

ORDINANCE NO. 22 - 99

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 557.357 ACRES LOCATED EAST OF MARKSHEFFEL ROAD AND BETWEEN THE FUTURE EXTENSIONS OF STETSON HILLS BOULEVARD, BARNES ROAD AND BANNING LEWIS PARKWAY FROM R1-6000/R1-6000/CR/R5/CR/PBC/CR/PUD/SS/AO (SINGLE-FAMILY RESIDENTIAL, SINGLE-FAMILY RESIDENTIAL WITH CONDITIONS OF RECORD, MULTI-FAMILY RESIDENTIAL WITH CONDITIONS OF RECORD, PLANNED BUSINESS CENTER WITH CONDITIONS OF RECORD, AND PLANNED UNIT DEVELOPMENT WITH STREAMSIDE AND AIRPORT OVERLAYS) TO PUD/SS/AO (PLANNED UNIT DEVELOPMENT: RESIDENTIAL, 2.0-24.99 DWELLING UNITS PER ACRE, AND 35-50 FOOT MAXIMUM BUILDING HEIGHTS 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 557.357 acres located east of Marksheffel Road and between the future extensions of Stetson Hills Boulevard, Barnes Road, and Banning Lewis Parkway, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R1-6000/R1-6000/cr/R5/cr/PBC/cr/PUD/SS/AO (Single-Family Residential, Single-Family Residential with conditions of record, Multi-Family Residential with conditions of record, Planned Business Center with conditions of record, and Planned Unit Development with Streamside and Airport Overlays) to PUD/SS/AO (Planned Unit Development: Residential, 2.0-24.99 dwelling units per acre, and 35-50 foot

maximum building heights 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 13<sup>TH</sup> day of December 2022.

**Finally passed:** January 10, 2023



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Council President

ATTEST:

  
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Sarah B. Johnson, City Clerk



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Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

JOB NO. 2505.07-19R  
OCTOBER 21, 2021  
REV. MARCH 18, 2022  
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**LEGAL DESCRIPTION: FREESTYLE ZONE CHANGE LEGAL DESCRIPTION – EXHIBIT A**

A PARCEL OF LAND BEING A PORTION OF SECTIONS 21, 22 AND 27, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE WEST LINE OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS INC. PLS 22095" AND AT THE SOUTHWEST CORNER OF SECTION 15, BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664; 1986", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 5293.05 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°14'02"W, ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST, A DISTANCE OF 56.51 FEET;  
THENCE S83°08'28"E, A DISTANCE OF 143.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 205087778;

THENCE ON THE WESTERLY BOUNDARY OF SAID TRACT E THE FOLLOWING THREE (3) COURSES:

1. S10°50'29"W, A DISTANCE OF 14.68 FEET;
2. S16°13'39"W, A DISTANCE OF 125.43 FEET;
3. S13°27'59"W, A DISTANCE OF 41.21 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777;

THENCE S82°25'09"E, ON SAID WESTERLY EXTENSION, A DISTANCE OF 107.74 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID TRACT E SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID STETSON HILLS BOULEVARD;  
THENCE CONTINUING S82°25'09"E, ON THE NORTHERLY BOUNDARY OF SAID TRACT E AND THE SOUTHERLY RIGHT OF WAY LINE OF SAID STETSON HILLS BOULEVARD, A DISTANCE OF 7.87 FEET;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID STETSON HILLS BOULEVARD THE FOLLOWING TEN (10) COURSES:

1. S82°25'09"E, A DISTANCE OF 23.96 FEET;
2. S37°48'47"E, A DISTANCE OF 32.75 FEET;
3. S82°25'19"E, A DISTANCE OF 117.05 FEET;
4. N06°47'10"E, A DISTANCE OF 5.08 FEET;
5. N52°11'00"E, A DISTANCE OF 42.02 FEET;

6. S82°26'11"E, A DISTANCE OF 48.63 FEET
7. S78°25'01"E, A DISTANCE OF 301.09 FET;
8. S82°25'09"E, A DISTANCE OF 201.09 FEET;
9. S35°40'25"E, A DISTANCE OF 32.95 FEET;
10. S82°25'09"E, A DISTANCE OF 473.40 FEET;

THENCE S00°13'53"W, A DISTANCE OF 4243.25 FEET;  
THENCE N90°00'00"W, A DISTANCE OF 1459.30 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N66°56'11"E, HAVING A DELTA OF 01°35'24", A RADIUS OF 1121.00 AND A DISTANCE OF 31.11 FEET TO A POINT OF REVERSE CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 68°45'26", A RADIUS OF 979.00 FEET AND A DISTANCE OF 1174.84 FEET TO A POINT OF TANGENT;  
THENCE S89°46'10"W, A DISTANCE OF 4221.64 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 096020361;

THENCE ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 096020361 THE FOLLOWING TWO (2) COURSES:

1. N58°28'13"E, A DISTANCE OF 31.48 FEET;
2. N00°54'18"W, A DISTANCE OF 61.26 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER 210092953;

THENCE ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER 210092953 THE FOLLOWING SIX (6) COURSES:

1. N00°54'18"W, A DISTANCE OF 62.14 FEET;
2. N61°10'06"W, A DISTANCE OF 66.50 FEET;
3. N29°27'39"W, A DISTANCE OF 56.43 FEET;
4. N00°35'45"W, A DISTANCE OF 1018.80 FEET;
5. N44°36'42"E, A DISTANCE OF 171.85 FEET;
6. N11°18'47"E, A DISTANCE OF 37.81 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21;

THENCE N89°44'06"E, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 541.45 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND RECORDED IN BOOK 5426 AT PAGE 062;

THENCE ON THE WESTERLY, SOUTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED IN BOOK 5426 AT PAGE 062 THE FOLLOWING THREE (3) COURSES:

1. S00°01'10"W, A DISTANCE OF 365.00 FEET;
2. N89°44'06"E, A DISTANCE OF 265.00 FEET;
3. N00°01'10"E, A DISTANCE OF 365.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21;

THENCE N89°44'06"E, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 317.10 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE N00°01'07"E, ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 2643.82 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE N89°39'08"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 1336.84 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;  
THENCE N89°41'11"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 2672.77 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 557.357 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 AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

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

\_\_\_\_\_  
DATE



I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 557.357 ACRES LOCATED EAST OF MARKSHEFFEL ROAD AND BETWEEN THE FUTURE EXTENSIONS OF STETSON HILLS BOULEVARD, BARNES ROAD AND BANNING LEWIS PARKWAY FROM R1-6000/R1-6000/CR/R5/CR/PBC/CR/PUD/SS/AO (SINGLE-FAMILY RESIDENTIAL, SINGLE-FAMILY RESIDENTIAL WITH CONDITIONS OF RECORD, MULTI-FAMILY RESIDENTIAL WITH CONDITIONS OF RECORD, PLANNED BUSINESS CENTER WITH CONDITIONS OF RECORD, AND PLANNED UNIT DEVELOPMENT WITH STREAMSIDE AND AIRPORT OVERLAYS) TO PUD/SS/AO (PLANNED UNIT DEVELOPMENT: RESIDENTIAL, 2.0-24.99DU/AC, AND 35-50 FOOT MAXIMUM BUILDING HEIGHTS 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 December 13, 2022; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 10<sup>th</sup> 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 10<sup>th</sup> day of January 2023.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: December 16, 2022

2<sup>nd</sup> Publication Date: January 13, 2023

Effective Date: January 18, 2023

Initial: SBS  
City Clerk