

ORDINANCE NO. 20-16

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 25.8 ACRES LOCATED SOUTHWEST OF FOUNTAIN BOULEVARD AND AVIATION WAY FROM PBC/CR/AO AND PIP-2/CR/AO (PLANNED BUSINESS CENTER AND PLANNED INDUSTRIAL PARK WITH CONDITIONS OF RECORD AND AIRPORT OVERLAY) TO PIP-2/CR/AO (PLANNED INDUSTRIAL PARK 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 25.8 acres located southwest of Fountain Boulevard and Aviation Way, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PBC/cr/AO and PIP-2/cr/AO (Planned Business Center and Planned Industrial Park with conditions of record and Airport Overlay) to PIP-2/cr/AO (Planned Industrial Park 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:

- a. That all the permitted principal uses allowed in the M-1 zone be permitted in said PIP-2 zone.
- b. That there be no maximum lot coverage requirements.

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 10th day of
March, 2020.

Finally passed: March 24th, 2020




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 25.8 ACRES LOCATED SOUTHWEST OF FOUNTAIN BOULEVARD AND AVIATION WAY FROM PBC/CR/AO AND PIP-2/CR/AO (PLANNED BUSINESS CENTER AND PLANNED INDUSTRIAL PARK WITH CONDITIONS OF RECORD AND AIRPORT OVERLAY) TO PIP-2/CR/AO (PLANNED INDUSTRIAL PARK 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 March 10th, 2020; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 24th day of March, 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 24th day of March, 2020.



Sarah B. Johnson, City Clerk

1st Publication Date: March 13th, 2020

2nd Publication Date: March 27th, 2020

Effective Date: April 1st, 2020

Initial: SBS
City Clerk

OLIVER E. WATTS PE-LS
OLIVER E. WATTS, CONSULTING ENGINEER, INC.
CIVIL ENGINEERING AND SURVEYING
614 ELKTON DRIVE
COLORADO SPRINGS, COLORADO 80907
(719) 593-0173
FAX (719) 265-9660
CELL (719) 964-0733
olliewatts@aol.com
Celebrating over 40 years in business

LEGAL DESCRIPTION

DATE: October 31, 2019

JOB NO.: 19-5322

CLIENT: YOW

PURPOSE: ZONE CHANGE Airport Oz

That portion of the Southeast quarter of Section 25, Township 14 South, Range 66 West of the 6th P.M., in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Beginning at the Southwest corner of the Cygnet Business Park, Filing No. 1, according to the plat thereof recorded at Reception No. 205012682 of the records of said County; Thence S90°00'00" W along the North line of the Ace Subdivision No. 1, according to the Plat thereof recorded in Plat Book H-5, at Page 25, 187.07' to the Northwest corner thereof; Thence along the easterly line of Powers Boulevard as described at Reception No. 208103032 for the following six (6) courses; (1) Thence N28°12'09"E, 51.04'; (2) Thence on a curve to the right having a central angle of 38°36'59", a radius of 819.31', a length of 552.20', and whose chord bears N24°31'09"E, 541.81'; (3) Thence N43°49'38"E, 455.73'; (4) Thence on a curve to the left having a central angle of 44°40'30", a radius of 446.10', a length of 347.83' and whose chord bears N21°29'24"E, 339.09'; (5) Thence N00°50'49"W, 196.51'; (5) Thence N32°09'52"E, 111.81'; Thence N90°00'00"E along the South line of Fountain Boulevard, 728.48'; Thence on a curve to the right having a central angle of 72°00'24", a radius of 300.00', a length of 377.03', and whose chord bears S36°25'25"E, 352.70'; Thence S00°25'13"E, along the West line of Aviation Way, 666.19'; Thence S90°00'00"W along the north line of Cygnet Business Park Filing No. 2, according to the plat thereof recorded at Reception No. 206712400, which bearing is the computed bearing of said line and the basis of all bearings in this description, 796.77' to the Northwest corner thereof; Thence S00°00'00"E along the East line of Cygnet Heights, 48.36'; Thence S90°00'00"W along the North line of said Cygnet Business Park Filing No. 1 and said line extended, 674.23'; Thence continuing along the boundary of said Cygnet Business Park, Filing No. 1 for the following two (2) Courses; (1) Thence S45°00'00"W, 42.43'; (2) Thence S00°00'00"E, 445.00' to the Point of Beginning, and containing 25.808 Acres.

