

ORDINANCE NO. 21-107

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 12.89 ACRES LOCATED AT THE NORTHEAST CORNER OF HILLS CIRCLE AND WEST FILLMORE STREET FROM R (ESTATE SINGLE-FAMILY RESIDENTIAL) TO PUD (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL, 30-FOOT MAXIMUM BUILDING HEIGHT AND 3.87 DWELLING UNITS PER ACRE)

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 12.89 acres located at the northeast corner of Hills Circle and West Fillmore Street, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R (Estate Single-family Residential) to PUD (Planned Unit Development: Single-family Residential, 30-foot maximum building height, and 3.87 dwelling units per acre), pursuant to the Zoning Ordinance of the City of Colorado Springs.

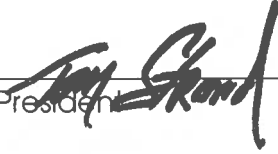
Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

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 23<sup>rd</sup> day of November 2021.

Finally passed: December 14, 2021

Council President



ATTEST:

  
Sarah B. Johnson, City Clerk



# ZONE CHANGE LEGAL DESCRIPTION - EXHIBIT A

LEGAL DESCRIPTION TO BE PLATTED AS RED ROCK POINT #4 SUBDIVISION:

A TRACT OF LAND BEING PARCEL G (RED ROCK POINT #4) AS DESCRIBED IN THE DOCUMENT RECORDED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 219132812, AND PARCEL H, AS RECORDED UNDER RECEPTION NUMBER 219132812, RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION OF THE EAST HALF OF THE NORTH OF THE NORTHEAST QUARTER OF SECTION 35 TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** (BASIS OF BEARINGS AS USED HEREIN ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, T.13 S., R. 67 W., ASSUMED TO BEAR S00°20'51"W A DISTANCE OF 2627.68 FEET, BETWEEN A 3" ALUMINUM CAP STAMPED "LS 22577" AT THE NORTHEAST CORNER OF SAID SECTION 35, AND A 3-3/4" ALUMINUM CAP IN 6" CONCRETE BASE STAMPED "A.G. HILL 1/4 COR 1949" AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 35).

COMMENCING AT THE NORTHWEST CORNER OF PARCEL H, AS RECORDED UNDER RECEPTION NUMBER 219132812, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HILL CIRCLE AS RECORDED IN THE PARK AT KISSING CAMELS ESTATES AS RECORDED IN PLAT BOOK V3AT PAGE 156, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE BOUNDARY OF SAID PARCEL H, THE FOLLOWING TWO (2) COURSES:

1. S86°12'06"E A DISTANCE OF 290.43 FEET TO A POINT OF CURVE;
2. ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°09'29", A RADIUS OF 225.00 FEET FOR AN ARC DISTANCE OF 126.28 FEET, WHOSE CHORD BEARS N77°43'10"E, A DISTANCE OF 124.63 FEET, TO THE NORTHWEST CORNER OF TRACT G, AS DESCRIBED AT RECEPTION NO. 216029746 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE ON THE WESTERLY LINE OF SAID TRACT G THE FOLLOWING NINE (9) COURSES:

1. S28°21'34"E, ON A RADIAL LINE TO SAID CURVE, ON THE WESTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 10.00 FEET;
  2. S52°28'22"E A DISTANCE OF 172.45 FEET;
  3. S08°14'50"E, A DISTANCE OF 54.96 FEET;
  4. S43°33'34"E, A DISTANCE OF 76.27 FEET;
  5. S59°24'22"E, A DISTANCE OF 84.46 FEET;
  6. S04°52'19"W, A DISTANCE OF 72.20 FEET;
  7. S05°56'17"W, A DISTANCE OF 169.35 FEET;
  8. S03°45'46"E, A DISTANCE OF 146.83 FEET;
  9. S08°07'08"E, A DISTANCE OF 93.06 FEET TO A POINT ON A CURVE, ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FILLMORE STREET AS DESCRIBED IN DEED RECORDED MARCH 15, 1962 IN BOOK 1902 AT PAGE 114 OF THE RECORDS OF SAID EL PASO COUNTY, THENCE ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
1. ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°00'46", A RADIUS OF 1093.29 FEET FOR AN ARC DISTANCE OF 362.79 FEET, WHOSE CHORD BEARS S66°21'08"W, A DISTANCE OF 361.13 FEET, TO A POINT OF TANGENT;
  2. S56°50'45"W A DISTANCE OF 536.16 FEET, TO THE MOST EASTERLY CORNER OF LOT 2, OFFICE PARK AT KISSING CAMELS FILING NO. 3, AS RECORDED JANUARY 10, 2000 AT RECEPTION NO. 200003053;

THENCE N64°58'58"W, ON THE NORTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 119.84 FEET TO A POINT ON A CURVE ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HILLS CIRCLE; THENCE ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID HILL CIRCLE THE FOLLOWING FIVE (5) COURSES:

1. ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 107°01'18", A RADIUS OF 272.35 FEET FOR AN ARC DISTANCE OF 508.72 FEET, WHOSE CHORD BEARS N39°13'23"E, A DISTANCE OF 437.92 FEET TO A POINT OF TANGENT;
2. N14°17'15"W, A DISTANCE OF 332.41 FEET TO A POINT OF CURVE;
3. ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18°04'59", A RADIUS OF 460.00 FEET FOR AN ARC DISTANCE OF 145.18 FEET TO A POINT OF TANGENT;
4. THENCE N03°47'44"E, A DISTANCE OF 310.99 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL H;
5. CONTINUING N03°47'44"E, ON THE WESTERLY BOUNDARY LINE OF SAID PARCEL H, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 561,430 SQUARE FEET OR 12.889 ACRES MORE OR LESS.

