

ORDINANCE NO. 15-14

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 8.37 ACRES LOCATED AT 501 AND 505 CASTLE ROAD, 2925 KING STREET, 525 30<sup>TH</sup> STREET AND 415 WILHELMIA STREET

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 8.37 acres from PBC (Planned Business Center) and R-2/cr (Two-family Residential with conditions of record) to PUD (Planned Unit Development to allow Religious Institution and accessory uses, a maximum building height of 45 feet and 30 feet as demonstrated on the development plan, and maximum worship space seating capacity of 1,780 seats) located at 501 and 505 Castle Road, 2925 King Street, 525 30<sup>th</sup> Street and 415 Wilhelma Street for the property described in Exhibit A, attached hereto and made a part hereof by reference, 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.

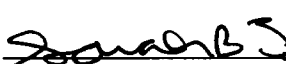
Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

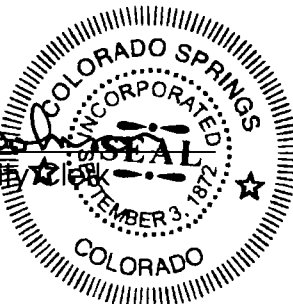
Introduced, read, passed on first reading and ordered published this 27<sup>th</sup> day of January 2015.

Finally passed February 10, 2015

  
Keith King, Council President

ATTEST:

  
Sarah B. Johnson, City Clerk



CPC PUZ 14-00055 / MS

I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 8.37 ACRES LOCATED AT 501 AND 505 CASTLE ROAD, 2925 KING STREET, 525 30<sup>TH</sup> STREET AND 415 WILHELMIA STREET”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 27, 2015; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 10<sup>th</sup> day of February, 2015, 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 10<sup>th</sup> day of February, 2015.

  
City Clerk



# EXHIBIT A

## LEGAL DESCRIPTION - CALVARY WORSHIP

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2 AND 3, PLEASANT VALLEY SHOPPING CENTER SUBDIVISION, AS RECORDED IN PLAT BOOK N-3 AT PAGE 74 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

LOTS 17 THROUGH 26, INCLUSIVE, IN BLOCK 1 OF GLEN VIEW AS RECORDED IN PLAT BOOK A AT PAGE 189 OF SAID COUNTY RECORDS;

THE SOUTHWESTERLY ONE HALF (8 FEET) OF THAT FORMER 16 FOOT WIDE ALLEY ADJOINING THE NORTHEASTERLY LINE OF BLOCK 1 IN GLEN VIEW WHICH WAS VACATED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS RECORDED JANUARY 9, 1970 IN BOOK 2326 AT PAGE 139 OF SAID COUNTY RECORDS;

THE NORTHWESTERLY ONE HALF (30 FEET) OF THAT FORMER 60 FOOT WIDE STREET RIGHT OF WAY (WEST 3RD STREET) ADJOINING THE SOUTHEASTERLY LINE OF BLOCK 1 IN GLEN VIEW WHICH WAS VACATED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS RECORDED JANUARY 9, 1970 IN BOOK 2326 AT PAGE 139 OF SAID COUNTY RECORDS;

LOTS 1 THROUGH 3, INCLUSIVE IN VICTORIAN HEIGHTS SUBDIVISION IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK G-5 AT PAGE 182 OF SAID COUNTY RECORDS;

THE NORTHEASTERLY ONE HALF (8 FEET) OF THAT FORMER 16 FOOT WIDE ALLEY ADJOINING THE NORTHEASTERLY LINE OF BLOCK 1 IN GLEN VIEW WHICH WAS VACATED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS RECORDED JANUARY 9, 1970 IN BOOK 2326 AT PAGE 139 OF SAID COUNTY RECORDS ALSO BEING DESCRIBED IN THE QUIT CLAIM DEED AS RECORDED UNDER RECEPTION 211101900 OF SAID COUNTY RECORDS;

THE NORTHEASTERLY ONE HALF (8 FEET) OF THAT FORMER 16 FOOT WIDE ALLEY ADJOINING THE NORTHEASTERLY LINE OF LOTS 31 AND 32 IN BLOCK 2 IN GLEN VIEW WHICH WAS VACATED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS RECORDED JANUARY 9, 1970 IN BOOK 2326 AT PAGE 139 OF SAID COUNTY RECORDS ALSO BEING DESCRIBED IN THE QUIT CLAIM DEED AS RECORDED UNDER RECEPTION NO. 211101900 OF SAID COUNTY RECORDS;

A PORTION OF BLOCK 5, PLEASANT VALLEY SUBDIVISION NO. 4, AS RECORDED IN PLAT BOOK V AT PAGE 34 OF SAID COUNTY RECORDS;

THE NORTH ONE-HALF OF VACATED WEST WILLAMETTE AVENUE, AS DESCRIBED IN ORDINANCE NO. 13-62 AS RECORDED UNDER RECEPTION NO. 213140519 OF SAID COUNTY RECORDS;

BASIS OF BEARINGS: ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF S51°46'55"E, A DISTANCE OF 283.23 FEET, BETWEEN A 5/8" REBAR WITH ORANGE SURVEYORS CAP STAMPED "RAMPART PLS 26965" AT THE MOST SOUTHWESTERLY CORNER OF LOT 25 OF BLOCK 1, OF SAID GLEN VIEW, AND A REBAR AND YELLOW CAP STAMPED "PLS 12368" AT THE MOST SOUTHEASTERLY CORNER OF VACATED WEST THIRD STREET OF SAID GLEN VIEW;

