

**CITY OF WOODLAND PARK  
ORDINANCE NO. 1503, SERIES 2025**

**AN ORDINANCE REZONING LOT 1, BLOCK 12 FOSTERS ADDITION INCLUDING THE ADJACENT WEST ½ OF VACATED SCOTT AVENUE AS DESCRIBED AT RECEPTION #483423 AND THE ADJACENT NORTH ½ OF VACATED ALLEY AS DESCRIBED AT RECEPTION #590996 OF WOODLAND PARK, TELLER COUNTY (A.K.A 309 WILLOW STREET, WOODLAND PARK COLORADO) FROM URBAN RESIDENTIAL (UR) TO CENTRAL BUSINESS DISTRICT (CBD).**

WHEREAS, the City of Woodland Park has received an application requesting to rezone a parcel of land from the Urban Residential (UR) District to Central Business District (CBD) as requested by Robert and Elizabeth Vincent-Hoeritz; and

WHEREAS, the subject property is legally described as Lot 1, Block 12 Fosters Addition including the adjacent west ½ of vacated Scott Avenue as described at Reception #483423 and the adjacent north ½ of vacated alley as described at Reception #590996 of Woodland Park, Teller County (the "Property") (a.k.a. 309 Willow Street, Woodland Park, CO); and

WHEREAS, the subject property has already been developed with a single-family dwelling that is connected to the City water system and said structure and utility connection are expected to continue for the foreseeable future; and

WHEREAS, per the Municipal Code, water need requirements and water availability will be considered as a part of any future application to change the use or redevelop the subject property at the time that request is made; and

WHEREAS, in accordance with Municipal Code §18.72.060, and Charter Sections 7.2 and 15.7.b.1., notice of all public hearings was published, signs were posted, and surrounding property owner letters were mailed; and

WHEREAS, the City of Woodland Park Planning Commission considered the request on August 28, 2025 and recommended approval based on evidence contained in the staff report and presented at public hearing; and

WHEREAS, City Council considered the request, the Planning Commission recommendation, and held a public hearing on October 2, 2025 and hereby finds that based on evidence contained in the staff report and presented at the public hearing, the request meets all the requirements and criteria for a rezoning and that it is in the City's best interest to rezone the Property.

**NOW, THEREFORE, THE CITY OF WOODLAND PARK, COLORADO, ORDAINS:**

Section 1. Property Description. The subject property is legally described as Lot 1, Block 12 Fosters Addition including the adjacent west ½ of vacated Scott Avenue as described at Reception

#483423 and the adjacent north ½ of vacated alley as described at Reception #590996 of Woodland Park, Teller County (the "Property") (a.k.a. 309 Willow Street, Woodland Park, CO). (Reference Exhibit A for a general location map for the subject property.)

Section 2. Zoning. The property described above is hereby zoned Central Business District (CBD), and the Official Zoning Map of the City of Woodland Park is hereby amended to reflect such determination.

Section 3. Water Availability. The subject property has already been developed and is connected to and served by the City water system; and the water requirements of any future change in use or redevelopment of the subject property will be reviewed per the Municipal Code requirements at the time when that request is made.

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 this reference.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS 2<sup>nd</sup> DAY OF OCTOBER 2025.



The Honorable Mayor Kellie Case

ATTEST:



City Clerk Suzanne Leclercq

# Exhibit A

Lot 1, Block 12 Fosters Addition including the adjacent west ½ of vacated Scott Avenue as described at Reception #483423 and the adjacent north ½ of vacated alley as described at Reception #590996 of Woodland Park, Teller County. (a.k.a. 309 Willow Street, Woodland Park, CO)

