

ORDINANCE NO. 17-120

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 43.08 ACRES LOCATED NORTHWEST OF POWERS BOULEVARD AND PLATTE AVENUE FROM PUD/AO/SS (PLANNED UNIT DEVELOPMENT WITH STREAMSIDE AND AIRPORT OVERLAY) TO PUD/AO/SS (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL, 8-11.00 DWELLING UNITS PER ACRE, MAXIMUM BUILDING HEIGHT OF 35 FEET; MULTI-FAMILY RESIDENTIAL, 25+ DWELLING UNITS PER ACRE, MAXIMUM BUILDING HEIGHT OF 55 FEET; PRIVATE OPEN SPACE WITH STREAMSIDE 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 43.08 acres located northwest of Powers Boulevard and Platte Avenue as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PUD/AO/SS (Planned Unit Development with Streamside and Airport Overlay) to PUD/AO/SS (Planned Unit Development: Single-Family Residential, 8-11.99 dwelling units per acre, maximum building height of 35 feet; Multi-Family Residential, 25+ dwelling units per acre, maximum building height of 55 feet; Private Open Space with Streamside and Airport 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 12th day of
December, 2017.

Finally passed: January 9th, 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 43.08 ACRES LOCATED NORTHWEST OF POWERS BOULEVARD AND PLATTE AVENUE FROM PUD/AO/SS (PLANNED UNIT DEVELOPMENT WITH STREAMSIDE AND AIRPORT OVERLAY) TO PUD/AO/SS (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL, 8-11.00 DWELLING UNITS PER ACRE, MAXIMUM BUILDING HEIGHT OF 35 FEET; MULTI-FAMILY RESIDENTIAL, 25+ DWELLING UNITS PER ACRE, MAXIMUM BUILDING HEIGHT OF 55 FEET; PRIVATE OPEN SPACE WITH STREAMSIDE AND AIRPORT OVERLAY)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on December 12th, 2017; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 9th day of January, 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 9th day of January, 2018.


Sarah B. Johnson, City Clerk



1st Publication Date: December 15th, 2017
2nd Publication Date: January 12th, 2018

Effective Date: January 17th, 2018

Initial: SBS
City Clerk

**EXHIBIT A
(PARCEL A)**

PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON A PORTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST PLATTE AVENUE, MONUMENTED ON THE WEST END BY A FOUND CDOT RIGHT-OF-WAY 3 1/4" ALUMINUM CAP STAMPED PLS 28276, AND ON THE EAST END BY A FOUND 1 1/4" ALUMINUM CAP, STAMPED MATRIX PLS 32822, AND IS ASSUMED TO BEAR S89°58'10"E.:

COMMENCING AT THE SAID 3 1/4" CDOT MONUMENT, THENCE N26°18'46"W A DISTANCE OF 625.68 FEET TO THE **POINT OF BEGINNING**;

THENCE N00°16'27"W, A DISTANCE OF 296.94 FEET;

THENCE S89°43'33"W, A DISTANCE OF 21.16 FEET;

THENCE N03°06'31"E, A DISTANCE OF 643.90 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 437.50 FEET, A CENTRAL ANGLE OF 13°30'00", A DISTANCE OF 103.08, A CHORD BEARING OF N09°51'31"E WITH A CHORD DISTANCE OF 102.85 FEET;

THENCE N16°36'31"E, A DISTANCE OF 210.37 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 644.50 FEET, A CENTRAL ANGLE OF 41°00'24", A DISTANCE OF 461.27, A CHORD BEARING OF N37°06'43"E WITH A CHORD DISTANCE OF 451.49 FEET;

THENCE N57°36'55"E, A DISTANCE OF 612.57 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GALLEY ROAD;

THENCE S86°48'38"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 144.33 FEET TO A POINT ON THE WEST LINE OF SCIENCE PARK SUBDIVISION NO. 1, PHASE 1, RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER OFFICE AT BOOK W-3, PAGE 92;

THENCE ALONG SAID WEST LINE OF SCIENCE PARK SUBDIVISION NO. 1, PHASE 1, THE FOLLOWING SIX (6) COURSES:

1. THENCE S03°11'22"W, A DISTANCE OF 27.24 FEET;

2. THENCE S46°04'55"W, A DISTANCE OF 176.61 FEET;
3. THENCE S66°04'51"W, A DISTANCE OF 61.83 FEET;
4. THENCE N85°35'09"W, A DISTANCE OF 25.00 FEET;
5. THENCE S45°06'51"W, A DISTANCE OF 98.00 FEET;
6. THENCE S44°53'09"E, A DISTANCE OF 251.86 FEET TO A NON-TANGENT POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1130.00 FEET, A CENTRAL ANGLE OF 49°32'31", A DISTANCE OF 977.08, A CHORD BEARING OF S30°41'07"W WITH A CHORD DISTANCE OF 946.92 FEET;

THENCE S05°54'51"W, A DISTANCE OF 732.99 FEET;

THENCE N83°32'58"W, A DISTANCE OF 365.58 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 864,944 SQUARE FEET OR 19.856 ACRES, MORE OR LESS.

