

ORDINANCE NO. 19-84

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 18.6 ACRES LOCATED BETWEEN CIRCLE DRIVE, HANCOCK EXPRESSWAY AND DELTA DRIVE FROM C5/CR (INTERMEDIATE BUSINESS WITH CONDITIONS OF RECORD), C5/P (INTERMEDIATE BUSINESS WITH PLANNED PROVISIONAL OVERLAY) AND PBC (PLANNED BUSINESS CENTER) TO PUD (PLANNED UNIT DEVELOPMENT: COMMERCIAL, MULTI-FAMILY, AND SINGLE-FAMILY DETACHED, 12-24.99 DWELLING UNITS PER ACRE, MAXIMUM BUILDING HEIGHT OF 45 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 18.6 acres located between Circle Drive, Hancock Expressway and Delta Drive, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from C5/cr (Intermediate Business with conditions of record), C5/P (Intermediate Business with Planned Provisional Overlay) and PBC (Planned Business Center) to PUD (Planned Unit Development: commercial, multi-family, single-family detached, 12-24.99 dwelling units per acre, and a maximum building height of 45 feet), pursuant to the Zoning Ordinance of the City of Colorado Springs with the following permitted commercial uses:

Permitted Commercial Uses:

1. Call Center
2. Financial Services
3. General offices
4. Medical offices, labs and/or clinics
5. Agricultural sales and service
6. Automotive service
7. Automotive rentals

8. Automotive wash
9. Bar
10. Bed and breakfast inn
11. Business office support services
12. Business park
13. Commercial center
14. Communication services
15. Consumer repair services
16. Data center
17. Convenience food sales
18. General food sales
19. Specialty food sales
20. Hotel/motel
21. Liquor sales
22. Miniwarehouses
23. Mixed commercial-residential
24. Mixed office residential
25. Personal consumer services
26. Personal improvement services
27. Pet services Pharmacy
28. Indoor sports and recreation
29. Drive-in or fast food
30. Quick serve restaurant
31. Sit down – served at table
32. Large retail establishment
33. Neighborhood serving retail
34. Small animal clinics
35. Club (Membership)
36. Cultural services
37. Daycare services
38. Public assembly

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 22nd day of October, 2019.

Finally passed: November 12th, 2019



Council President

ATTEST:




Sarah B. Johnson, City Clerk



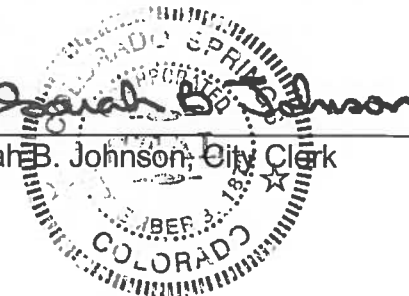
I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 18.6 ACRES LOCATED BETWEEN CIRCLE DRIVE, HANCOCK EXPRESSWAY AND DELTA DRIVE FROM C5/CR (INTERMEDIATE BUSINESS WITH CONDITIONS OF RECORD), C5/P (INTERMEDIATE BUSINESS WITH PLANNED PROVISIONAL OVERLAY) AND PBC (PLANNED BUSINESS CENTER) TO PUD (PLANNED UNIT DEVELOPMENT: COMMERCIAL, MULTI-FAMILY, AND SINGLE-FAMILY DETACHED, 12-24.99 DWELLING UNITS PER ACRE, MAXIMUM BUILDING HEIGHT OF 45 FEET)”

was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on October 22nd, 2019; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 12th day of November, 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 12th day of November, 2019.



Sarah B. Johnson, City Clerk



1st Publication Date: October 25th, 2019
2nd Publication Date: November 15th, 2019

Effective Date: November 20th, 2019

Initial: SBJ
City Clerk

ZONE CHANGE - EXHIBIT A

LEGAL DESCRIPTION UN-PLATTED PORTION

That portion of the Southeast Quarter of Section 28, Township 14 South, Range 66 West of the 6th P.M., City of Colorado Springs, El Paso County, Colorado described as follows:

Beginning at the northeast corner of Lot 1, said Front Row Subdivision Filing No. 2;

