

ORDINANCE NO. 18-108

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 0.75-ACRE LOCATED AT 1565 AND 1581 YORK ROAD FROM OC (OFFICE COMPLEX) 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 0.75-acre located at 1565 and 1581 York Road, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from OC (Office Complex) 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 land uses are prohibited:

1. Agricultural sales and service
2. Automotive repair garage
3. Automotive sales
4. Automotive storage yard
5. Automotive wash
6. Body and fender repair services
7. Equipment rental and sales
8. Equipment storage yard
9. Bar
10. Campground

11. Construction sales and services
12. Convenience food sales
13. Hotel/motel
14. Medical marijuana center
15. Medical marijuana infused product manufacturer-nonhazardous
16. Medical marijuana facility: Optional premises cultivation operation
17. Outdoor entertainment
18. Outdoor sports and recreation
19. Sexually oriented business
20. Construction and/or contractor yards
21. General Industry: Light
22. Industrial laundry services (large scale activity)

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 23<sup>rd</sup> day of October, 2018.

**Finally passed:** November 13<sup>th</sup>, 2018

  
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Council President

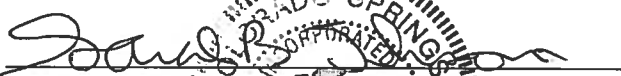
ATTEST:

  
\_\_\_\_\_  
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 0.75-ACRE LOCATED AT 1565 AND 1581 YORK ROAD FROM OC (OFFICE COMPLEX) 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 October 23<sup>rd</sup>, 2018; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 13<sup>th</sup> day of November, 2018, 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 13<sup>th</sup> day of November, 2018.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: October 26<sup>th</sup>, 2018  
2<sup>nd</sup> Publication Date: November 16<sup>th</sup>, 2018

Effective Date: November 21<sup>st</sup>, 2018

Initial: SBS  
City Clerk

## LEGAL DESCRIPTION

THAT PORTION OF LOT 1, BLOCK 6, YORKSHIRE ESTATES AS RECORDED IN PLAT BOOK H-2 AT PAGE 1, FILE NO. 406678 OF THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 6, YORKSHIRE ESTATES, THENCE  $N00^{\circ}17'54''E$  130.00 FEET ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF YORK ROAD AS PLATTED IN SAID YORKSHIRE ESTATES; THENCE  $N89^{\circ}28'07''E$  ALONG SAID RIGHT OF WAY LINE 250.00 FEET; THENCE  $S00^{\circ}31'53''E$  129.99 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1; THENCE  $S89^{\circ}28'07''W$  ALONG SAID SOUTHERLY LINE 251.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 32,622 SQUARE FEET, (0.75 AC), MORE OR LESS

OBERING, WURTH & ASSOCIATES LLP  
CONSULTING CIVIL ENGINEERS  
PROFESSIONAL LAND SURVEYORS  
1046 ELKTON DRIVE  
COLORADO SPRINGS, CO 80907  
TEL 719-651-6200

PROJECT 18020      DATE SEPT. 2018

# ZONE CHANGE EXHIBIT

LOT 19, BLOCK 4  
YORKSHIRE ESTATES  
(REC. 406678)  
OC/CR CU

LOT 20, BLOCK 4  
YORKSHIRE ESTATES  
(REC. 406678)  
C5/CR

LOT 21, BLOCK 4  
YORKSHIRE ESTATES  
(REC. 406678)  
M1/CR

YORK RD.  
(60') (PUBLIC)

N89°28'07"E 250.00'

LOT 13  
BLOCK 5  
YORKSHIRE  
ESTATES  
(REC. 406678)  
OC/CR

EARL DR.  
(60') (PUBLIC)

N00°17'54"E 130.00'

LOT 1, BLOCK 6, YORKSHIRE ESTATES

(REC. 406678)

EX. OC ZONE  
PROPOSED C6 ZONE

PBC

S89°28'07"W 251.88'

THE COVE AT  
COTTONWOOD CREEK  
(REC. 203203941)  
C5/CR

LOT 1  
KUMAR FIL. NO. 1  
(REC. 203203941)  
C6 P SS



SCALE 1" = 100'

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PROJECT 18020      DATE AUGUST 2018

**EXHIBIT B**