EXHIBIT B IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT EXHIBIT A - LEGAL DESCRIPTION. IN THE EVENT THAT EXHIBIT A CONTAINS AN AMBIGUITY, EXHIBIT B MAY BE USED TO RESOLVE SAID AMBIGUITY.



BY LYLE G. BISSEGGER, PLS# 38038
FOR AND ON BEHALF OF GALLOWAY

**EXHIBIT A
(PARCEL B)**

PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON A PORTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST PLATTE AVENUE, MONUMENTED ON THE WEST END BY A FOUND CDOT RIGHT-OF-WAY 3 1/4" ALUMINUM CAP STAMPED PLS 28276, AND ON THE EAST END BY A FOUND 1 1/4" ALUMINUM CAP, STAMPED MATRIX PLS 32822, AND IS ASSUMED TO BEAR S89°58'10"E.:

COMMENCING AT THE SAID 3 1/4" CDOT MONUMENT, THENCE N09°38'39"E A DISTANCE OF 490.40 FEET TO A POINT THE NORTH RIGHT OF WAY LINE OF SPACE CENTER DRIVE AND THE **POINT OF BEGINNING**;

THENCE N05°54'51"E, A DISTANCE OF 769.49 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1130.00 FEET, A CENTRAL ANGLE OF 49°32'31", A DISTANCE OF 977.08, A CHORD BEARING OF N30°41'07"E WITH A CHORD DISTANCE OF 946.92 FEET TO THE WEST CORNER OF THE RIGHT OF WAY LINE OF TECHNOLOGY COURT;

THENCE S34°32'38"E ALONG THE WEST RIGHT OF WAY LINE OF TECHNOLOGY COURT, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF TECHNOLOGY COURT AND A NON-TANGENT POINT OF CURVATURE;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1070.00 FEET, A CENTRAL ANGLE OF 17°48'44", A DISTANCE OF 332.64, A CHORD BEARING OF N64°21'44"E WITH A CHORD DISTANCE OF 331.31 FEET TO A POINT OF COMPOUND CURVATURE;
2. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 328.00 FEET, A CENTRAL ANGLE OF 10°43'45", A DISTANCE OF 61.42, A CHORD BEARING OF N78°37'59"E WITH A CHORD DISTANCE OF 61.33 FEET;
3. THENCE N83°59'51"E, A DISTANCE OF 100.15 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SPACE CENTER DRIVE;

THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING EIGHT (8) COURSES:

1. THENCE S06°00'13"E ALONG THE SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 217.48 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 417.50 FEET, A CENTRAL ANGLE OF 37°45'00", A DISTANCE OF 275.07, A CHORD BEARING OF S12°52'17"W WITH A CHORD DISTANCE OF 270.13 FEET;
3. THENCE S31°44'47"W, A DISTANCE OF 542.48 FEET TO POINT OF CURVATURE;
4. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 482.50 FEET, A CENTRAL ANGLE OF 17°25'13", A DISTANCE OF 146.70, A CHORD BEARING OF S23°02'10"W WITH A CHORD DISTANCE OF 146.14 FEET;
5. THENCE S14°19'34"W, A DISTANCE OF 261.87 FEET TO A POINT OF CURVATURE;
6. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 417.50 FEET, A CENTRAL ANGLE OF 71°18'43", A DISTANCE OF 519.63, A CHORD BEARING OF S49°58'55"W WITH A CHORD DISTANCE OF 486.74 FEET;
7. THENCE S85°38'17"W, A DISTANCE OF 64.68 FEET TO A POINT OF CURVATURE;
8. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 23°02'20", A DISTANCE OF 180.95, A CHORD BEARING OF S74°07'07"W WITH A CHORD DISTANCE OF 179.73 FEET TO THE POINT OF BEGINNING.

