

ORDINANCE NO. 25 - 77

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 9th day of September 2025.

Finally passed: September 23, 2025



Lynette Crow-Iverson, Council President

ATTEST:

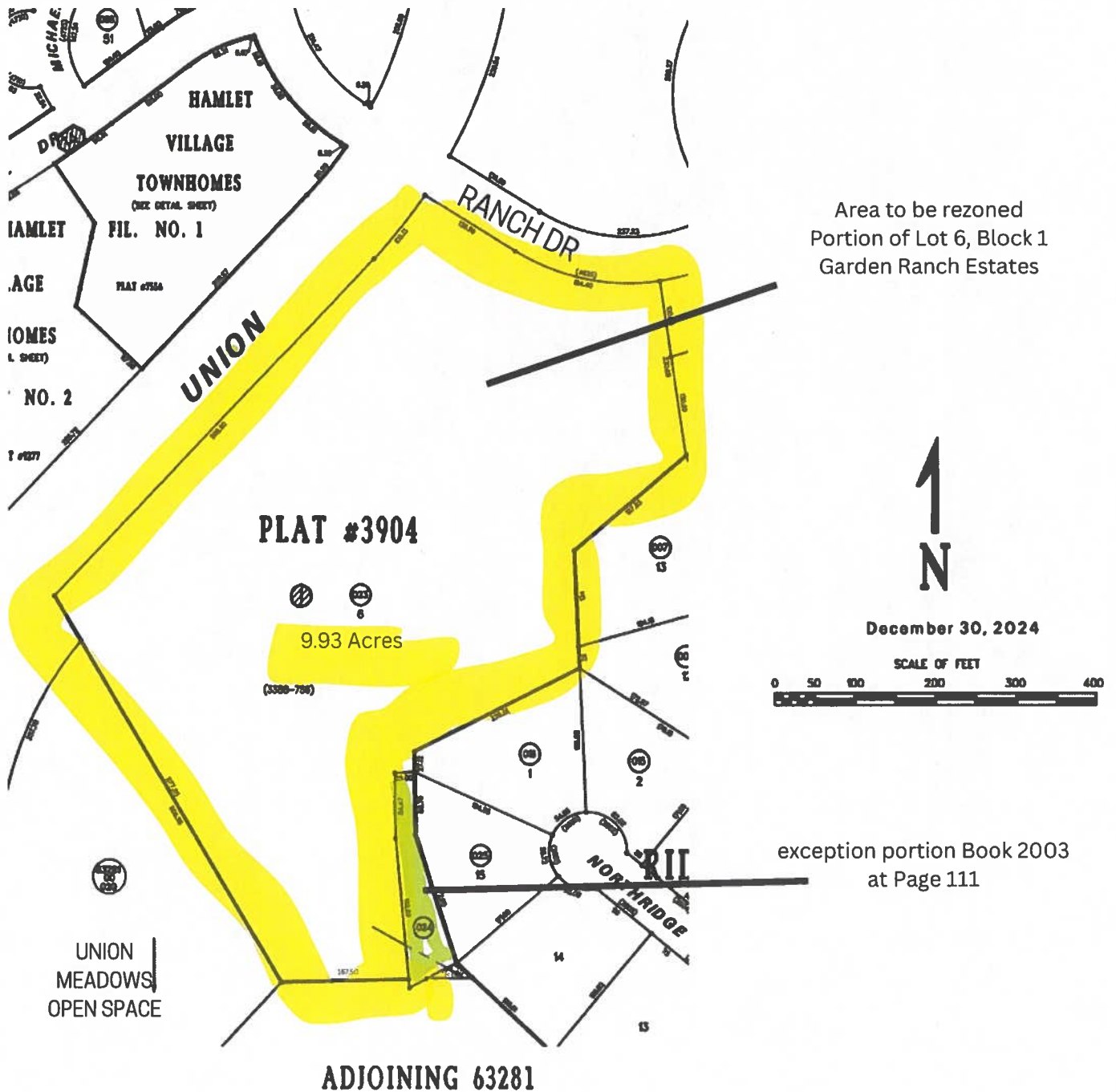

Sarah B. Johnson, City Clerk



Zone Change Legal Description – Exhibit A

Lot 6 in Block 1, Garden Ranch Estates, in the City of
Colorado Springs, El Paso County, Colorado, EXCEPT
that portion conveyed by separate warranty deed
recorded March 18, 1964 in Book 2003 at Page 111
Area: 9.93 Acres

Zone Change – Exhibit B



DATE: MAY 12, 2025
SUBMITTED BY: BROOKE GRANGARD

City File No. ZONE-25-0014
Sheet 2 of 2

I HEREBY CERTIFY that the foregoing ordinance entitled "**AN ORDINANCE VACATING A PORTION OF A PUBLIC RIGHT-OF-WAY CONSISTING OF APPROXIMATELY .09 ACRES LOCATED ADJACENT TO 1904 GLENN STREET AND 806 N. NINETEENTH STREET**" was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **September 9, 2025**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **23rd day of September 2025**, and that the same was published by title and in summary or in full, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in the Gazette, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, **23rd day of September 2025**


Sarah B. Johnson, City Clerk

1st Publication Date: **September 12, 2025**

2nd Publication Date: **October 1, 2025**

Effective Date: **October 6, 2025**

Initial: SBS
City Clerk

