

ORDINANCE NO. 22 - 55

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 45.66 ACRES LOCATED SOUTHEAST OF GRAND VISTA CIRCLE AT WEST FILLMORE STREET FROM PUD/SS/HS (PLANNED UNIT DEVELOPMENT: MULTI-FAMILY, 3.5 TO 7.99 DWELLING UNITS PER ACRE NOT TO EXCEED 500 UNITS, MAXIMUM BUILDING HEIGHTS AS SHOWN ON ANY APPROVED CONCEPT PLAN NOT TO EXCEED 69 FEET USING HILLSIDE HEIGHT CALCULATIONS, WITH STREAMSIDE AND HILLSIDE OVERLAYS) TO PUD/SS/HS (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY AND/OR MULTI-FAMILY, 2.38 TO 7.99 DU/AC NOT TO EXCEED 364 UNITS, MAXIMUM BUILDING HEIGHTS AS SHOWN ON ANY APPROVED CONCEPT PLAN NOT TO EXCEED 69 FEET USING HILLSIDE HEIGHT CALCULATIONS WITH STREAMSIDE AND HILLSIDE OVERLAYS)

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 45.66 acres located southeast of Grand Vista Circle at West Fillmore Street, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PUD/SS/HS (Planned Unit Development: Multi-Family, 3.5 to 7.99 dwelling units per acre not to exceed 500 units, maximum building heights as shown on any approved concept plan not to exceed 69 feet using hillside height calculations, with Streamside and Hillside Overlays) to PUD/SS/HS (Planned Unit Development: Single-Family and/or Multi-Family, 2.38 to 7.99 du/ac not to exceed 364 units, maximum building heights as shown on any approved concept plan not to exceed 69 feet using hillside height

calculations with Streamside and Hillside Overlays), 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 23<sup>rd</sup> day of August 2022.

**Finally passed:** September 13, 2022

  
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Council President

ATTEST:

  
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Sarah B. Johnson, City Clerk



DESCRIPTION

A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 13 SOUTH, AND OF SECTION 1, TOWNSHIP 14 SOUTH, ALL IN RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED IN WARRANTY DEED RECORDED JUNE 17, 2020 AT RECEPTION NUMBER 220084223, EL PASO COUNTY RECORDS, ALTERNATELY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS N 89°28'44" E, WITH ALL BEARINGS HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 35;

THENCE WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, S00°20'23"W, A DISTANCE OF 617.04 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, ALSO BEING THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED AT RECEPTION NUMBER 21647536, S00°20'23"W, A DISTANCE OF 362.66 FEET TO AN ANGLE POINT IN SAID PARCEL;

THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCEL N89°16'33"E, A DISTANCE OF 1,137.98 FEET TO AN ANGLE POINT IN SAID PARCEL;

THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCEL S00°01'36"W, A DISTANCE OF 659.71 FEET TO AN ANGLE POINT IN SAID PARCEL;

THENCE DEPARTING THE BOUNDARY OF SAID PARCEL S44°39'54"W, A DISTANCE OF 155.32 FEET;

THENCE S06°27'24"W, A DISTANCE OF 273.38 FEET;

THENCE N82°50'31"W, A DISTANCE OF 226.52 FEET;

THENCE S13°30'06"W, A DISTANCE OF 527.59 FEET;

THENCE S08°32'44"E, A DISTANCE OF 115.89 FEET TO AN ANGLE POINT OF SAID PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED AT RECEPTION NUMBER 21647536;

THENCE WITH THE BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED AT RECEPTION NUMBER 21647536 THE FOLLOWING 20 COURSES:

- 1) S51°31'33"E A DISTANCE OF 84.80 FEET;
- 2) S09°24'21"E A DISTANCE OF 151.06 FEET;
- 3) S41°13'58"E A DISTANCE OF 51.25 FEET;
- 4) S05°02'49"E A DISTANCE OF 78.15 FEET;
- 5) S44°33'36"E A DISTANCE OF 178.80 FEET;
- 6) N71°00'39"E A DISTANCE OF 96.84 FEET;

