

ORDINANCE NO. 20-50

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 69.97 ACRES LOCATED EAST OF UNION BOULEVARD AND NORTH OF FRASER VALLEY LANE FROM PUD/A (PLANNED UNIT DEVELOPMENT AND AGRICULTURAL) TO PUD (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL, 2-3.49 DWELLING UNITS PER ACRE, 36-FOOT MAXIMUM BUILDING HEIGHT)

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 69.97 acres located east of Union Boulevard and north of Fraser Valley Lane, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PUD/A (Planned Unit Development and Agricultural) to PUD (Planned Unit Development: single-family residential, 2-3.49 dwelling units per acre, 36-foot maximum building height), pursuant to the Zoning Ordinance of the City of Colorado Springs.

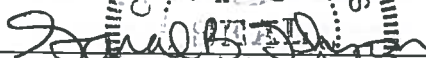
Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

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.

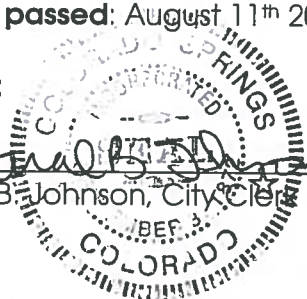
Introduced, read, passed on first reading and ordered published this 27<sup>th</sup> day of July 2020.

**Finally passed:** August 11<sup>th</sup> 2020

ATTEST:

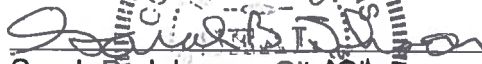
  
Sarah B. Johnson, City Clerk


  
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Council President



I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 69.97 ACRES LOCATED EAST OF UNION BOULEVARD AND NORTH OF FRASER VALLEY LANE FROM PUD/A (PLANNED UNIT DEVELOPMENT AND AGRICULTURAL) TO PUD (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL, 2-3.49 DWELLING UNITS PER ACRE, 36-FOOT MAXIMUM BUILDING HEIGHT)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on July 27<sup>th</sup> 2020; 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 August 2020, 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 August 2020.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: July 31<sup>st</sup>, 2020  
2<sup>nd</sup> Publication Date: August 14<sup>th</sup>, 2020

Effective Date: August 19<sup>th</sup>, 2020

Initial: SBJ  
City Clerk



CORDERA FILING NO. 6  
JOB NO. 2193.65-01R  
NOVEMBER 20, 2019  
REVISED DECEMBER 5, 2019  
PAGE 1 OF 3

619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE NORTHERLY BOUNDARY OF CORDERA FILING NO. 2E RECORDED UNDER RECEPTION NO. 207712668, EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY NO. 5 REBAR WITH 1 1/2" ALUMINUM SURVEYORS CAP STAMPED "MATRIX P.L.S. 32822", AND IS ASSUMED TO BEAR N70°08'18"W, A DISTANCE OF 624.57 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF CORDERA FILING NO. 2E RECORDED UNDER RECEPTION NO. 207712668, RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING.

THENCE ON THE NORTHERLY BOUNDARY OF SAID CORDERA FILING NO. 2E THE FOLLOWING (2) TWO COURSES:

1. N70°08'18"W, A DISTANCE OF 624.57 FEET;
2. N70°28'10"W, A DISTANCE OF 140.34 FEET TO THE NORTHWESTERLY CORNER OF SAID CORDERA FILING NO. 2E SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF CORDERA FILING NO. 2C RECORDED UNDER RECEPTION NO. 207712592;

THENCE ON THE NORTHERLY BOUNDARY OF SAID CORDERA FILING NO. 2C THE FOLLOWING (2) TWO COURSES:

1. CONTINUING N70°28'10"W, A DISTANCE OF 254.07 FEET;
2. N69°44'02"W, A DISTANCE OF 174.68 FEET TO THE NORTHWESTERLY CORNER OF SAID CORDERA FILING NO. 2C SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF CORDERA FILING NO. 2B RECORDED UNDER RECEPTION NO. 206712351;

THENCE ON THE NORTHERLY BOUNDARY OF SAID CORDERA FILING NO. 2B THE FOLLOWING (7) SEVEN COURSES:

1. CONTINUING N69°44'02"W, A DISTANCE OF 226.29 FEET;
2. N70°34'39"W, A DISTANCE OF 302.04 FEET;
3. N69°55'00"W, A DISTANCE OF 366.17 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 15°29'25", A RADIUS OF 475.00 FEET AND A DISTANCE OF 128.42 FEET TO A POINT OF TANGENT;
5. N85°24'25"W, A DISTANCE OF 191.77 FEET;
6. N74°08'18"W, A DISTANCE OF 109.95 FEET;
7. N53°24'00"W, A DISTANCE OF 168.35 FEET TO THE NORTHWESTERLY CORNER OF SAID CORDERA FILING NO. 2B SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 4 RECORDED UNDER RECEPTION NO. 208712730;

THENCE CONTINUING N53°24'00"W, ON THE NORTHERLY RIGHT OF WAY LINE OF UNION BOULEVARD AS PLATTED IN SAID BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 4, A DISTANCE OF 7.23 FEET TO THE SOUTHEASTERLY CORNER OF UNION BOULEVARD AS PLATTED CORDERA FILING NO. 5 PHASES II-IV RECORDED UNDER RECEPTION NO. 218714209;

**EXHIBIT A**

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF UNION BOULEVARD AS PLATTED IN SAID CORDERA FILING NO. 5 PHASES II-IV THE FOLLOWING (4) FOUR COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N79°36'43"W, HAVING A DELTA OF 21°34'26", A RADIUS OF 803.50 FEET AND A DISTANCE OF 302.55 FEET TO A POINT OF TANGENT;
2. N11°11'09"W, A DISTANCE OF 271.04 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 10°42'47", A RADIUS OF 946.50 FEET AND A DISTANCE OF 176.97 FEET TO A POINT OF TANGENT;
4. N00°28'22"W, A DISTANCE OF 6.38 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 66 WEST;

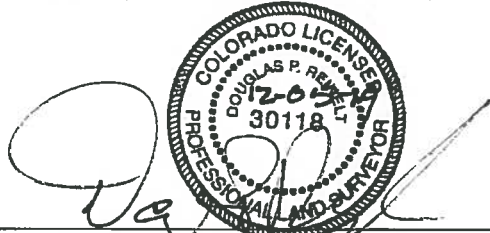
THENCE N89°22'38"E, ON NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 2586.08 FEET TO THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 25;

THENCE S00°28'24"E, ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 25, A DISTANCE OF 1663.57 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 69.973 ACRES.

