ORDINANCE NO. 25-_____

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 9.93 ACRES LOCATED SOUTHEAST OF UNION BOULEVARD AND RANCH DRIVE AT 4625 RANCH DRIVE FROM PDZ/CR/HS-O (PLANNED DEVELOPMENT ZONE DISTRICT WITH CONDITIONS OF RECORD AND HILLSIDE OVERLAY) ZONE DISTRICT TO PDZ/CR/HS-O (PLANNED DEVELOPMENT ZONE DISTRICT WITH CONDITIONS OF RECORD AND HILLSIDE OVERLAY) ZONE DISTRICT TO MODIFY CERTAIN ESTABLISHED 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 9.93 acres located southeast of Union Boulevard and Ranch Drive at 4625 Ranch Drive, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PDZ/cr/HS-O (Planned Development Zone District with conditions of record and Hillside Overlay) Zone District to PDZ/cr/HS-O (Planned Development Zone District with conditions of record and Hillside Overlay) Zone District, to modify certain established conditions of record, pursuant to the Zoning Ordinance of the City of Colorado Springs. The applicable conditions of record shall be replaced in their entirety with the following:

1. That the permitted uses be limited to Religious Institution and Child Daycare Center, Large.
2. That the maximum building height be no greater than thirty-five feet (35') and the maximum total building size be no greater than 23,000 square feet.

3. A conservation easement shall remain on the property to limit future development.

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 _____ day of _____ 2025.

**Finally passed**: _____ _____

Lynette Crow-Iverson, Council President

ATTEST:

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Sarah B. Johnson, City Clerk