- 7) S21°04'59"E A DISTANCE OF 345.11 FEET;
- 8) S66°36'27"E A DISTANCE OF 106.11 FEET;
- 9) S54°21'30"E A DISTANCE OF 436.75 FEET;
- 10) S14°27'44"E A DISTANCE OF 73.37 FEET;
- 11) S24°08'01"W A DISTANCE OF 73.46 FEET;
- 12) S68°26'35"W A DISTANCE OF 70.35 FEET;
- 13) N23°42'25"E A DISTANCE OF 106.27 FEET;
- 14) N14°13'23"W A DISTANCE OF 37.72 FEET;
- 15) N54°19'47"W A DISTANCE OF 413.23 FEET;
- 16) N66°40'57"W A DISTANCE OF 121.76 FEET;
- 17) N20°42'17"W A DISTANCE OF 143.10 FEET;
- 18) N45°39'10"W A DISTANCE OF 452.01 FEET;
- 19) N09°35'41"W A DISTANCE OF 199.85 FEET;
- 20) N89°04'36"W A DISTANCE OF 455.25 FEET TO A POINT ON THE EAST LINE OF TRACT A, SENTINEL RIDGE;

THENCE ALONG THE EAST LINE OF SAID TRACT "A", SENTINEL RIDGE THE FOLLOWING 17 COURSES:

- 1) N04°01'35"E A DISTANCE OF 57.97 FEET;
- 2) N11°42'57"E A DISTANCE OF 56.63 FEET;
- 3) N01°44'43"W A DISTANCE OF 300.88 FEET;
- 4) N02°03'38"E A DISTANCE OF 132.08 FEET;
- 5) N08°01'05"W A DISTANCE OF 91.08 FEET;
- 6) N22°34'26"W A DISTANCE OF 68.05 FEET;
- 7) S66°59'29"W A DISTANCE OF 136.56 FEET;
- 8) S88°09'14"W A DISTANCE OF 50.01 FEET;
- 9) N01°53'44"W A DISTANCE OF 49.88 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
- 10) WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°00'54", HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 117.88 FEET, AND WHOSE CHORD BEARS N15°25'49"W, A CHORD DISTANCE OF 116.79 FEET;

- 11) N28°56'20"W A DISTANCE OF 130.54 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
- 12) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49°03'11", HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 235.44 FEET, AND WHOSE CHORD BEARS N04°24'41"W, A CHORD DISTANCE OF 228.31 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT;
- 13) WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 65°43'21", HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 200.74 FEET, AND WHOSE CHORD BEARS N12°44'32"W, A CHORD DISTANCE OF 189.91 FEET;
- 14) N45°37'03"W A DISTANCE OF 125.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
- 15) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°50'56", HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 236.85 FEET, AND WHOSE CHORD BEARS N32°41'19"W, A CHORD DISTANCE OF 234.85 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT;
- 16) WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30°46'37", HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 120.86 FEET, AND WHOSE CHORD BEARS N35°06'55"W, A CHORD DISTANCE OF 119.41 FEET;
- 17) N55°36'40"W A DISTANCE OF 249.90 FEET TO A POINT ON THE SOUTH LINE OF GRAND VISTA FILING NO. 1, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH THE BOUNDARY OF SAID GRAND VISTA FILING NO. 1 AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 46°10'52", HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 265.98 FEET, AND WHOSE CHORD BEARS N11°19'42"E, A CHORD DISTANCE OF 258.84 FEET;

THENCE CONTINUING WITH THE BOUNDARY OF SAID GRAND VISTA FILING NO. 1 N11°46'00"W, A DISTANCE OF 117.49 FEET;

THENCE LEAVING THE BOUNDARY OF SAID GRAND VISTA FILING NO. 1 N56°51'12"E, A DISTANCE OF 334.01 FEET;

THENCE S51°03'21"W, A DISTANCE OF 164.35 FEET;

THENCE S68°07'05"E, A DISTANCE OF 291.55 FEET;

THENCE S61°40'26"E, A DISTANCE OF 187.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 45.66 ACRES (1,988,764 SQUARE FEET), MORE OR LESS.



