

ORDINANCE NO. 20-36

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 61.71 ACRES LOCATED SOUTHEAST OF POWERS BLVD AND HIGHWAY 83 FROM A (AGRICULTURE) TO PUD (PLANNED UNIT DEVELOPMENT: 35-FOOT MAXIMUM HEIGHT, SINGLE-FAMILY DETACHED UNITS, MAXIMUM DENSITY OF 4.0 DU/AC)

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 61.71 acres located southeast of Powers Blvd and Highway 83, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from A (Agriculture) to PUD (Planned Unit Development: 35-foot maximum height, single-family detached units, maximum density of 4.0 dwelling units per acre), pursuant to the Zoning Ordinance of the City of Colorado Springs.

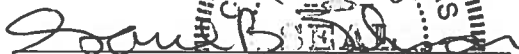
Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

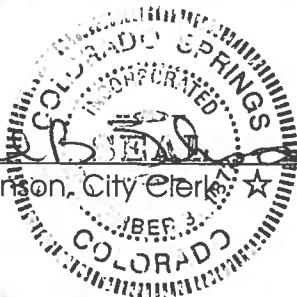
Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 9th day of June, 2020.

Finally passed: June 23rd, 2020

ATTEST:


Sarah B. Johnson, City Clerk



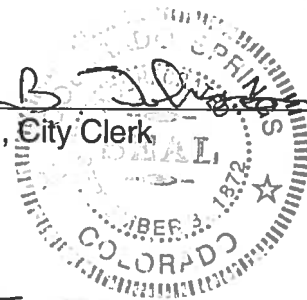


Council President

I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 61.71 ACRES LOCATED SOUTHEAST OF POWERS BLVD AND HIGHWAY 83 FROM A (AGRICULTURE) TO PUD (PLANNED UNIT DEVELOPMENT: 35-FOOT MAXIMUM HEIGHT, SINGLE-FAMILY DETACHED UNITS, MAXIMUM DENSITY OF 4.0 DU/AC)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on June 9th, 2020; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 23rd day of June, 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 23rd day of June, 2020.


Sarah B. Johnson, City Clerk



1st Publication Date: June 12th, 2020

2nd Publication Date: June 26th, 2020

Effective Date: July 1st, 2020

Initial: SBJ
City Clerk



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

EXHIBIT A

LEGAL DESCRIPTION: KETTLE CREEK NORTH

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 21 AND A PORTION OF THE NORTH HALF OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTHERLY BOUNDARY LINE OF NORTH FORK AT BRIARGATE FILING NO. 7, RECORDED UNDER RECEPTION NO. 218714176, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR N89°43'17"W, A DISTANCE OF 1144.60 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF NORTH FORK AT BRIARGATE FILING NO. 7, RECORDED UNDER RECEPTION NO. 218714176, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID NORTH FORK AT BRIARGATE FILING NO. 7 THE FOLLOWING (11) ELEVEN COURSES:

1. N89°43'17"W, A DISTANCE OF 1144.60 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 64°31'57", A RADIUS OF 50.00 FEET AND A DISTANCE OF 56.32 FEET TO A POINT ON CURVE;
3. N89°43'17"W, A DISTANCE OF 93.61 FEET;
4. N01°53'16"W, A DISTANCE OF 282.50 FEET;
5. N06°14'16"W, A DISTANCE OF 87.00 FEET;
6. N61°18'16"W, A DISTANCE OF 132.00 FEET;
7. S61°10'44"W, A DISTANCE OF 205.00 FEET;
8. S46°41'44"W, A DISTANCE OF 90.00 FEET;
9. S36°59'44"W, A DISTANCE OF 194.00 FEET;
10. S34°52'16"E, A DISTANCE OF 143.06 FEET;
11. S89°26'52"W, A DISTANCE OF 152.40 FEET TO THE NORTHWESTERLY CORNER OF SAID NORTH FORK AT BRIARGATE FILING NO. 7 SAID POINT BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF POWERS BOULEVARD BEING PARCEL 405REV AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202195215;

THENCE CONTINUING S89°26'52"W, ON THE NORTHERLY RIGHT OF SAID POWERS BOULEVARD A DISTANCE OF 19.96 FEET TO A POINT ON CURVE ON THE EASTERLY RIGHT OF WAY LINE POWERS BOULEVARD BEING PARCEL 407 AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202219680;

