

ORDINANCE NO. 21-46

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 15 ACRES LOCATED SOUTHEAST OF DUBLIN BOULEVARD AND BANNING LEWIS PARKWAY FROM R5/SS/AO AND R1-6000/SS/AO (MULTI-FAMILY AND SINGLE-FAMILY RESIDENTIAL WITH STREAMSIDE AND AIRPORT OVERLAYS) TO PBC/CR/AO (PLANNED BUSINESS CENTER WITH CONDITIONS OF RECORD AND AIRPORT 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 15 acres located southeast of Dublin Boulevard 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 R5/SS/AO and R1-6000/SS/AO (Multi-family and Single-family Residential with Streamside and Airport Overlays) to PBC/cr/AO (Planned Business Center with Conditions of Record and Airport Overlay), pursuant to the Zoning Ordinance of the City of Colorado Springs subject to the following conditions of record:

Prohibited Uses Include:

1. Mini warehouse
2. Sexually oriented business

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 11th day of
May 2021.

Finally passed: May 25th 2021



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 15 ACRES LOCATED SOUTHEAST OF DUBLIN BOULEVARD AND BANNING LEWIS PARKWAY FROM R5/SS/AO AND R1-6000/SS/AO (MULTI-FAMILY AND SINGLE-FAMILY RESIDENTIAL WITH STREAMSIDE AND AIRPORT OVERLAYS) TO PBC/CR/AO (PLANNED BUSINESS CENTER WITH CONDITIONS OF RECORD AND AIRPORT OVERLAY)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on May 11th, 2021; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 25th day of May 2021, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Gazette on May 28th, 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 25th day of May 2021.


Sarah B. Johnson, City Clerk



1st Publication Date: May 14th, 2021

2nd Publication Date: May 28th, 2021

Effective Date: June 2nd, 2021

Initial: SBS
City Clerk



JOB NO. 2570.03-09R3
 JUNE 25, 2020
 REV. JULY 2, 2020
 REV. AUGUST 12, 2020
 REV. OCTOBER 22, 2020
 PAGE 1 OF 2

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

EXHIBIT A

LEGAL DESCRIPTION: COMMERCIAL PARCEL SOUTH

A PARCEL OF LAND BEING A PORTION BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO, A PORTION OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, A PORTION OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER 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 WEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 2646.40 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE NORTHEASTERLY CORNER OF TOY RANCHES ESTATES NO. 2 RECORDED IN PLAT BOOK 0-2 AT PAGE 47, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777;


THENCE S88°41'16"E, A DISTANCE OF 3246.57 FEET THE POINT OF BEGINNING;

THENCE S89°57'43"E, A DISTANCE OF 1193.23 FEET TO THE EASTERLY BOUNDARY OF BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777 SAID POINT BEING ALSO ON THE WESTERLY BOUNDARY OF BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513;
 THENCE CONTINUING S89°57'43"E, A DISTANCE OF 25.77 FEET;
 THENCE S00°00'39"E, A DISTANCE OF 14.49 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3;
 THENCE CONTINUING S00°00'39"E, A DISTANCE OF 403.47 FEET TO A POINT OF CURVE;
 THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 15°16'41", A RADIUS OF 200.00 FEET AND A DISTANCE OF 53.33 FEET TO A POINT OF TANGENT;
 THENCE S15°16'01"W, A DISTANCE OF 68.75 FEET;
 THENCE N89°57'43"W, A DISTANCE OF 596.97 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;
 THENCE CONTINUING N89°57'43"W, A DISTANCE OF 596.85 FEET;
 THENCE N00°00'39"W, A DISTANCE OF 537.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 15.000 ACRES.