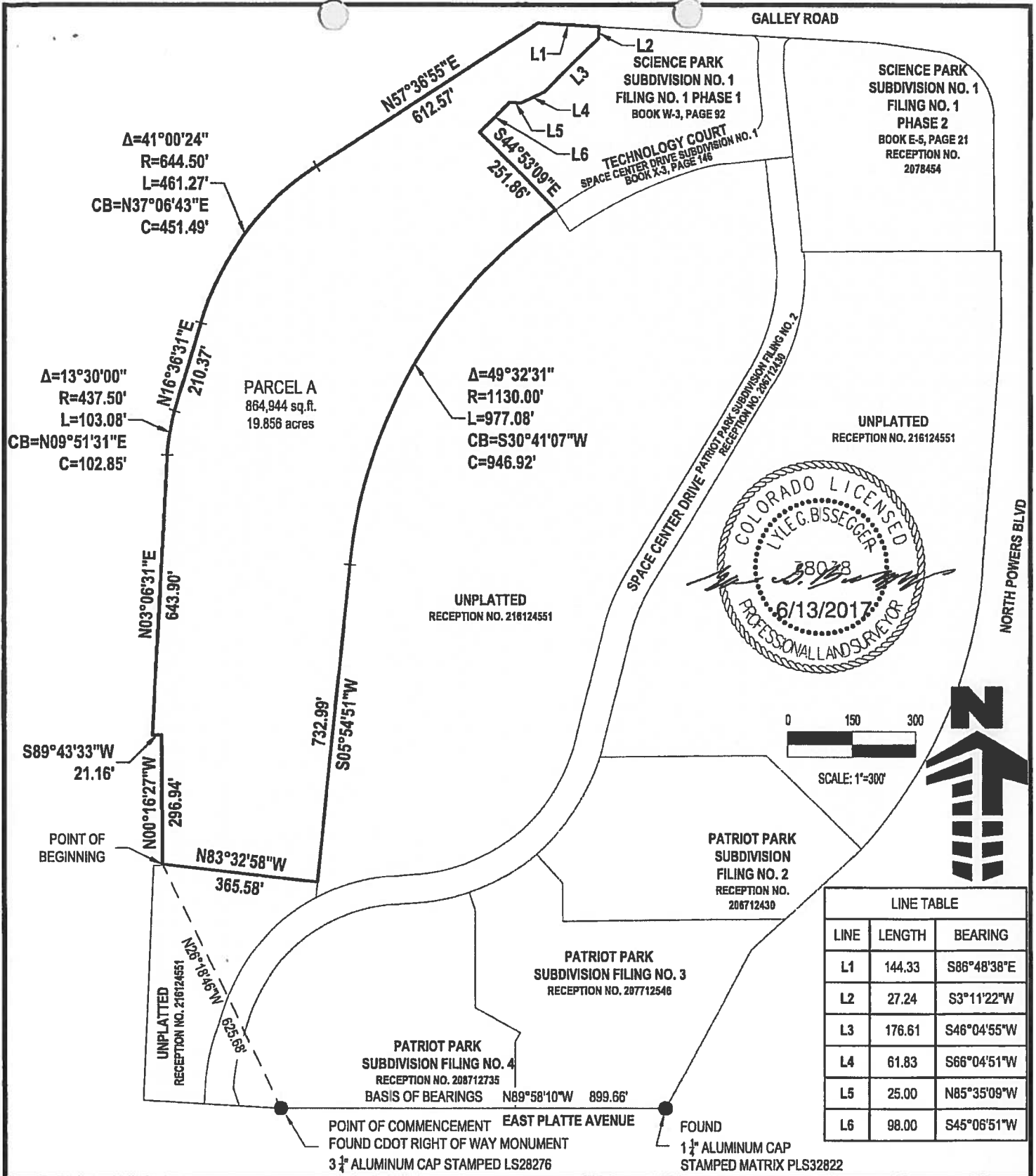
PARCEL CONTAINS 1,011,453 SQUARE FEET OR 23.220 ACRES, MORE OR LESS.

EXHIBIT B IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT EXHIBIT A - LEGAL DESCRIPTION. IN THE EVENT THAT EXHIBIT A CONTAINS AN AMBIGUITY, EXHIBIT B MAY BE USED TO RESOLVE SAID AMBIGUITY.