THENCE ON SAID EASTERLY RIGHT OF WAY LINE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N55°03'27"E, HAVING A DELTA OF 00°54'37", A RADIUS OF 9095.00 FEET AND A DISTANCE OF 144.50 FEET TO A POINT ON CURVE;

THENCE N50°21'00"E, A DISTANCE OF 55.63 FEET;
THENCE N37°56'46"E, A DISTANCE OF 62.51 FEET;
THENCE N25°32'33"E, A DISTANCE OF 131.60 FEET;
THENCE N33°42'00"E, A DISTANCE OF 162.85 FEET;
THENCE N16°06'25"E, A DISTANCE OF 53.33 FEET;
THENCE N78°36'12"E, A DISTANCE OF 126.04 FEET;
THENCE N70°28'00"E, A DISTANCE OF 448.25 FEET;
THENCE N65°52'57"E, A DISTANCE OF 157.84 FEET;
THENCE N55°44'54"E, A DISTANCE OF 92.05 FEET;
THENCE N42°23'50"E, A DISTANCE OF 196.04 FEET;
THENCE N84°25'25"E, A DISTANCE OF 74.28 FEET;
THENCE S53°33'00"E, A DISTANCE OF 172.93 FEET;
THENCE S71°24'22"E, A DISTANCE OF 82.39 FEET;

THENCE S85°29'19"E, A DISTANCE OF 71.20 FEET;
THENCE N82°56'11"E, A DISTANCE OF 65.31 FEET;
THENCE N80°22'50"E, A DISTANCE OF 144.47 FEET;
THENCE N63°04'00"E, A DISTANCE OF 268.05 FEET;
THENCE N50°26'23"E, A DISTANCE OF 79.98 FEET;
THENCE N53°47'11"E, A DISTANCE OF 296.94 FEET;
THENCE S85°12'33"E, A DISTANCE OF 156.67 FEET;
THENCE S44°12'17"E, A DISTANCE OF 256.76 FEET;
THENCE S28°42'48"W, A DISTANCE OF 58.49 FEET;
THENCE S61°17'12"E, A DISTANCE OF 419.94 FEET;
THENCE S76°24'46"E, A DISTANCE OF 59.56 FEET;
THENCE N83°46'38"E, A DISTANCE OF 122.92 FEET;
THENCE N06°13'22"W, A DISTANCE OF 41.34 FEET;
THENCE S79°00'22"E, A DISTANCE OF 206.91 FEET;
THENCE S57°37'23"E, A DISTANCE OF 93.47 FEET;
THENCE S60°25'00"E, A DISTANCE OF 210.18 FEET;
THENCE S73°08'24"E, A DISTANCE OF 142.31 FEET;
THENCE S56°41'02"E, A DISTANCE OF 140.80 FEET;
THENCE S62°47'58"E, A DISTANCE OF 22.90 FEET;
THENCE S37°08'19"W, A DISTANCE OF 198.61 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S37°08'19"W,
HAVING A DELTA OF 00°49'23", A RADIUS OF 375.00 FEET AND A DISTANCE OF 5.39 FEET TO
A POINT ON CURVE;
THENCE S27°12'02"W, A DISTANCE OF 139.61 FEET;
THENCE S00°16'42"W, A DISTANCE OF 170.14 FEET TO A POINT ON THE NORTHERLY
BOUNDARY OF NORTH FORK AT BRIARGATE FILING NO. 6 RECORDED UNDER RECEPTION
NO. 219714362;

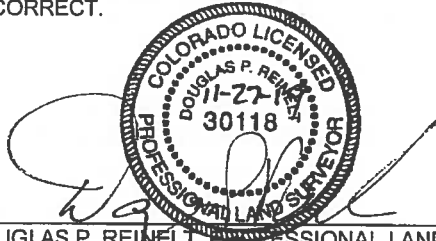
THENCE ON THE NORTHERLY BOUNDARY OF SAID NORTH FORK AT BRIARGATE THE
FOLLOWING (3) THREE COURSES;

1. N89°41'04"W, A DISTANCE OF 149.81 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S00°18'56"W, HAVING
A DELTA OF 00°02'13", A RADIUS OF 628.50 FEET AND A DISTANCE OF 0.41 FEET TO A
POINT OF TANGENT;
3. N89°43'17"W, A DISTANCE OF 1549.77 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 61.715 ACRES.

