

ORDINANCE NO. 19-40

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 9.9 ACRES LOCATED NEAR THE NORTHWEST CORNER OF COLLEGIATE DRIVE AND MOUNT UNION COURT FROM R/HS (RESIDENTIAL ESTATE WITH HILLSIDE OVERLAY) TO PUD/HS (PLANNED UNIT DEVELOPMENT WITH HILLSIDE OVERLAY: DETACHED SINGLE-FAMILY RESIDENTIAL, 2.93 DWELLING UNITS PER ACRE, MAXIMUM BUILDING HEIGHT OF 35 FEET)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

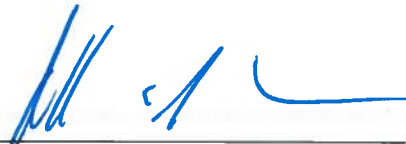
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 9.9 acres located near the northwest corner of Collegiate Drive and Mount Union Court as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R/HS (Residential Estate with Hillside Overlay) to PUD/HS (Planned Unit Development with Hillside Overlay: detached single-family residential, 2.93 dwelling units per acre, maximum building height of 35 feet), pursuant to the Zoning Ordinance of the City of Colorado Springs.

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 28<sup>th</sup> day of  
May, 2019.


**Finally passed:** June 11<sup>th</sup>, 2019




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Council President

ATTEST:

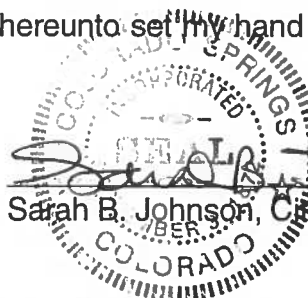


Sarah B. Johnson, City Clerk



I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 9.9 ACRES LOCATED NEAR THE NORTHWEST CORNER OF COLLEGIATE DRIVE AND MOUNT UNION COURT FROM R/HS (RESIDENTIAL ESTATE WITH HILLSIDE OVERLAY) TO PUD/HS (PLANNED UNIT DEVELOPMENT WITH HILLSIDE OVERLAY: DETACHED SINGLE-FAMILY RESIDENTIAL, 2.93 DWELLING UNITS PER ACRE, MAXIMUM BUILDING HEIGHT OF 35 FEET)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on May 28<sup>th</sup>, 2019; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 11<sup>th</sup> day of June, 2019, 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 11<sup>th</sup> day of June, 2019.

The seal of the City of Colorado Springs is circular, featuring the text "CITY OF COLORADO SPRINGS" around the top and "INCORPORATED 1871" at the bottom. In the center, it says "SEAL" and "COLORADO". A signature is written across the seal, and a horizontal line extends to the right from the end of the signature.  
Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: May 31<sup>st</sup>, 2019  
2<sup>nd</sup> Publication Date: June 14<sup>th</sup>, 2019

Effective Date: June 19<sup>th</sup>, 2019

Initial: SBS  
City Clerk

## EXHIBIT A

### PUD ZONE - METES AND BOUNDS DESCRIPTION

#### PARCEL DESCRIPTION

ALL OF LOT 108, UNIVERSITY BLUFFS FILING NO. 4 RECORDED UNDER RECEPTION NO. 200153586 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** BEARINGS ARE RELATIVE TO THOSE SHOWN UPON THE PLAT OF UNIVERSITY BLUFFS FILING NO. 4 PLAT RECORDED UNDER RECEPTION NO. 200153586 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE

**BEGINNING** AT THE SOUTHWEST CORNER OF LOT 60, UNIVERSITY BLUFFS FILING NO. 4 RECORDED AT RECEPTION NO. 200153586 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE, AND BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF COLLEGIATE DRIVE;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE FOLLOWING TWO (2) COURSES;

1. THENCE N84°40'01"W FOR A DISTANCE OF 622.20 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 610.00 FEET, A CENTRAL ANGLE OF 11°06'26", A DISTANCE OF 118.25 FEET, A CHORD BEARING OF N79°06'48"W WITH A CHORD DISTANCE OF 118.07 FEET TO A POINT ON THE EAST LINE OF TRACT C, OF SAID UNIVERSITY BLUFFS FILING NO 4;

THENCE ALONG SAID EAST LINE FOR THE FOLLOWING TWO (2) COURSES:

1. N24°36'12"E FOR A DISTANCE OF 625.06 FEET;
2. THENCE N89°26'10"E FOR A DISTANCE OF 703.09 FEET TO A POINT ON THE WEST LINE OF LOT 67 AND 66 AND 65 OF SAID UNIVERSITY BLUFFS FILING NO. 4;

THENCE ALONG SAID WEST LINE S31°58'13"W FOR A DISTANCE OF 275.72 FEET TO AN ANGLE POINT OF LOT 65, OF SAID UNIVERSITY BLUFFS FILING NO. 4;

THENCE S10°59'29" W ALONG THE WEST LINE OF LOT 65 FOR A DISTANCE OF 429.36 FEET TO THE **POINT OF BEGINNING**.

KNOWN AS LOT 108, UNIVERSITY BLUFFS FILING NO. 4 (RECEPTION NO. 200153586)

PARCEL CONTAINS 431,599 SQUARE FEET OR 9.908 ACRES, MORE OR LESS.

**CPC PUZ 19-00004**

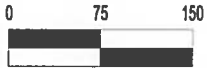
**EXHIBIT A**

# PUD ZONE EXHIBIT

GARDEN RANCH ESTATES  
(BK W-2, PG 32)

AUSTIN BLUFFS OPEN SPACE  
TRAIL SYSTEM

N89°26'10"E 703.09'



SCALE: 1"=150'

TRACT C  
UNIVERSITY BLUFFS FILING NO. 4  
(RECEPTION NO. 200153586)

N24°36'12"E 625.08'

LOT 108  
UNIVERSITY BLUFFS FILING NO. 4  
(RECEPTION NO. 200153586)

431,599 sq.ft.  
9.908 acres

$\Delta=11^{\circ}06'26''$   
R=610.00'  
L=118.25'  
CB=N79°06'48"W  
C=118.07'

S31°58'13"W 275.72'  
67  
66  
65  
64  
63  
62  
61  
60  
UNIVERSITY BLUFFS FILING NO. 4  
(RECEPTION NO. 200153586)  
MOUNT UNION CT  
(PUBLIC - 50' ROW)80  
81  
82  
83

N84°40'01"W 622.20'

COLLEGIATE DRIVE  
(PUBLIC - 60' ROW)

TRACT A

ST. AUGUSTINE  
COURT  
(PUBLIC ROW)

UNIVERSITY BLUFFS  
FILING NO. 5  
(RECEPTION NO. 203256014)

AUSTIN BLUFFS OPEN SPACE

84 85 86  
UNIVERSITY BLUFFS  
FILING NO. 4  
(RECEPTION NO. 200153586)

CPC PUZ 19-00004

## PUD ZONE EXHIBIT

LOT 108, UNIVERSITY BLUFFS FILING NO. 4

Project No: SLV000004

Drawn By: BWD

Checked By: SB

Date: 2018-12-20

**Galloway**

6162 S. Willow Drive, Suite 320  
Greenwood Village, CO 80111  
303.770.8884

EXHIBIT B

**PUD ZONE - METES AND BOUNDS DESCRIPTION**

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**CPC PUZ 19-00004**

**EXHIBIT B**