**SITE DATA**

CURRENT ZONING: PUD PLANNED UNIT DEVELOPMENT RESIDENTIAL 3.47 OR QUAD C

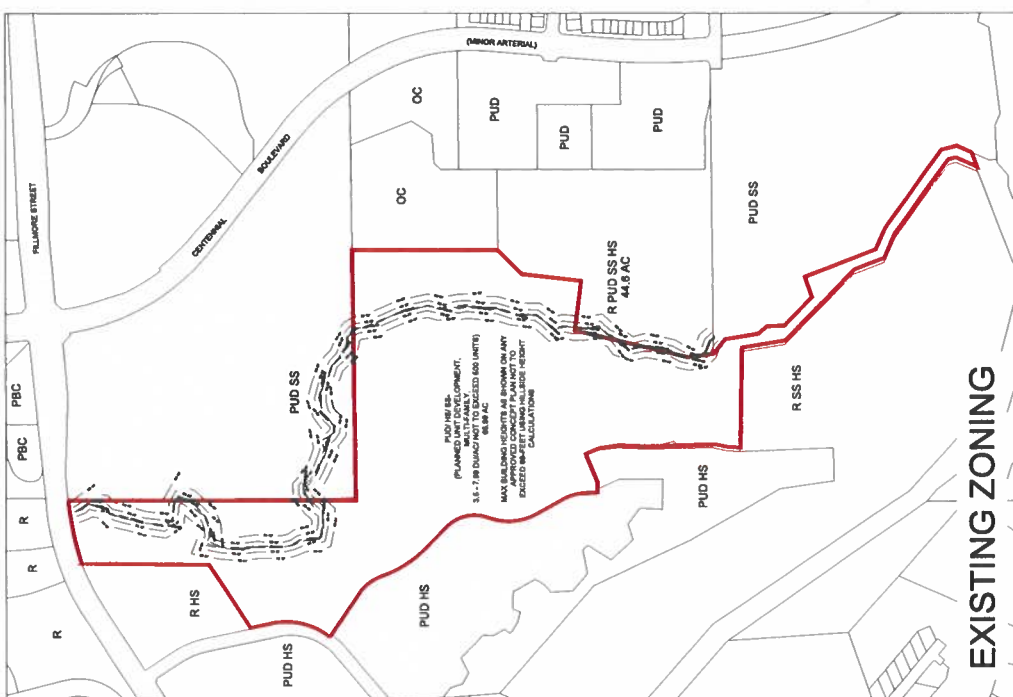
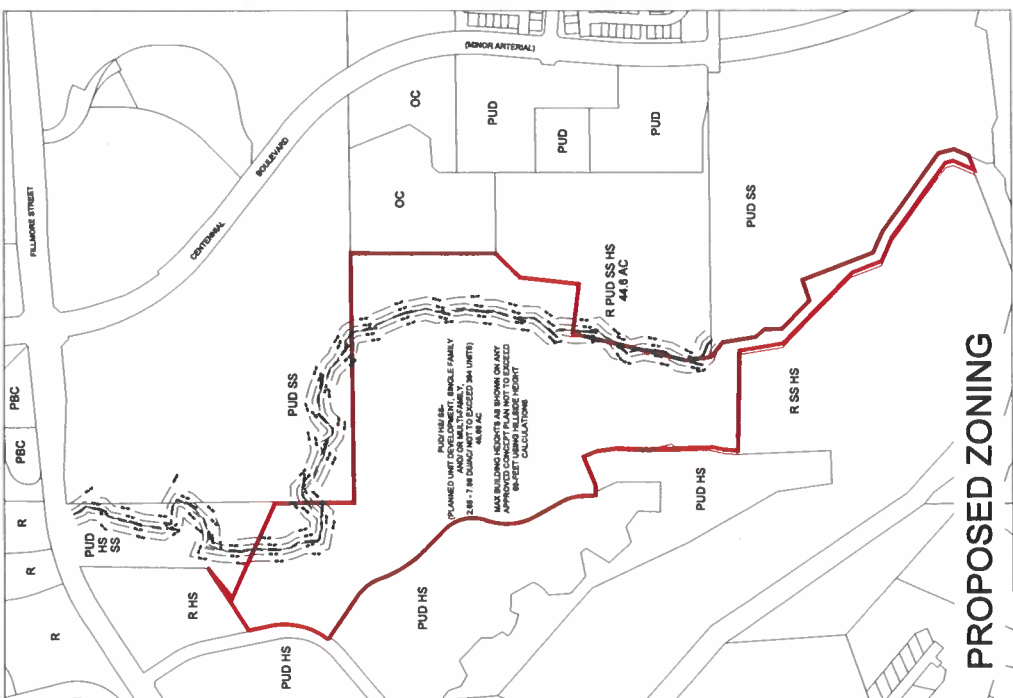
PROPOSED ZONING: PUD PLANNED UNIT DEVELOPMENT RESIDENTIAL 2.807 OR QUAD C