PREPARED FOR AND ON BEHALF OF GALLOWAY
BY LYLE G. BISSEGGER, PLS# 38038



EXHIBIT B



LINE TABLE		
LINE	LENGTH	BEARING
L1	144.33	S86°48'38"E
L2	27.24	S3°11'22"W
L3	176.61	S46°04'55"W
L4	61.83	S66°04'51"W
L5	25.00	N85°35'09"W
L6	98.00	S45°06'51"W

EXHIBIT B
 PARCEL A
 PATRIOT PARK
 COLORADO SPRINGS, EL PASO COUNTY,
 COLORADO

#	Date	Issue / Description	Init.

Galloway
 Planning, Architecture, Engineering,
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Project No: SLV000002.01
 Drawn By: BWD
 Checked By: bjd
 Date: 2017-06-12
EXHIBIT B 3

EXHIBIT B

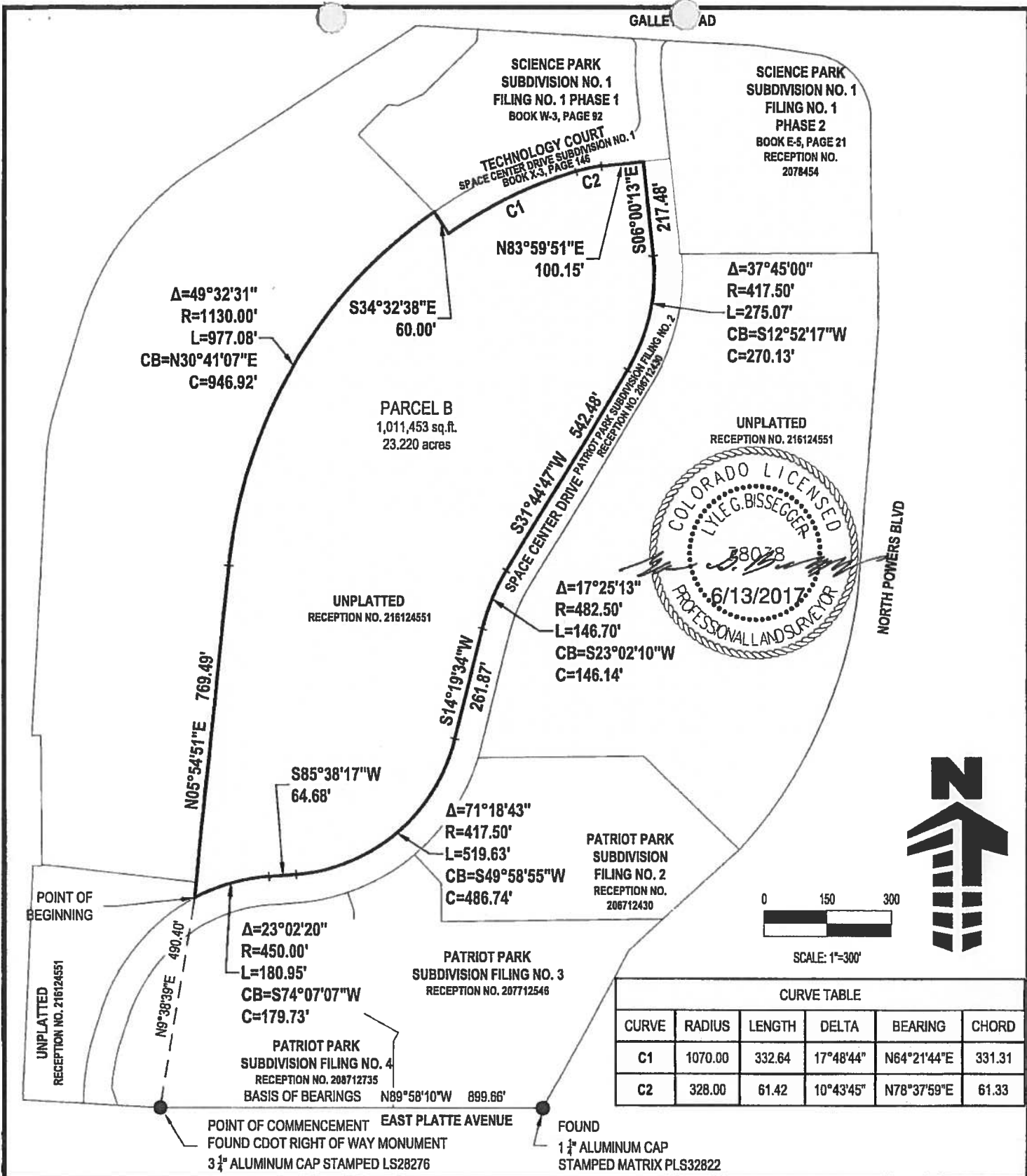


EXHIBIT B

PARCEL B

PATRIOT PARK

COLORADO SPRINGS, EL PASO COUNTY,
 COLORADO

#	Date	Issue / Description	Init.

Galloway
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Project No: SLV000002.01

Drawn By: BWD

Checked By: bjd

Date: 2017-06-12

EXHIBIT B 3