

ORDINANCE NO. 18-126

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 12.153 ACRES LOCATED NORTHWEST OF THE INTERSECTION OF POWERS BOULEVARD AND BARNES ROAD AT THE TERMINUS OF INTEGRITY CENTER POINT FROM A/UV/AO (AGRICULTURE WITH USE VARIANCE AND AVIGATION OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY AND ATTACHED TWO-FAMILY, 35-FOOT MAXIMUM BUILDING HEIGHT, 5.59 DWELLING UNITS PER ACRE WITH AVIGATION 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 12.153 acres located northwest of the intersection of Powers Boulevard and Barnes Road at the terminus of Integrity Center Point, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from A/UV/AO (Agriculture with Use Variance and Avigation Overlay) to PUD/AO (Planned Unit Development: single-family and attached two-family, 35-foot maximum building height, 5.59 dwelling units per acre with Avigation 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 27th day of
November, 2018.

Finally passed: December 11th, 2018




Council President

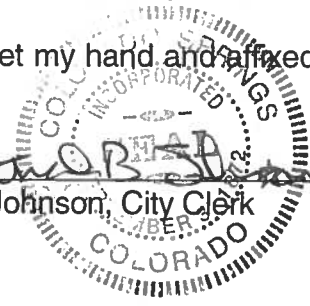
ATTEST:



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 12.153 ACRES LOCATED NORTHWEST OF THE INTERSECTION OF POWERS BOULEVARD AND BARNES ROAD AT THE TERMINUS OF INTEGRITY CENTER POINT FROM A/UV/AO (AGRICULTURE WITH USE VARIANCE AND AVIGATION OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY AND ATTACHED TWO-FAMILY, 35-FOOT MAXIMUM BUILDING HEIGHT, 5.59 DWELLING UNITS PER ACRE WITH AVIGATION OVERLAY)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on November 27th, 2018; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 11th day of December, 2018, 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 11th day of December, 2018.


Sarah B. Johnson, City Clerk



1st Publication Date: November 30th, 2018
2nd Publication Date: December 14th, 2018

Effective Date: December 17th, 2018

Initial: SBJ
City Clerk

A TRACT OF LAND LOCATED IN THE SOUTH EAST QUARTER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN, WHICH TRACT INCLUDES THOSE PARCELS DESCRIBED IN BOOK 5779 AT PAGE 1084 AND AT RECEPTION No. 205199409 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER TOGETHER WITH THAT PARCEL DESCRIBED AS THE FORMER TRACT 10 OF SADDLEBACK ESTATES, A SUBDIVISION RECORDED AT RECEPTION No. 672786, SAID EL PASO COUNTY RECORDS, ALL IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, SAID TRACT FURTHER DESCRIBED AS FOLLOWS:

“BEGINNING” AT THE NORTH WEST CORNER OF SAID PARCEL DESCRIBED IN BOOK 5779 AT PAGE 1084, SAID POINT BEING ALSO THE MOST NORTHEASTERLY CORNER OF THE RIDGE SUBDIVISION, ACCORDING TO THE PLAT RECORDED AT RECEPTION No. 029965932, SAID EL PASO COUNTY RECORDS AND CONSIDERING THE NORTH LINE OF SAID PARCEL TO BEAR NORTH 89°41'21" EAST, WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE NORTH 89°42'21" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 909.97 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION No. 205199409, SOUTH 89°48'25" EAST, A DISTANCE OF 20.26 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 89°43'17" EAST, A DISTANCE OF 9.26 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 00°20'50" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD, A DISTANCE OF 299.57 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 89°43'17" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 28.96 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN BOOK 5779 AT PAGE 1084; THENCE NORTH 89°46'09" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 699.93 FEET TO THE NORTHEAST CORNER OF SAID FORMER TRACT 10, SADDLEBACK ESTATES; THENCE SOUTH 00°13'51" WEST, ALONG THE EAST LINE OF SAID TRACT 10, A DISTANCE OF 556.89 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 83°04'48" WEST, ALONG THE SOUTH LINE OF SAID TRACT 10, A DISTANCE OF 413.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 06°55'12" EAST, ALONG THE WESTERLY LINE OF SAID TRACT 10 AND ALONG THE EASTERLY LINE OF CHAPARRAL ROAD, A DISTANCE OF 159.04 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF TRACT 10 AND SAID EASTERLY LINE OF CHAPARRAL ROAD, 252.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 63°00'00", A RADIUS OF 230.00 FEET AND A CHORD WHICH BEARS NORTH 24°34'48" WEST, A DISTANCE OF 240.35 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT 10; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF SAID TRACT 10, THE NORTHWESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 3743 AT PAGE 963 AND THE SOUTHEASTERLY LINE OF SAID RIDGE SUBDIVISION, NORTH 33°55'12" EAST, A DISTANCE OF 509.42 FEET TO THE “POINT OF BEGINNING”.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 12.153 ACRES OR 529382 SQUARE FEET, MORE OR LESS.