**ZONING ABBREVIATIONS KEY**

PUD- PLANNED UNIT DEVELOPMENT  
 OC- OFFICE COMPLEX  
 HS- HILLSIDE AREA OVERLAY  
 SS- STREAMSIDE OVERLAY DISTRICT

**ZONING NOTE**

SHOULD OWNERSHIP OF THIS LAND BECOME DIVERSIFIED THEN THE ZONING OVERLAY SHALL BE APPLIED TO THE STREAMSIDE OVERLAY DISTRICT AND THE STREAMSIDE OVERLAY ZONING DESIGNATION SHALL ONLY APPLY TO THOSE LOTS OVERLAP BY THE STREAMSIDE BUFFER.



1 EXISTING ZONING SCALE: 1" = 250'-0"

2 PROPOSED ZONING SCALE: 1" = 250'-0"

File Number: CPC PUJZ 21-00187

SHEET  
Z.01  
1

THE PRESERVE AT MESA CREEK  
SINGLE FAMILY PARCEL  
COLORADO SPRINGS, COLORADO

HRGreen.com  
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| NO. | DATE | BY | REVISION DESCRIPTION |
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 CHECKED BY: JMD  
 DATE: 4/18/2022  
 CAD FILE: \\Virginia\cadd\2021\1871482\Drawings\Zone\_Change.dwg  
 DATE IS ONE COPY OF OFFICIAL DOCUMENT. NO OTHER COPIES TO BE MADE. ALL CHANGES TO BE MADE ON ORIGINAL. DATE OF 2021 04/18/2022.

I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 45.66 ACRES LOCATED SOUTHEAST OF GRAND VISTA CIRCLE AT WEST FILLMORE STREET FROM PUD/SS/HS (PLANNED UNIT DEVELOPMENT: MULTI-FAMILY, 3.5 TO 7.99 DWELLING UNITS PER ACRE NOT TO EXCEED 500 UNITS, MAXIMUM BUILDING HEIGHTS AS SHOWN ON ANY APPROVED CONCEPT PLAN NOT TO EXCEED 69 FEET USING HILLSIDE HEIGHT CALCULATIONS, WITH STREAMSIDE AND HILLSIDE OVERLAYS) TO PUD/SS/HS (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY AND/OR MULTI-FAMILY, 2.38 TO 7.99 DU/AC NOT TO EXCEED 364 UNITS, MAXIMUM BUILDING HEIGHTS AS SHOWN ON ANY APPROVED CONCEPT PLAN NOT TO EXCEED 69 FEET USING HILLSIDE HEIGHT CALCULATIONS WITH STREAMSIDE AND HILLSIDE OVERLAYS)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on August 23, 2022; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 13<sup>th</sup> day of September 2022, and that the same was published by title and in full, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in the Gazette, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 13<sup>th</sup> day of September 2022.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: August 26, 2022  
2<sup>nd</sup> Publication Date: September 16, 2022

Effective Date: September 21, 2022

Initial: SBS  
City Clerk