

ORDINANCE NO. 16-124

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 116.82 ACRES LOCATED SOUTH OF OLD RANCH ROAD AND NORTH OF CORDERA CREST AVENUE FROM A (AGRICULTURE) TO PUD (PLANNED UNIT DEVELOPMENT; SINGLE-FAMILY DETACHED RESIDENTIAL, 2.63 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 116.82 acres located south of Old Ranch Road and north of Cordera Crest Avenue as described in Exhibit A and depicted in Exhibit B, which are attached hereto and made a part hereof by reference, from A (Agriculture) to PUD (Planned Unit Development; single-family detached residential, 2.63 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 22<sup>nd</sup> day of November, 2016.

**Finally passed:** December 13, 2016

  
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Council President

ATTEST:

  
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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 116.82 ACRES LOCATED SOUTH OF OLD RANCH ROAD AND NORTH OF CORDERA CREST AVENUE FROM A (AGRICULTURE) TO PUD (PLANNED UNIT DEVELOPMENT; SINGLE-FAMILY DETACHED RESIDENTIAL, 2.63 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 November 22<sup>nd</sup>, 2016; 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 December, 2016, 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 13<sup>th</sup> day of December, 2016.



  
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Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: November 25, 2016  
2<sup>nd</sup> Publication Date: December 16, 2016

Effective Date: December 21, 2016

Initial:   
\_\_\_\_\_  
City Clerk

## LAND DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 26 AND THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 26 BEING MONUMENTED ON BOTH ENDS BY A FOUND 3-1/4" ALUMINUM CAP WITH ILLEGIBLE STAMPING AND IS ASSUMED TO BEAR NORTH 89 18'07" EAST 2644.70 FEET.

**COMMENCE** AT THE WEST END OF SAID NORTH LINE; THENCE NORTH 89 18'07" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 16.51 FEET; THENCE SOUTH 00°41'53" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF OLD RANCH ROAD AND THE **POINT OF BEGINNING**.

THENCE NORTH 89°18'07" EAST, ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 2,628.10 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 26;

THENCE CONTINUE NORTH 89°18'07" EAST, ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 26, A DISTANCE OF 2,644.69 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST ONE-QUARTER;

THENCE SOUTH 00°28'22" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1,290.47 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 26;

THENCE NORTH 89°22'26" EAST, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 00°28'22" EAST, A DISTANCE OF 0.16 FEET TO A TANGENT 1,440.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 89°31'38" EAST;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°24'34", AN ARC DISTANCE OF 387.28 FEET TO A 810.00 FOOT RADIUS REVERSE CURVE;

THENCE SOUTHERLY ALONG SAID REVERSE CURVE AND THE EAST LINE OF THAT CERTAIN UTILITY EASEMENT RECORDED ON APRIL 18, 2006 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 206056492, THROUGH A CENTRAL ANGLE OF 26°29'46", AN ARC DISTANCE OF 374.58 FEET TO A POINT ON THE NORTH LINE OF BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 4 RECORDED ON JANUARY 2, 2008 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 208712730;

THENCE NORTH 53°24'00" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 44.46 FEET TO A TANGENT 475.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 36°36'00" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTH LINE, THROUGH A CENTRAL ANGLE OF 10°34'25", AN ARC DISTANCE OF 87.66 FEET TO A 690.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 83°34'35" WEST, SAID POINT ALSO BEING ON THE EAST LINE OF CORDERA FILING NO. 3B RECORDED ON FEBRUARY 11, 2014 IN SAID RECORDS UNDER RECEPTION NUMBER 214713431;

THENCE CONTINUE ALONG THE EXTERIOR BOUNDARY OF SAID CORDERA FILING NO. 3B THE FOLLOWING 16 COURSES:

1. THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'01", AN ARC DISTANCE OF 166.19 FEET;
2. THENCE SOUTH 85°42'04" WEST, A DISTANCE OF 110.04 FEET;
3. THENCE NORTH 86°00'47" WEST, A DISTANCE OF 234.62 FEET;
4. THENCE NORTH 70°27'36" WEST, A DISTANCE OF 419.01 FEET;