LEGAL DESCRIPTION STATEMENT:

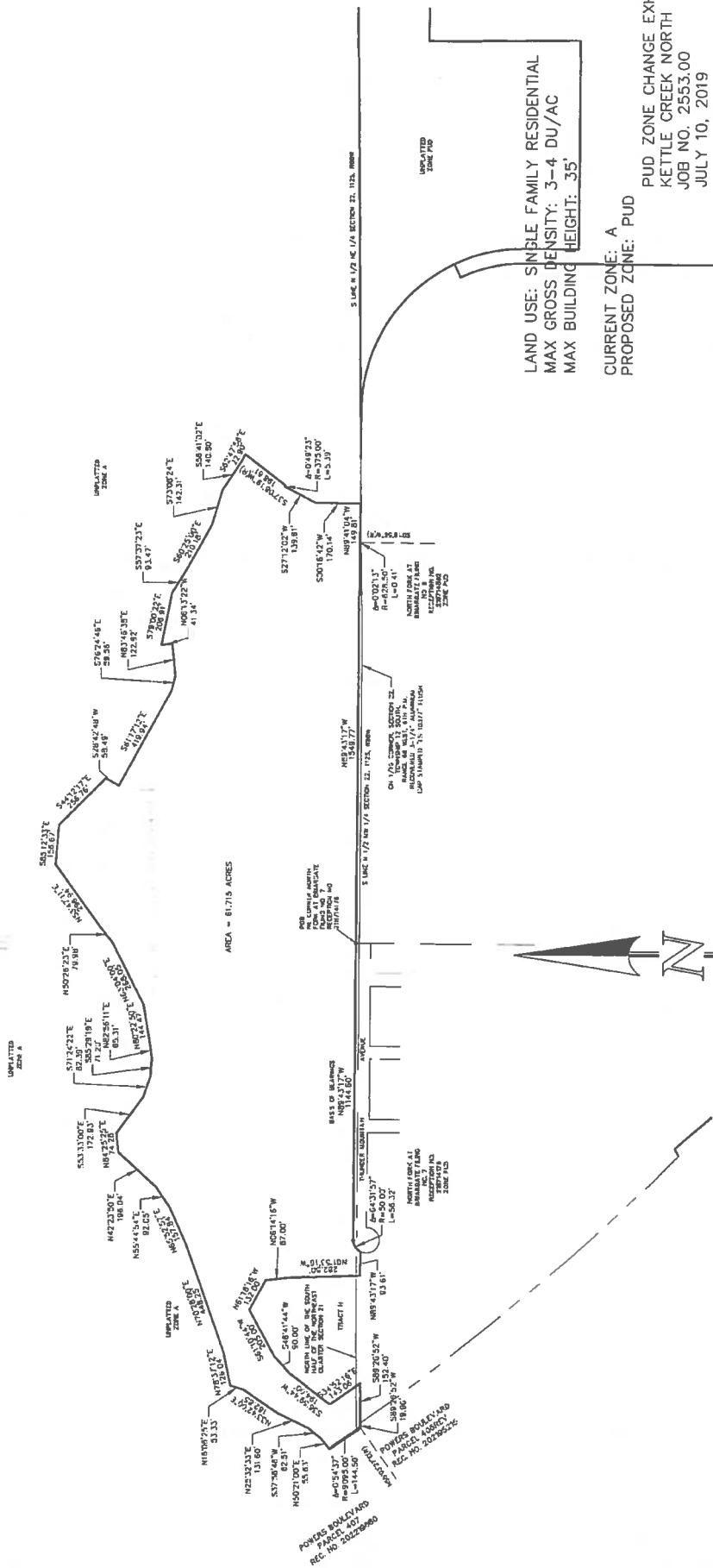
I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL WAS PREPARED UNDER MY
RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF,
IS CORRECT.



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

Nov 27, 2019
DATE

PUD ZONE CHANGE EXHIBIT KETTLE CREEK NORTH



LAND USE: SINGLE FAMILY RESIDENTIAL
MAX GROSS DENSITY: 3-4 DU/AC
MAX BUILDING HEIGHT: 35'

CURRENT ZONE: A
PROPOSED ZONE: PUD

PUD ZONE CHANGE EXHIBIT B
KETTLE CREEK NORTH
JOB NO. 2553.00
JULY 10, 2019
REV. OCT 7, 2019
REV. NOV. 27, 2019
SHEET 1 OF 1



123 S. Cascade Street, Suite 200
Coeur d'Alene, Idaho 83814
(208) 765-8996

CPC PUZ 19-00090



SCALE: 1" = 400'
U.S. SURVEY FEET

EXHIBIT B