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF LOT 2 OF SAID PLEASANT VALLEY SHOPPING CENTER SUBDIVISION;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES:

1. THENCE N52°17'44"W, A DISTANCE OF 706.49 FEET;

2. THENCE N38°54'24"E, A DISTANCE OF 213.49 FEET TO THE NORTHEASTERLY CORNER OF LOT 4 AS PLATTED IN SAID PLEASANT VALLEY SHOPPING CENTER SUBDIVISION;

THENCE N64°06'06"W ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 137.32 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 30TH STREET AS PLATTED IN SAID PLEASANT VALLEY SUBDIVISION NO. 4;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 1040.18 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°22'11", AN ARC LENGTH OF 115.64 FEET (THE LONG CHORD OF WHICH BEARS N32°19'04"E, A LONG CHORD DISTANCE OF 115.58 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KING STREET AS PLATTED IN SAID PLEASANT VALLEY SUBDIVISION NO. 4;

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THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE S64°07'23"E, A DISTANCE OF 142.31 FEET TO A POINT OF CURVE;
2. THENCE ALONG THE ARC OF A 185.99 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°54'14", AN ARC LENGTH OF 74.35 FEET (THE LONG CHORD OF WHICH BEARS S75°38'56"E, A LONG CHORD DISTANCE OF 73.86 FEET) TO THE NORTHWESTERLY CORNER OF LOT 3, AS PLATTED IN SAID PLEASANT VALLEY SHOPPING CENTER SUBDIVISION SAID POINT BEING A POINT-ON CURVE;

THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID LOT 3 THE FOLLOWING FOUR (4) COURSES:

1. THENCE CONTINUING ALONG THE ARC OF A 185.99 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°21'57", AN ARC LENGTH OF 95.33 FEET (THE LONG CHORD OF WHICH BEARS N78°12'03"E, A LONG CHORD DISTANCE OF 94.28 FEET) TO A POINT OF REVERSE CURVE;
2. THENCE ALONG THE ARC OF A 286.86 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 47°37'35", AN ARC LENGTH OF 238.45 FEET (THE LONG CHORD OF WHICH BEARS N87°24'50"E, A LONG CHORD DISTANCE OF 231.64 FEET) TO THE MOST NORTHEASTERLY CORNER OF SAID LOT 3;
3. THENCE S15°28'00"W, A DISTANCE OF 371.17 FEET;
4. THENCE S52°04'17"E, A DISTANCE OF 165.16 FEET TO AN ANGLE POINT ON THE EASTERLY LINE OF SAID LOT 3 SAID POINT ALSO BEING A POINT ON THE WESTERLY LINE OF BLOCK 1 OF SAID GLEN VIEW SUBDIVISION;

THENCE N15°26'58"E ALONG SAID WESTERLY LINE, A DISTANCE OF 88.28 FEET TO THE NORTHWESTERLY CORNER OF SAID QUIT CLAIM DEED;

THENCE S51°04'36"E ALONG THE NORTHERLY LINE OF SAID QUIT CLAIM DEED, A DISTANCE OF 386.14 FEET;

THENCE S00°17'19"E ALONG THE EASTERLY LINE OF SAID QUIT CLAIM DEED, A DISTANCE OF 10.31 FEET TO AN ANGLE POINT ON THE NORTHERLY LINE OF SAID VICTORIAN HEIGHTS SUBDIVISION;  
THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID VICTORIAN HEIGHTS SUBDIVISION THE FOLLOWING TWO (2) COURSES:

1. THENCE N89°53'05"E, A DISTANCE OF 249.17 FEET;
2. THENCE S23°05'38"W, A DISTANCE OF 219.59 FEET TO THE NORTHEASTERLY CORNER OF LOT 4 AS PLATTED IN SAID VICTORIAN HEIGHTS;

THENCE N89°47'06"W ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 165.63 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 4 SAID POINT ALSO BEING A POINT ON THE WESTERLY LINE OF SAID VICTORIAN HEIGHTS;

THENCE ALONG THE WESTERLY LINES OF SAID VICTORIAN HEIGHTS SUBDIVISION THE FOLLOWING TWO (2) COURSES:

1. THENCE N00°15'35"E, A DISTANCE OF 50.76 FEET;
2. THENCE N51°46'55"W, A DISTANCE OF 176.98 FEET TO THE NORTHEASTERLY CORNER OF SAID VACATED WEST WILLAMETTE AVENUE;

THENCE S38°13'05"W ALONG THE EASTERLY LINE OF SAID VACATED WEST WILLAMETTE AVENUE, A DISTANCE OF 30.00 FEET TO THE MOST SOUTHEASTERLY CORNER OF THE NORTH ONE-HALF OF SAID VACATED WEST WILLAMETTE AVENUE;

THENCE N51°46'55"W ALONG THE SOUTHERLY LINE OF THE NORTH ONE-HALF OF SAID VACATED WEST WILLAMETTE AVENUE, A DISTANCE OF 238.49 FEET TO THE MOST SOUTHWESTERLY CORNER OF THE NORTH ONE-HALF OF SAID VACATED WEST WILLAMETTE AVENUE SAID POINT ALSO BEING A POINT ON THE EASTERLY LINE OF SAID LOT 2;

THENCE S15°26'58"W ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 167.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 8.37 ACRES OF LAND, MORE OR LESS.