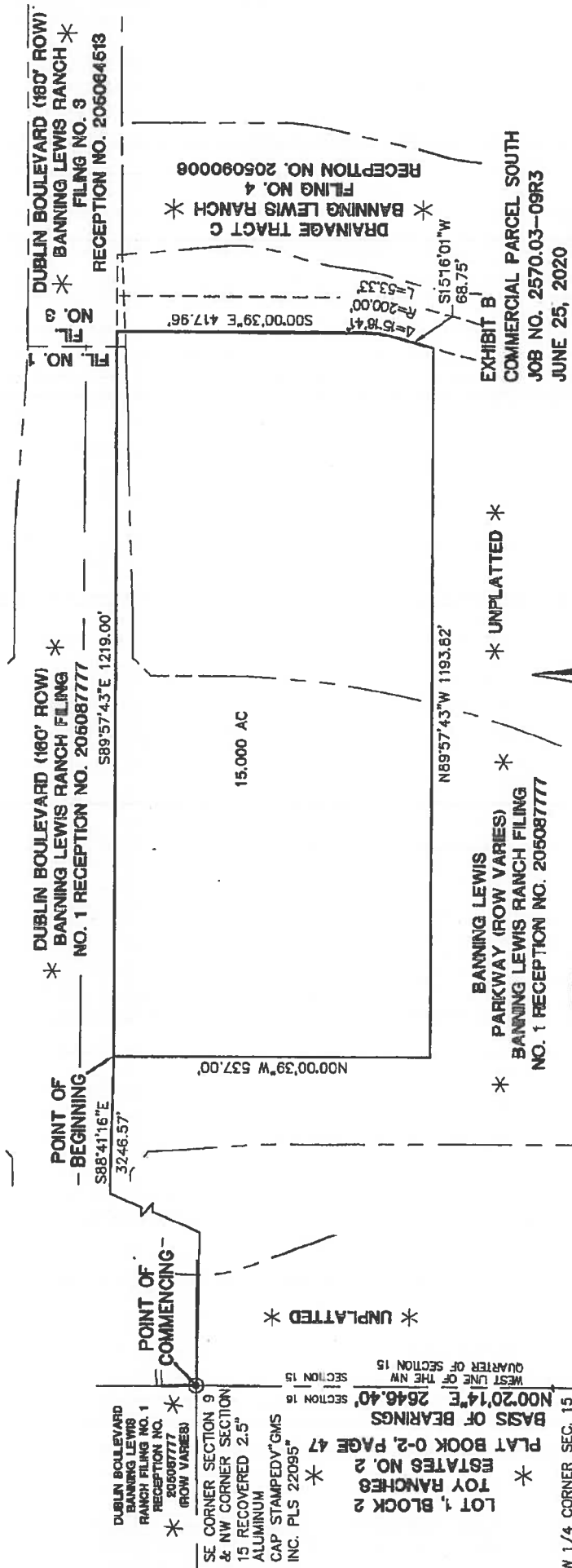
LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY PERSONAL SUPERVISION, RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF.



 DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
 COLORADO P.L.S. NO. 30178
 FOR AND ON BEHALF OF CLASSIC CONSULTING
 ENGINEERS AND SURVEYORS

OCT 22, 2020
 DATE



DUBLIN BOULEVARD (180' ROW)
 * BANNING LEWIS RANCH *
 FILING NO. 3
 RECEPTION NO. 206084618

DUBLIN BOULEVARD (180' ROW)
 * BANNING LEWIS RANCH FILING *
 NO. 1 RECEPTION NO. 206087777

POINT OF BEGINNING
 S88°41'16"E
 3246.57'

DRAINAGE TRACT C
 * BANNING LEWIS RANCH *
 FILING NO. 4
 RECEPTION NO. 206090006

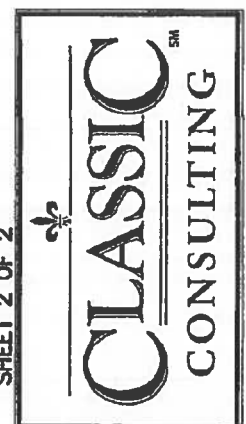
15.000 AC

POINT OF COMMENCING
 N00°00'39"W 537.00'

EXHIBIT B
 COMMERCIAL PARCEL SOUTH
 JOB NO. 2570.03-09R3
 JUNE 25, 2020
 REV. JULY 2, 2020
 REV. AUGUST 12, 2020
 REV. OCT. 22, 2020
 SHEET 2 OF 2

N89°57'43"W 1193.62'
 * UNPLATTED *

BANNING LEWIS
 PARKWAY (ROW VARIES)
 * BANNING LEWIS RANCH FILING *
 NO. 1 RECEPTION NO. 206087777



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



SCALE: 1" = 200'
 U.S. SURVEY FOOT



NOTES:
 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1978 AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.
 2. THE LEGAL DESCRIPTION OF THE TRACT IS SET FORTH IN THE ACCOMPANYING PLAT.
 3. THE TRACT IS UNPLATTED AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

EXHIBIT B - Zone Change