I, PATRICK C. O’HEARN, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

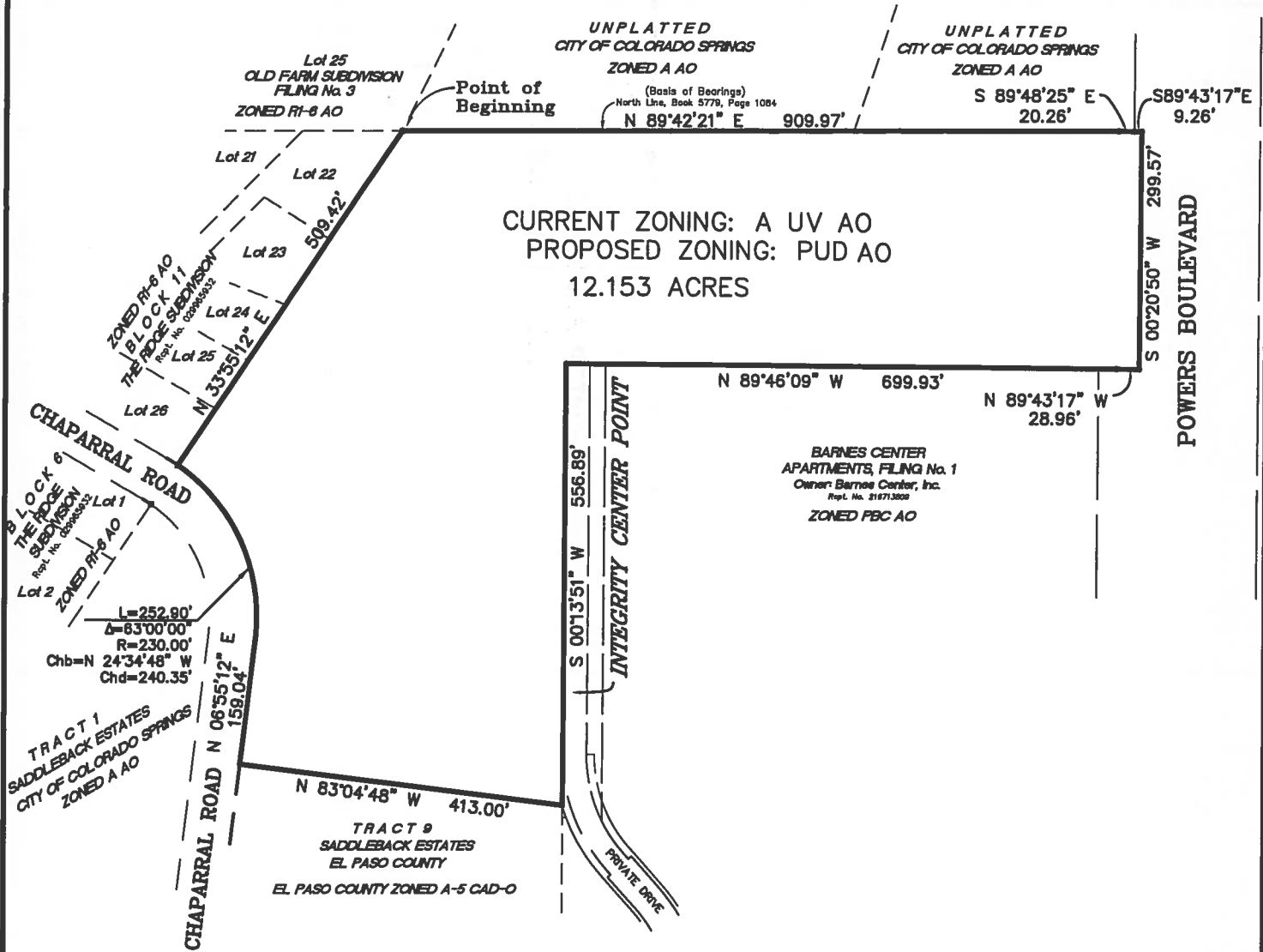


PATRICK C. O’HEARN PLS 23515
FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.
3 SOUTH 7TH STREET
COLORADO SPRINGS, COLORADO 80905
719-260-0887

PUD ZONE EXHIBIT

CHAPARRAL POINTE FILING NO. 1

EXHIBIT B



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 1800 SOUTH STREET		COLORADO SPRINGS, COLORADO 80905 (719)250-0687 BOULDER, COLORADO 80501 (303)448-4338	
Revisions - Date	Date	Drawn By	Job No.
	11/7/18	GES	21102-02
	Scale	Checked By	Drawing No.
	1" = 200'	PCO	ZONING