

ORDINANCE NO. 19-23

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 8.57 ACRES LOCATED SOUTHEAST OF THE TERMINUS OF SILVERSMITH ROAD FROM PUD (PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT: COMMERCIAL AND RESIDENTIAL, 16 DWELLING UNITS PER ACRE, MAXIMUM 120,000 SQUARE FEET FOR NONRESIDENTIAL USES, MAXIMUM BUILDING HEIGHT OF 45 FEET)

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 8.57 acres located southeast of the terminus of Silversmith Road, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PUD (Planned Business Unit) to PUD (Planned Business Unit: Commercial and Residential, 16 dwelling units per acre, maximum 120,000 square feet for nonresidential uses, maximum building height of 45 feet), 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.

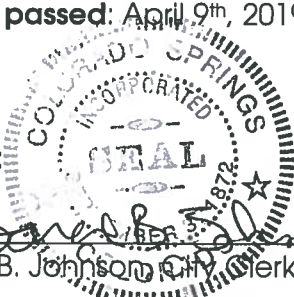
Introduced, read, passed on first reading and ordered published this 26th day of March, 2019.

Finally passed: April 9th, 2019


Council President

ATTEST:


Sarah B. Johnson, City Clerk





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

LEGAL DESCRIPTION: OVERLAND BOUNDARY

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EASTERLY BOUNDARY LINE OF LOT 2, AS PLATTED IN FLYING HORSE NO. 22 FILING NO. 2, RECORDED UNDER RECEPTION NO. 214713459 AND THE EASTERLY RIGHT OF WAY LINE OF SILVERSMITH ROAD, AS PLATTED IN FLYING HORSE NO. 22 FILING NO. 1, RECORDED UNDER RECEPTION NO. 208712834, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR WITH ALUMINUM CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR N20°00'00"E, A DISTANCE OF 556.98 FEET.

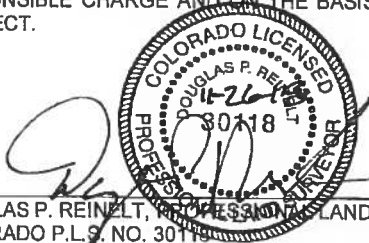
COMMENCING AT THE NORTHEASTERLY CORNER OF SILVERSMITH ROAD AS PLATTED IN FLYING HORSE NO. 22, FILING NO. 1, RECORDED UNDER RECEPTION NO. 208712834, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO ON THE SOUTHERLY BOUNDARY LINE OF LOT 34 AS PLATTED IN FLYING HORSE NO. 6/32 FILING NO. 4C, RECORDED UNDER RECEPTION NO. 215713588, SAID POINT BEING ALSO THE POINT OF BEGINNING;

THENCE S70°00'00"E ON THE SOUTHERLY BOUNDARY LINE OF SAID LOT 34 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 498.45 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°30'00", A RADIUS OF 570.00 FEET AND A DISTANCE OF 174.10 FEET TO A POINT OF TANGENT;
THENCE S87°30'00"E, A DISTANCE OF 128.15 FEET;
THENCE S02°30'00"W, A DISTANCE OF 405.70 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S13°15'57"W, HAVING A DELTA OF 15°21'53", A RADIUS OF 3530.00 FEET AND A DISTANCE OF 946.63 FEET TO A POINT ON CURVE, SAID POINT BEING ALSO THE SOUTHEASTERLY CORNER OF LOT 2, AS PLATTED IN FLYING HORSE NO. 22 FILING NO. 2, RECORDED UNDER RECEPTION NO. 214713459;
THENCE N20°00'00"E ON THE EASTERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 496.99 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2, BEING ALSO THE SOUTHEASTERLY CORNER OF SAID SILVERSMITH ROAD;
THENCE N20°00'00"E ON THE EASTERLY RIGHT OF WAY LINE OF SAID SILVERSMITH ROAD, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 8.567 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.