Oliver E. Watts Colo. PE-LS no. 9853 Date
For and on behalf of Oliver E. Watts, Consulting Engineer, Inc.

Exhibit A
City File No.: CPC ZC 19-00106

AIRPORT OZ SUBDIVISION

PART OF THE SE1/4, SECTION 25, T.14S., R.66W. OF THE 6TH P.M.
IN THE CITY OF COLORADO SPRINGS

ZONE CHANGE EXHIBIT

FOUNTAIN BOULEVARD

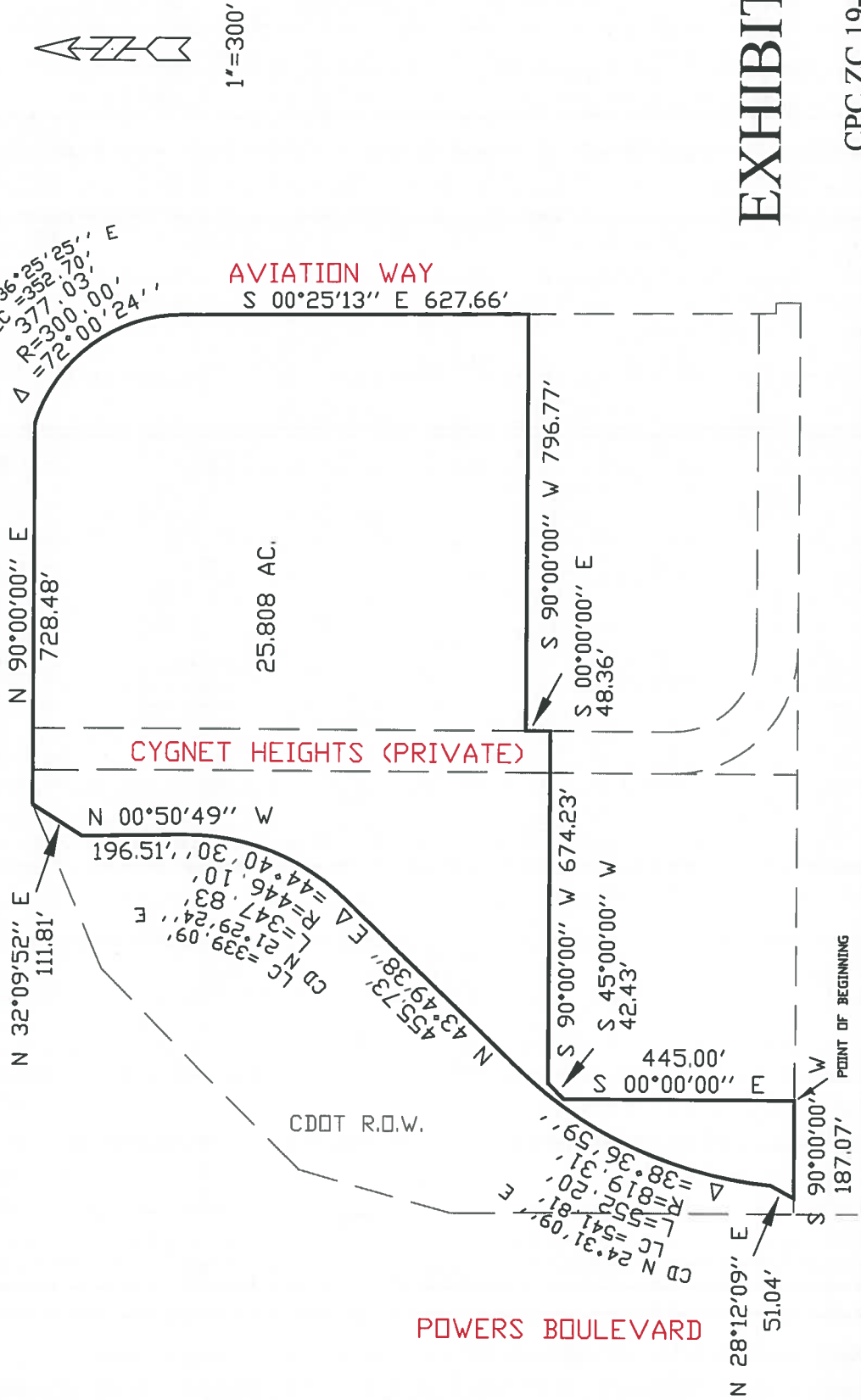


EXHIBIT B

CPC ZC 19-00106