LAND USE REVIEW FILE NO: CPC PUZ 21-00008



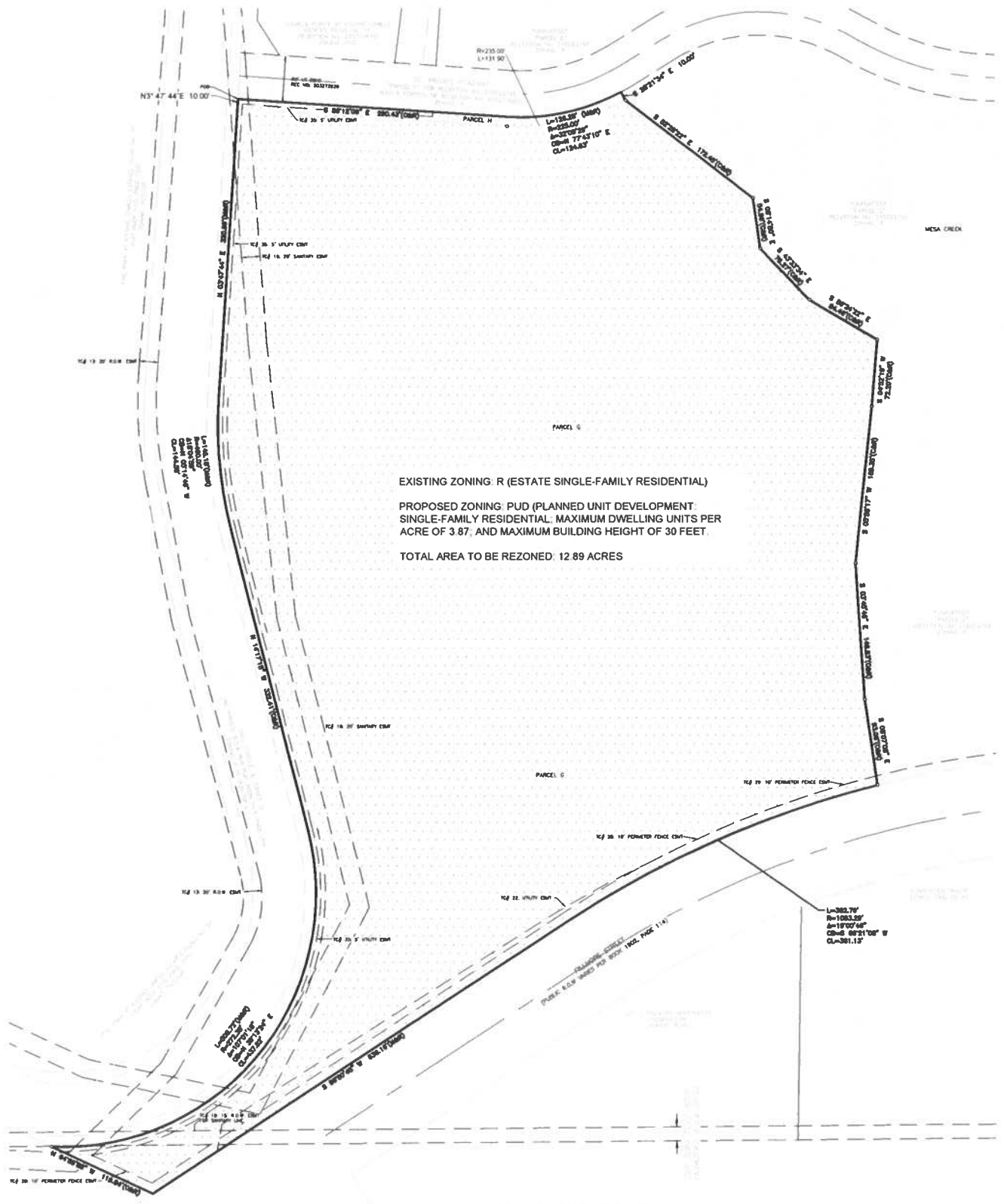
HRGreen.com



SHEET  
1 OF 2

SCALE: N/A

# ZONE CHANGE EXHIBIT - EXHIBIT B



LAND USE REVIEW FILE NO: CPC PUZ 21-00008

8.5x11\_Titleblock; xv-row



HRGreen.com



SHEET  
2 OF 2

SCALE: 1"=150'

I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 12.89 ACRES LOCATED AT THE NORTHEAST CORNER OF HILLS CIRCLE AND WEST FILLMORE STREET FROM R (ESTATE SINGLE-FAMILY RESIDENTIAL) TO PUD (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL, 30-FOOT MAXIMUM BUILDING HEIGHT AND 3.87 DWELLING UNITS PER ACRE)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on November 23rd, 2021; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 14th day of December 2021, and that the same was published by title and in summary, in accordance with Section 3-80 of Article III of the Charter, in the Gazette 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 14th day of December 2021.

\_\_\_\_\_  
Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: December 3, 2021  
2<sup>nd</sup> Publication Date: December 17th, 2021

Effective Date: December 22nd, 2021

Initial: \_\_\_\_\_  
City Clerk