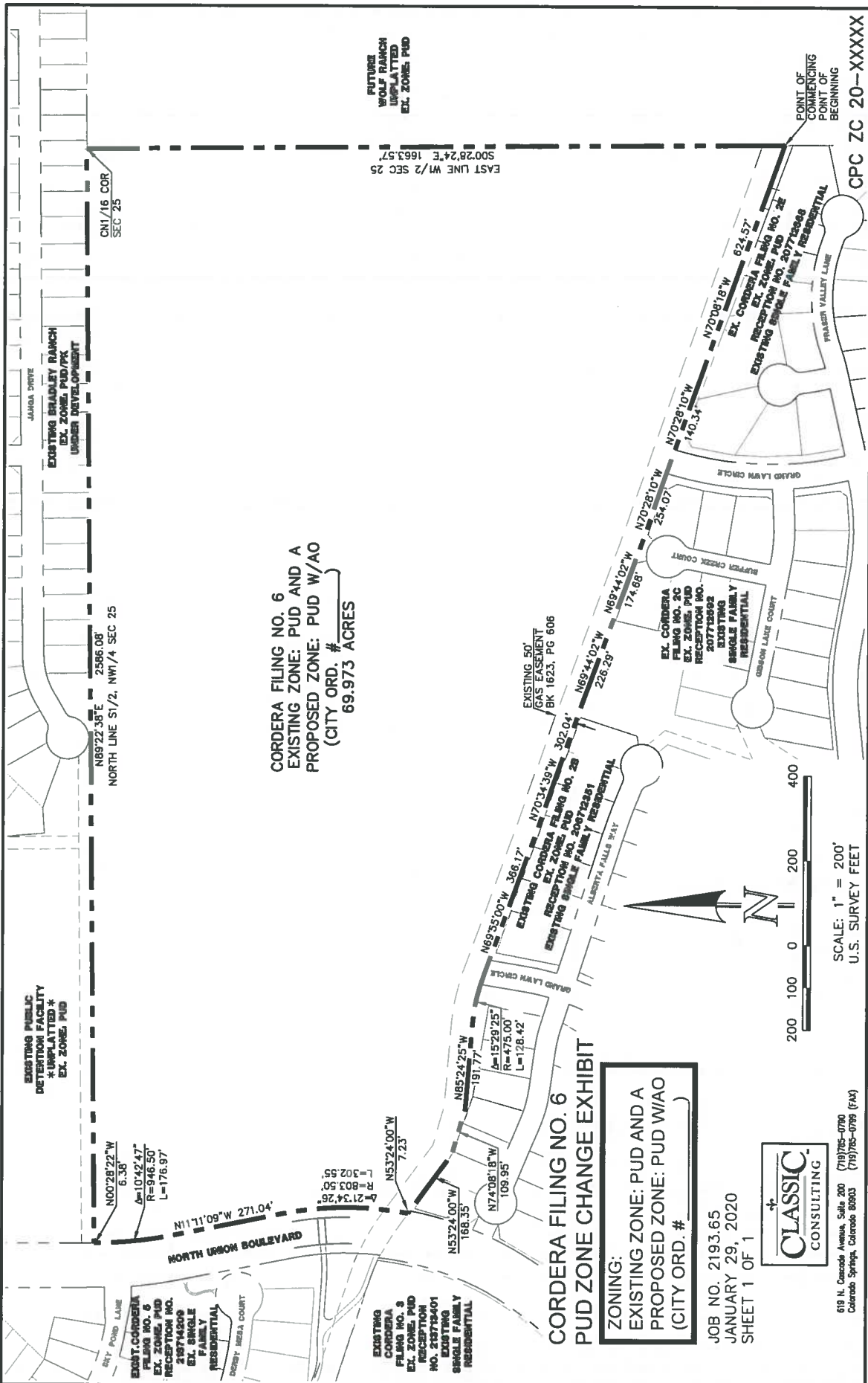
**LEGAL DESCRIPTION STATEMENT:**

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS

DEC 05, 2019  
DATE



**CORDERA FILING NO. 6**  
**EXISTING ZONE: PUD AND A**  
**PROPOSED ZONE: PUD W/AO**  
**(CITY ORD. # 69.973 ACRES)**

**CORDERA FILING NO. 6**  
**PUD ZONE CHANGE EXHIBIT**

**ZONING:**  
**EXISTING ZONE: PUD AND A**  
**PROPOSED ZONE: PUD W/AO**  
**(CITY ORD. # )**

JOB NO. 2193.65  
 JANUARY 29, 2020  
 SHEET 1 OF 1



619 N. Cascade Avenue, Suite 200 (719) 785-0780  
 Colorado Springs, Colorado 80903 (719) 785-0789 (FAX)



SCALE: 1" = 200'  
 U.S. SURVEY FEET

CPC ZC 20-XXXX

POINT OF COMMENCING POINT OF BEGINNING

FUTURE WOLF RANCH UNPLATTED EX. ZONE: PUD

EAST LINE W/2 SEC. 25 300°28'24"E 1693.57'

CN1/16 COR SEC 25

NORTH LINE S1/2, NW1/4 SEC 25 N69°22'38"E 2586.08'

EXISTING PUBLIC DETENTION FACILITY \* UNPLATTED \* EX. ZONE: PUD

EXISTING BRADLEY RANCH EX. ZONE: PUD/PK UNDER DEVELOPMENT

JANAGA DRIVE

EXISTING CORDERA FILING NO. 8 EX. ZONE: PUD RECEPTION NO. 28714309 EX. SINGLE FAMILY RESIDENTIAL

EXISTING CORDERA FILING NO. 3 EX. ZONE: PUD RECEPTION NO. 28713401 EX. SINGLE FAMILY RESIDENTIAL

EXISTING CORDERA FILING NO. 28713281 EX. ZONE: PUD RECEPTION NO. 20972281 EX. SINGLE FAMILY RESIDENTIAL

EXISTING 50' GAS EASEMENT / BK 1623, PG 606

EXISTING CORDERA FILING NO. 28 EX. ZONE: PUD RECEPTION NO. 20972281 EX. SINGLE FAMILY RESIDENTIAL

EXISTING CORDERA FILING NO. 2C EX. ZONE: PUD RECEPTION NO. 207713282 EX. SINGLE FAMILY RESIDENTIAL

EXISTING CORDERA FILING NO. 2 EX. ZONE: PUD RECEPTION NO. 207713288 EX. SINGLE FAMILY RESIDENTIAL

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