

**CITY OF WOODLAND PARK**  
**ORDINANCE NO. 1396 SERIES 2021**

AN ORDINANCE TO REZONE FROM COMMUNITY COMMERCIAL (CC) TO MULTI-FAMILY RESIDENTIAL SUBURBAN (MFS) 1.7 ACRES IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6<sup>TH</sup> P.M. (920 SPRUCE HAVEN DRIVE)

WHEREAS, the City of Woodland Park (the "City") has received a request to rezone a 1.7-acre part of an unplatted tract of land (the "Property") owned by Diane K. Dunlap-Kremer Trust from Community Commercial (CC) to Multi-Family Residential Suburban (MFS); and

WHEREAS, in accordance with Municipal Code Section 18.72.060, and Charter Sections 7.2 and 15.7.b.1., public hearing notices were published in the local newspaper, posted on the property, and mailed to adjacent property owners; and

WHEREAS, the Woodland Park Planning Commission held a public hearing on April 22, 2021 and recommended approval based on testimony presented at that hearing; and

WHEREAS, City Council has reviewed the request, the staff and Planning Commission recommendations, and after holding a public hearing on May 20, 2021, hereby finds that based upon the evidence contained in the City Council Staff Report and testimony presented at the City Council public hearing, the rezoning request meets all the legal requirements and criteria for a rezoning; and

WHEREAS, it is in the City's best interest to rezone the Property from Community Commercial (CC) to Multi-Family Residential Suburban (MFS).

NOW, THEREFORE, THE CITY OF WOODLAND PARK, COLORADO, ORDAINS ADOPTION OF THIS ORDINANCE AS FOLLOWS:

Section 1. Property Description. That 1.7-acre part of unplatted tract of land in the West Half of the Northwest Quarter of Section 24, Township 12 South, Range 69 West of the 6<sup>th</sup> P.M. (AKA Part of the Kowitz Tracts) with an address of 920 Spruce Haven Drive, Woodland Park and as depicted in Exhibit A attached hereto.

Section 2. Zoning. The property described above is hereby zoned Multi-Family Residential Suburban (MFS) and the City Official Zoning Map is hereby amended to reflect such determination.

Section 3. Water Availability. Water development is only partially within the City's control, the City cannot reserve water for the Property and cannot guarantee that water taps will be available for the Property at any future date.

Section 4. Effective Date. This Ordinance shall be in full force and effect from and after its publication as required.

Section 5. The recitals contained in this Ordinance constitute the findings of the City Council and are incorporated herein by reference.

PASSED BY THE CITY COUNCIL ON SECOND AND FINAL READING, FOLLOWING PUBLIC HEARING THIS 20th DAY OF May, 2021.

  
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Hilary LaBarre, Mayor Pro Tem

ATTEST:   
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City Clerk

# EXHIBIT A



