

ORDINANCE NO. 22 - 101

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 2.03 ACRES LOCATED ON THE SOUTHEAST CORNER OF VERDE DRIVE AND ZEBULON DRIVE FROM R-5/AO (MULTI-FAMILY RESIDENTIAL WITH AIRPORT OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT: RESIDENTIAL, MAXIMUM OF 12.81 DWELLING UNITS PER ACRE, AND MAXIMUM BUILDING HEIGHT OF 36 FEET WITH AIRPORT OVERLAY)

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 2.03 acres located on the southeast corner of Verde Drive and Zebulon Drive, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R-5/AO (Multi-family Residential with Airport Overlay) to PUD/AO (Planned Unit Development: Residential, maximum of 12.81 dwelling units per acre, and maximum building height of 36 feet with Airport Overlay), 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 13th
day of December 2022.

Finally passed: January 10, 2023



Council President

ATTEST:



Sarah B. Johnson, City Clerk





William Guman & Associates, Ltd.

Bill Guman, PLA, ASLA, APA | Principal

Colorado Springs City Councilman 1993-2001

Colorado Springs Planning Commissioner 1992-1993

Regional Building Commissioner 1997-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT COORDINATION

731 North Weber Street, Suite 10 | Colorado Springs, CO 80903 | (719) 633-9700

<http://www.gumanltd.com>

**AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
AMERICAN PLANNING ASSOCIATION**



PIKES VISTA – 3645 Verde Drive

ZONE CHANGE LEGAL DESCRIPTION – EXHIBIT 'A'

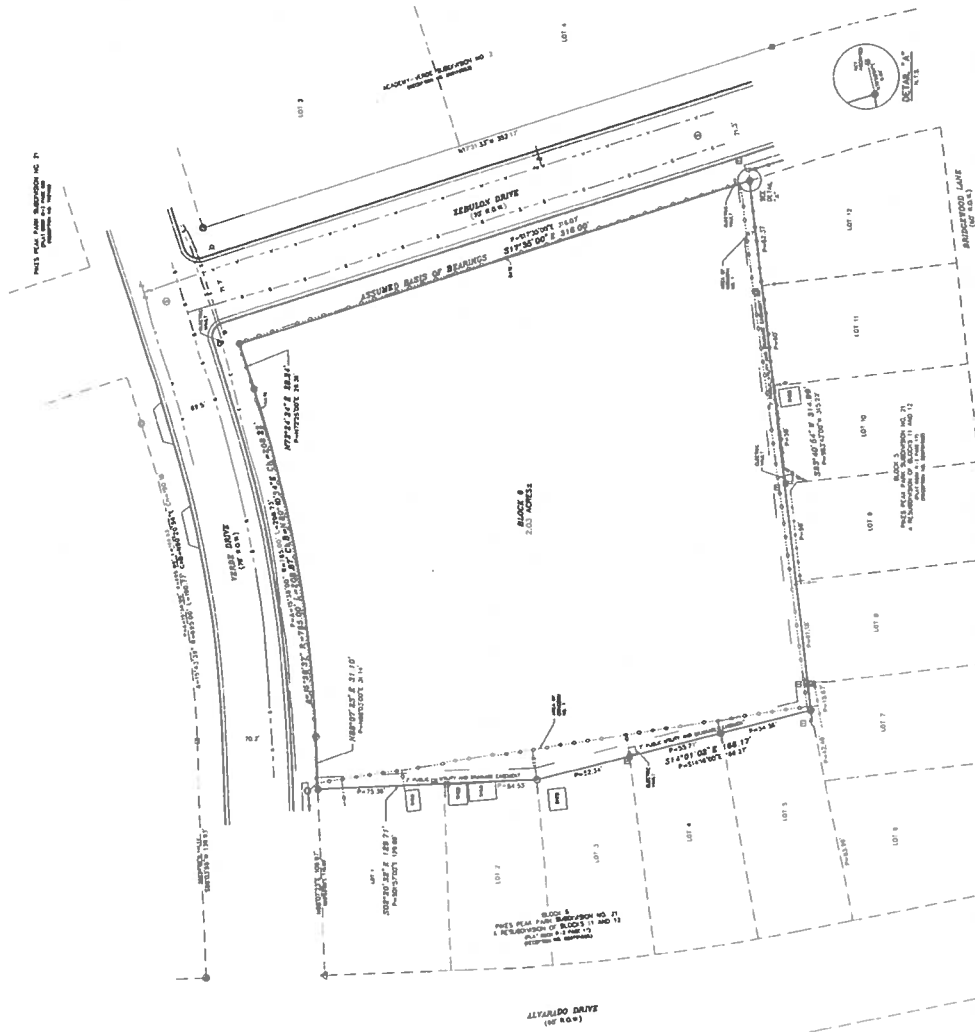
Lot 6, Pikes Peak Park Subdivision Number 21, as recorded in Plat Book 02 at Page 68 under Reception No. 762108 of the records of the El Paso County Clerk and Recorder, and located in the Northeast one-quarter (NE ¼) of Section 27, Township 14 South, Range 66 West of the 6th P.M., in the City of Colorado Springs, El Paso County, Colorado.

Said Tract contains 2.03 acres of land, more or less.

Sheet 1 of 2
ZONE CHANGE LEGAL DESCRIPTION EXHIBIT A
CPZ PUZ 22-00081

EXHIBIT A

**PUD ZONE CHANGE EXHIBIT
VERDE COMMONS**



LAND USE: SINGLE FAMILY RESIDENTIAL
 (13 DUPLEX UNITS/26 PAIRED HOMES)
 MAX GROW DENSITY: 12.81 DU/AC
 MAX BUILDING HEIGHT: 35'
 CURRENT ZONE: RS-AO
 PROPOSED ZONE: PUD (Small Lot)

**ZONE CHANGE EXHIBIT B
 VERDE COMMONS
 3645 VERDE DRIVE
 SHEET 2 OF 2
 CPZ PUZ 22-00081**

**3645 VERDE DRIVE
 COLORADO SPRINGS, CO 80910**

LSP - 11718 SEC 17, T14S, R68E OF THE 60S 2 N
 CITY OF COLORADO SPRINGS, EL PASO COUNTY CO

TRAVELER SURVEYS, INC.
 P.O. Box 1001
 Monument Park, CO 80138 (703) 881-0200
 DRAWING: 13261/ASP DTC PAGE 1 OF 1

0' 30' 60'
 SCALE: 1" = 30'
 JOB NO: 13261
 JANUARY 23, 2014

I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 2.03 ACRES LOCATED ON THE SOUTHEAST CORNER OF VERDE DRIVE AND ZEBULON DRIVE FROM R-5/AO (MULTI-FAMILY RESIDENTIAL WITH AIRPORT OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT: RESIDENTIAL, MAXIMUM OF 12.81 DWELLING UNITS PER ACRE, AND MAXIMUM BUILDING HEIGHT OF 36 FEET WITH AIRPORT OVERLAY)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on December 13, 2022; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 10th day of January 2023, and that the same was published by title and in summary, 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 10th day of January 2023.


Sarah B. Johnson, City Clerk



1st Publication Date: December 16, 2022

2nd Publication Date: January 13, 2023

Effective Date: January 18, 2023

Initial: SBS
City Clerk