

ORDINANCE NO. 22 - 22

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 38.5 ACRES GENERALLY LOCATED SOUTH OF WOODMEN ROAD AND EAST OF THE ADVENTURE WAY AND NEVADA LANE INTERSECTION FROM PUD/SS/AO (PLANNED UNIT DEVELOPMENT: 45-FOOT MAXIMUM HEIGHT; PBC LAND USES AND RESIDENTIAL; 9.14 DWELLING UNITS PER ACRE WITH STREAMSIDE AND AIRPORT OVERLAYS) TO PUD/SS/AO (PLANNED UNIT DEVELOPMENT: 38-FOOT MAXIMUM HEIGHT; PBC LAND USES AND RESIDENTIAL; 8.8 DWELLING UNITS PER ACRE WITH STREAMSIDE AND AIRPORT 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 38.5 acres located south of Woodmen Road and east of the Adventure Way and Nevada Lane intersection, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PUD/SS/AO (Planned Unit Development: 45-foot maximum height; PBC land uses and residential; 9.14 dwelling units per acre with Streamside and Airport Overlays) to PUD/SS/AO (Planned Unit Development: 38-foot maximum height; PBC land uses and residential; 8.8 dwelling units per acre with Streamside and Airport 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 26th day of April 2022.

**Finally passed:** May 10, 2022

  
\_\_\_\_\_  
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 38.5 ACRES GENERALLY LOCATED SOUTH OF WOODMEN ROAD AND EAST OF THE ADVENTURE WAY AND NEVADA LANE INTERSECTION FROM PUD/SS/AO (PLANNED UNIT DEVELOPMENT: 45-FOOT MAXIMUM HEIGHT; PBC LAND USES AND RESIDENTIAL; 9.14 DWELLING UNITS PER ACRE WITH STREAMSIDE AND AIRPORT OVERLAYS) TO PUD/SS/AO (PLANNED UNIT DEVELOPMENT: 38-FOOT MAXIMUM HEIGHT; PBC LAND USES AND RESIDENTIAL; 8.8 DWELLING UNITS PER ACRE WITH STREAMSIDE AND AIRPORT OVERLAYS)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on April 26, 2022; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 10th day of May 2022, 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 May 2022.



1<sup>st</sup> Publication Date: April 29, 2022

2<sup>nd</sup> Publication Date: May 13, 2022

Effective Date: May 18, 2022

Initial: SBJ  
City Clerk



1800 38<sup>th</sup> St. • Boulder, CO 80301 • 303-442-4338 • 303-442-4373 fax  
3 South 7th St. • Colorado Springs, CO 80905 • 719-260-0887 • 719-260-8352 fax  
710 11th Street, Suite L-45, Greeley, CO 80631 • 970-351-0645

## EXHIBIT A

JULY 10, 2020

DBC Project: 21369-00

### COTTAGES AT WOODMEN HEIGHTS

### LEGAL DESCRIPTION: ZONING PUD/AO/SS-PARCEL A

A PARCEL OF LAND BEING LOCATED IN THE NORTHEAST 1/4 OF SECTION 8, T13S, R65W OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF SAID SECTION 8 AND CONSIDERING THE EAST LINE OF THE NE 1/4 OF SECTION 8 IS ASSUMED TO BEAR S00°17'38"E, SAID LINE IS MONUMENTED AT THE NORTH END BY A NUMBER 6 STEEL REBAR WITH A 3.25" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC T13S R65W S5 S4 S8 S9 2015 PLS 38256" AND MONUMENTED AT THE SOUTH END BY A NUMBER 6 STEEL REBAR WITH A 3.25" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC T13S R65W 1/4 S8 S9 2015 PLS 38256" WITH ALL BEARINGS CONTAINED HEREIN RELATIVE TO SAID LINE;

THENCE S00°17'38"E, 63.22 FEET ALONG THE EAST LINE OF THE NE 1/4 TO THE POINT OF BEGINNING, THENCE S00°17'38"E, 1264.16 FEET, CONTINUING ALONG THE EAST LINE OF THE NE 1/4 OF SECTION 8, TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8; THENCE S89°15'54"W, 1310.10 FEET ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE NE 1/4 TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4; THENCE N00°04'28"W, 1300.16 FEET ALONG THE WEST LINE OF THE NE 1/4 OF THE NE 1/4 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD, SAID LINE BEING 30.00 SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8;

THENCE N89°23'05"E, 702.81 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AS "PROJECT PARCEL 307" UNDER RECEPTION NO. 216023369 AND FURTHER DESCRIBED UNDER RECEPTION NO. 207123363, OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT THE FOLLOWING FOUR (4) COURSES:

- 1) S48°30'17"E, 119.30 FEET
- 2) N89°23'05"E, 78.59 FEET
- 3) N48°30'17"E, 122.23 FEET
- 4) S85°04'36"E, 344.20 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 38.544 ACRES OR 1,678,983 SQUARE FEET, MORE OR LESS.