- 1) thence along the north line of said Lot 1 and Tract A of said Subdivision North 83 degrees 13 minutes 51 seconds West, 531.35 feet;
- 2) thence North 38 degrees 11 minutes 21 seconds West, 7.07 feet to the northwest corner of said Tract A, said point being on the east line of Auburn Sky Way as platted in said Subdivision (the following three courses are along the east, north and west lines of said Auburn Sky Way;
- 3) thence North 6 degrees 51 minutes 09 seconds East, 15.16 feet to the northeast corner of said Tract A;
- 4) thence along the the north line of said Tract A North 83 degrees 09 minutes 12 seconds West, 25.00 feet to the east line of Lot 2 of said Subdivision (the following four courses are along the easterly and northwesterly lines of said Lot 2;
- 5) thence North 6 degrees 50 minutes 21 seconds East, 32.84 feet;
- 6) thence North 28 degrees 56 minutes 51 seconds West, 251.61 feet;
- 7) thence North 36 degrees 26 minutes 16 seconds West, 258.52 feet;
- 8) thence South 51 degrees 02 minutes 27 seconds West, 650.08 feet to the easterly line of a parcel described in Book 5458 at Page 459;
- 9) thence along said easterly line North 38 degrees 54 minutes 34 seconds West, 112.16 feet to the southerly line of South Circle Drive (the following twelve courses are along said southerly line and along the southerly and westerly lines of Delta Drive;
- 10) thence North 57 degrees 07 minutes 54 seconds East, 120.94 feet;
- 11) thence along a non-tangential curve concave to the northwest, said curve having a central angle of 15 degrees 25 minutes 56 seconds, a radius of 1,607.98 feet, for an arc length of 433.10 feet (the center of said curve bears North 36 degrees 08 minutes 14 seconds West;
- 12) thence along a reverse curve to the southeast, said curve having a central angle of 49 degrees 04 minutes 52 seconds, a radius of 404.30 feet, for an arc length of 346.33 feet (the center of said curve bears South 51 degrees 34 minutes 50 seconds East);
- 13) thence South 76 degrees 29 minutes 47 seconds East, 222.81 feet;
- 14) thence South 60 degrees 18 minutes 34 seconds East, 40.72 feet;
- 15) thence South 60 degrees 34 minutes 37 seconds East, 61.64 feet;
- 16) thence South 60 degrees 04 minutes 54 seconds East, 74.70 feet;
- 17) thence South 57 degrees 39 minutes 09 seconds East, 73.14 feet;
- 18) thence South 53 degrees 21 minutes 17 seconds East, 45.63 feet;
- 19) thence along a non-tangential curve concave to the southwest, said curve having a central angle of 49 degrees 22 minutes 05 seconds, a radius of 595.62 feet, for an arc length of 513.21 feet (the center of said curve bears South 38 degrees 28 minutes 06 seconds West);
- 20) thence South 0 degrees 00 minutes 40 seconds West, 45.76 feet;
- 21) thence South 3 degrees 52 minutes 34 seconds West, 47.36 feet to the point of beginning.

Containing a calculated area of 466,659 square feet (10.7130 acres), more or less.

LEGAL DESCRIPTION LOT 2

LOT 2 FRONT ROW SUB FIL NO 2 (RECEPTION NO. 218714162)
For and on behalf of Compass Surveying & Mapping, LLC

Containing a calculated area of 344,193 square feet (7.902 acres), more or less.

Total area of 810,852 square feet (18.615 acres), more or less.

**FRONT ROW SUBDIVISION FILING NO. 2
 SPRING CREEK FILING NO. 8
 ZONE CHANGE EXHIBIT**

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



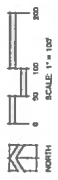
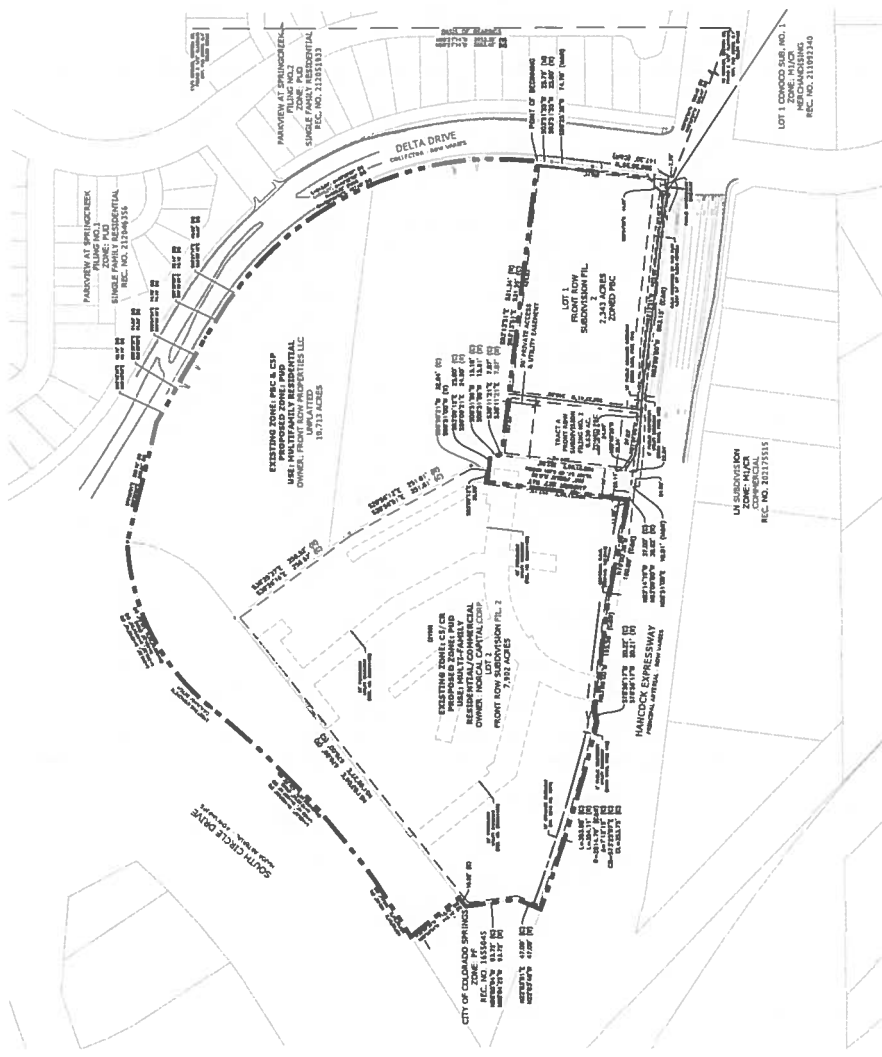
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**SPRING CREEK
 FILING NO. 8**

**ZONE CHANGE
 EXHIBIT**

COLORADO SPRINGS, CO

DATE: 04.17.10
 PROJECT NO.: 100000001
 DRAWING NO.: 04.17.10



A ZONE CHANGE EXHIBIT "B"
 S2

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 OF 2

CPC PUZ 19-00081