5. THENCE NORTH 71°50'57" WEST, A DISTANCE OF 109.84 FEET;
6. THENCE NORTH 35°27'46" WEST, A DISTANCE OF 154.29 FEET;
7. THENCE NORTH 68°11'50" WEST, A DISTANCE OF 73.52 FEET;
8. THENCE SOUTH 37°32'05" WEST, A DISTANCE OF 98.00 FEET;
9. THENCE NORTH 70°17'57" WEST, A DISTANCE OF 120.41 FEET;
10. THENCE NORTH 52°07'28" WEST, A DISTANCE OF 56.49 FEET;
11. THENCE NORTH 86°47'18" WEST, A DISTANCE OF 56.49 FEET;
12. THENCE NORTH 68°58'12" WEST, A DISTANCE OF 232.58 FEET;
13. THENCE NORTH 70°18'42" WEST, A DISTANCE OF 494.54 FEET;
14. THENCE NORTH 69°53'30" WEST, A DISTANCE OF 292.86 FEET;
15. THENCE NORTH 71°46'56" WEST, A DISTANCE OF 100.04 FEET;
16. THENCE NORTH 69°37'40" WEST, A DISTANCE OF 74.39 FEET TO THE EASTERLY MOST CORNER OF CORDERA FILING NO. 3G RECORDED ON AUGUST 7, 2015 IN SAID RECORDS UNDER RECEPTION NUMBER 215713655;

THENCE CONTINUE ALONG THE EXTERIOR BOUNDARY OF SAID CORDERA FILING NO. 3G THE FOLLOWING 4 COURSES:

1. THENCE NORTH 69°37'40" WEST, ALONG THE EXTERIOR BOUNDARY OF SAID CORDERA FILING NO. 3G, A DISTANCE OF 219.50 FEET;
2. THENCE NORTH 69°14'43" WEST, ALONG SAID EXTERIOR BOUNDARY, A DISTANCE OF 86.83 FEET;
3. THENCE NORTH 69°14'43" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 118.42 FEET TO THE MOST NORTHERLY CORNER OF CORDERA FILING NO. 3G RECORDED ON AUGUST 7, 2015 IN SAID RECORDS UNDER RECEPTION NUMBER 215713655;
4. THENCE SOUTH 20°45'17" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF CORDERA FILING NO. 3H RECORDED ON JUNE 16, 2016 IN SAID RECORDS UNDER RECEPTION NUMBER 216713791, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF A 50' GAS EASEMENT RECORDED ON MARCH 29, 1957 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER BOOK 1623 AT PAGE 606;

THENCE CONTINUE WESTERLY ALONG SAID NORTH LINE THE FOLLOWING 7 COURSES:

1. THENCE NORTH 69°14'43" WEST, A DISTANCE OF 94.30 FEET;
2. THENCE NORTH 69°48'54" WEST, A DISTANCE OF 398.57 FEET;
3. THENCE NORTH 72°48'45" WEST, A DISTANCE OF 99.24 FEET;
4. THENCE NORTH 70°28'46" WEST, A DISTANCE OF 384.15 FEET;
5. THENCE NORTH 70°14'08" WEST, A DISTANCE OF 880.87 FEET;
6. THENCE NORTH 70°47'29" WEST, A DISTANCE OF 384.86 FEET;
7. THENCE NORTH 69°31'59" WEST, A DISTANCE OF 404.39 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 5,088,867 SQUARE FEET OR (116.82432 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

JUSTIN A. CONNER, PLS 38421  
 PREPARED FOR AND ON BEHALF OF  
 MATRIX DESIGN GROUP, INC.  
 2435 RESEARCH PKWY., SUITE 300  
 COLORADO SPRINGS, CO 80920  
 719-575-0100

