY APPROVED USE VARIANCE) TO C5/CR (INTERMEDIATE 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 a 5,740 square foot property located at 330 and 332 North Institute Street as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R2/UV (Two Family Residential with a previously approved Use Variance) to C5/cr (Intermediate Business with conditions of record), pursuant to the Zoning Ordinance of the City of Colorado Springs, subject to the following Conditions of Record:

Permitted Uses: The following uses are permitted within the proposed zone:

Residential Use Types

- Single-family Residential
- Two-family residential
- Manufactured home (this is not considered a Mobile Home)
- Accessory Dwelling Unit
- Domestic violence safe house
- Family support residence
- Human service home
- Human service residence
- Family care home

Office Use Types

- Financial services
- General offices

Commercial Use Types

- Consumer convenience services
- Consumer repair services

- Convenience food sales (without gas)
- Specialty food sales
- Mixed commercial-residential
- Mixed office-residential
- Personal consumer services
- Personal improvement services
- Personal improvement services
- Quick serve restaurant
- Sit down – served at table
- Retail, General – Neighborhood serving retail

Civic Use Types

- Community gardens
- Daycare home

Conditional Uses: The following uses require conditional use approval within the proposed zone:

Residential Use Types

- Human service facility
- Hospice
- Residential childcare facility
- Large family care home
- Human service shelter
- Drug or alcohol treatment facility
- Multi-family dwelling
- Retirement home

Office Use Types

- Medical offices, labs and/or clinics

Commercial Use Types

- Bed and breakfast inn
- Business office support services
- Kennel – Indoor Only
- Liquor sales
- Pet services
- Pharmacy
- Veterinary service – Small animal clinic

Civic Use Types

- Cultural services
- Daycare home – large
- Semipublic community recreation

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 27th day of August, 2019.

Finally passed: September 10th, 2019




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 A 5,740 SQUARE FOOT PROPERTY LOCATED AT 330 AND 332 NORTH INSTITUTE STREET FROM R2/UV (TWO FAMILY RESIDENTIAL WITH A PREVIOUSLY APPROVED USE VARIANCE) TO C5/CR (INTERMEDIATE 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 August 27th, 2019; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 10th day of September, 2019, 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 10th day of September, 2019.


Sarah B. Johnson, City Clerk

1st Publication Date: August 30th, 2019
2nd Publication Date: September 13th, 2019

Effective Date: September 18th, 2019

Initial: SBS
City Clerk



Thursday, March 14, 2019

330,332 N Institute Legal Description

N 57 FT OF E 1.7 FT OF LOT 10, N 57 FT OF LOTS 11,12 AND PART
OF INSTITUTE ST ADJ BLK 4 BOULDER HEIGHTS ADD COLO SPGS

℄ OF BOULDER STREET (100' ROW)

℄ OF N INSTITUTE STREET (80' ROW)



S 89°21'42" E

N 00°42'22" E

N 57 FT OF E 1.7 FT OF LOT 10, N 57 FT OF
LOTS 11, 12 + PART OF INSTITUTE ST ADJ BLK 4
BOULDER HEIGHTS ADD COLO SPGS

ADDRESS: 330, 332 NORTH INSTITUTE STREET
EXISTING ZONING: R2 UV
PROPOSED ZONING: C5/CR

EXISTING ZONING: R2
USE: SINGLE FAMILY RESIDENTIAL

EXISTING ZONING: R2
USE: SINGLE FAMILY RESIDENTIAL

CPC ZC 19-00049
EXHIBIT 'B': SWITCHBACK COFFEE ZONE CHANGE REQUEST

1" = 20'-0"

EXHIBIT B