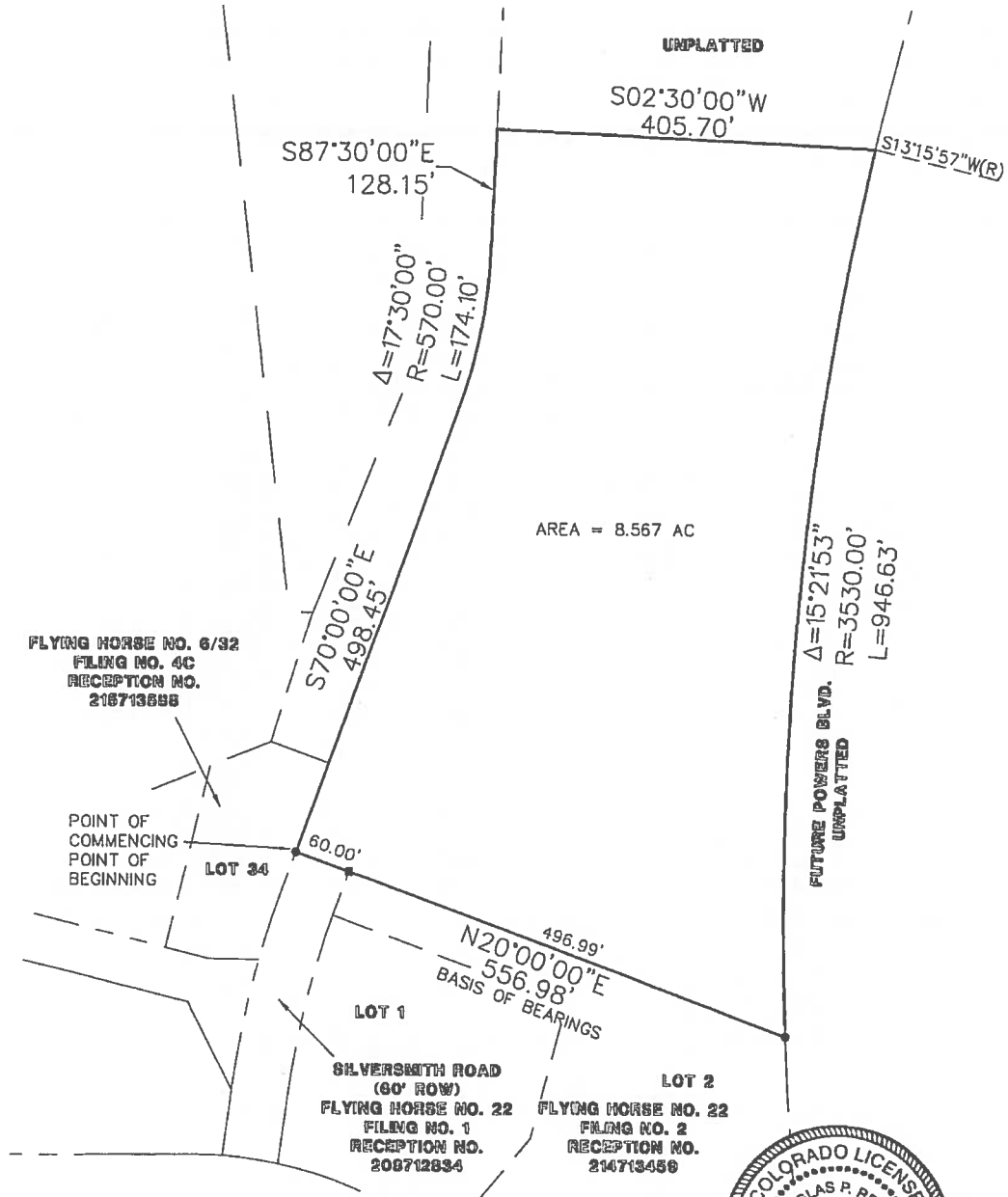
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

Nov 26, 2018
DATE



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

BOUNDARY
 OVERLAND
 JOB NO. 2548.00
 SHEET 2 OF 2
 NOVEMBER 26, 2018

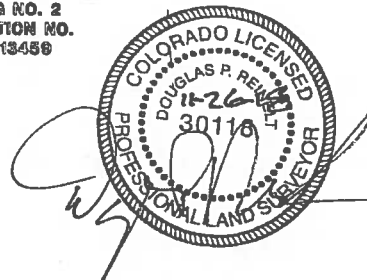


N:\254800\DRAWINGS\SURVEY\EXHIBITS\01-254800 BNDY 11-21-18.dwg, 11/26/2018 9:44:19 AM, 1:1
EXHIBIT A

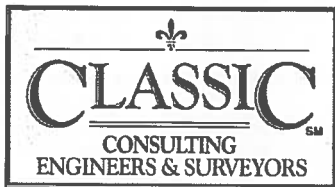


0 75 0 150 300

SCALE: 1" = 150'