JOHN C. DAY PLS 29413  
FOR AND ON BEHALF OF  
DREXEL, BARRELL & CO.  
3 SOUTH 7<sup>TH</sup> STREET  
COLORADO SPRINGS, COLORADO 80905



CPC PUZ 21-00175

# EXHIBIT B

## COTTAGES AT WOODMEN HEIGHTS

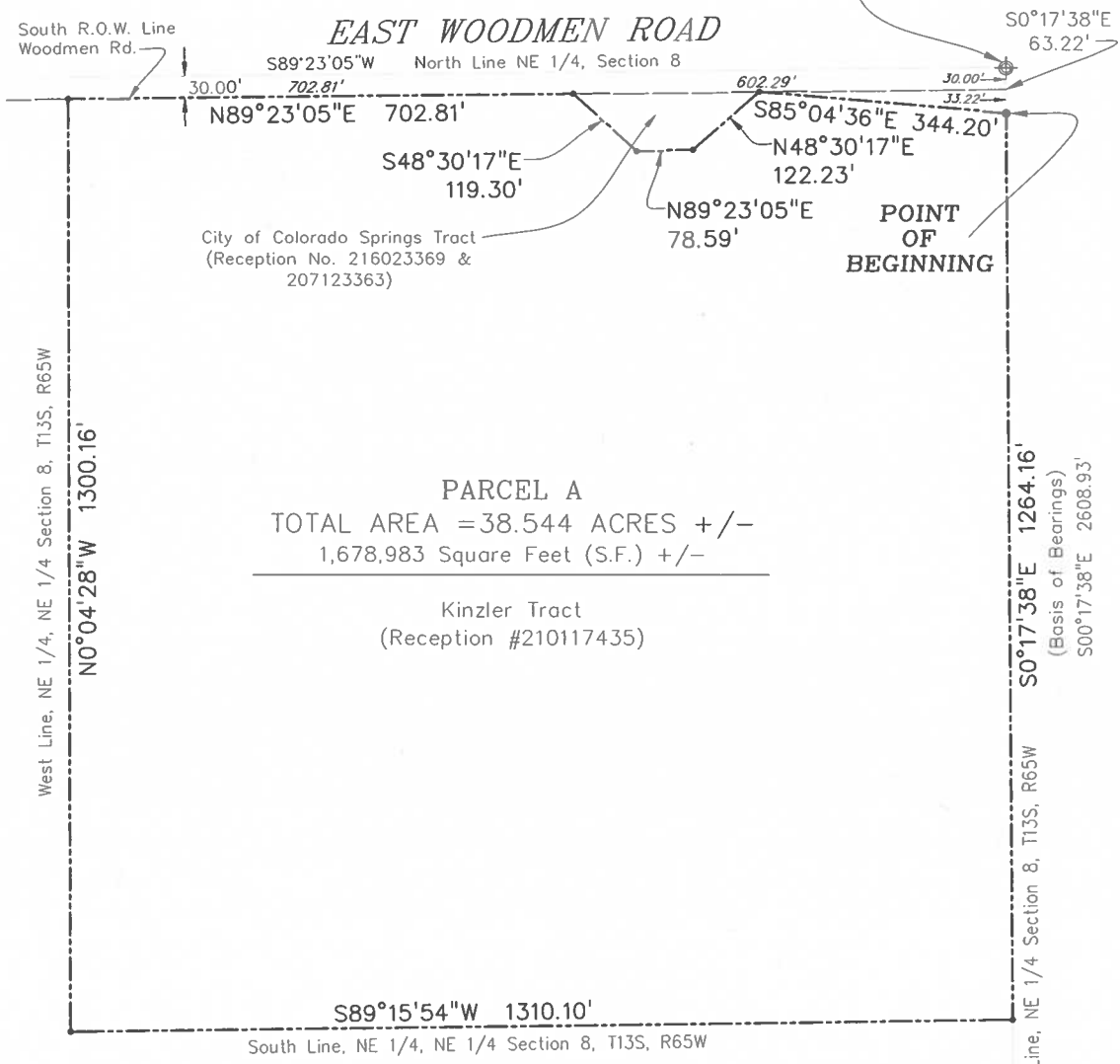
### ZONING PUD/AO/SS-PARCEL A

**POINT OF COMMENCEMENT**

NE Corner, NE 1/4  
Section 8, T13S,  
R65W, Sixth P.M.  
(Found 3 1/4"  
aluminum cap on a  
#6 rebar)



Stamping on Cap



Stamping on Cap

SE Corner, NE 1/4  
Section 8, T13S, R65W,  
Sixth P.M.  
(Found 3 1/4" aluminum  
cap on a #6 rebar)

**CITY OF COLORADO SPRINGS**  
**FILE #: CPC PUZ 21 - 00175**

NOTE: THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

SCALE: 1" = 200'

PREPARED BY:			
Drexel, Barrell & Co. Engineers/Surveyors			
3 SOUTH 7TH STREET		COLORADO SPRINGS COLORADO 80905 (719)260-0887	
1800 38TH STREET		BOULDER COLORADO 80301 (303)442-4338	
710 11TH AVE. SUITE L-45		GREELEY COLORADO 80631 (971)351-0645	
Revisions - Date	Date	Drawn By	Job No.
Zoning - 4-24-20	04/24/20	JCD	21369-00
Revise Zoning Boundary, 7-10-20		Checked By TDM	Drawing No 21369-00 ZONING