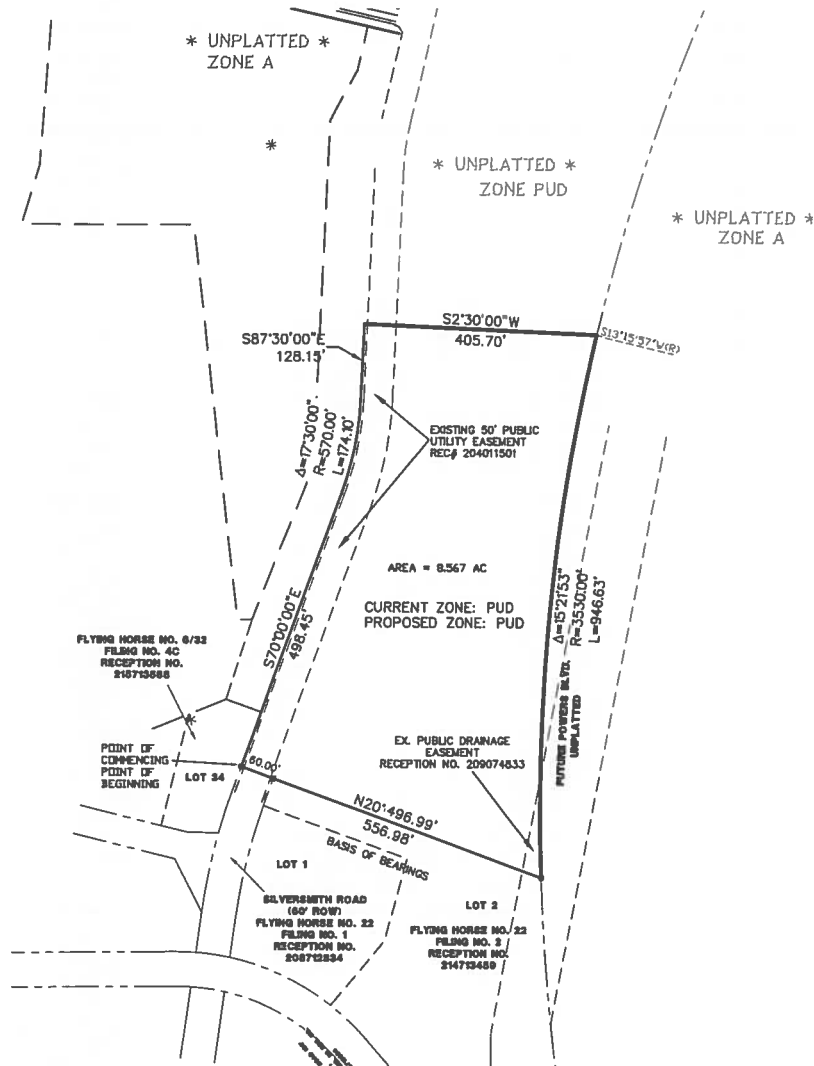


CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY:



FLYING HORSE PARCEL 22
 OVERLAND PROPERTY GROUP PARCEL
 PUD ZONE EXHIBIT
 JOB NO. 2548.00
 SHEET 1 OF 1

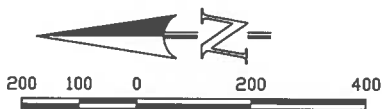
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PERMITTED USES: General/Medical Office; Business Park including light manufacturing and research & development within the current zoning definition of Business Park; Design Center - a Business Park use where home furnishings are displayed for installation off site, and where home furnishing products are stored. Office/Warehouse; Financial Services; Religious Institution, Funeral Home/Columbarium; Mini warehouses; Charter School; Public/Non-public Schools; College/University; Community Garden; Furniture Store; Building Materials and Home Furnishings Supply, Retail as an Accessory Use restricted to 30% of the floor area of the principle use; Multi-family Residential

MAX BUILDING HEIGHT: 45' MAX (2-3 STORY), 35' FOR BUILDINGS LOCATED EAST OF SILVER ROSE/SILVERSMITH INTERSECTION

MAX RESIDENTIAL DENSITY: 16 DU/AC
 MAX NON RESIDENTIAL BUILDING SF: 120,000 SF




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

CPC PUZ 18-00173

I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 8.57 ACRES LOCATED SOUTHEAST OF THE TERMINUS OF SILVERSMITH ROAD FROM PUD (PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT: COMMERCIAL AND RESIDENTIAL, 16 DWELLING UNITS PER ACRE, MAXIMUM 120,000 SQUARE FEET FOR NONRESIDENTIAL USES, MAXIMUM BUILDING HEIGHT OF 45 FEET)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on March 26th, 2019; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 9th day of April, 2019, 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 15th day of April, 2019.


Sarah B. Johnson, City Clerk

1st Publication Date: March 29th, 2019
2nd Publication Date: April 12th, 2019
Effective Date: April 17th, 2019

Initial: SBJ
City Clerk

