

ORDINANCE NO. 18-123

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 6.5 ACRES LOCATED NORTHWEST OF AIRPORT ROAD AND POWERS BOULEVARD ON TROY HILL ROAD FROM PBC/SS/APZ1/RPZ/AO (PLANNED BUSINESS CENTER WITH STREAMSIDE OVERLAY, ACCIDENT POTENTIAL SUBZONE 1, RUNWAY PROTECTION ZONE AND AIRPORT OVERLAY) AND PIP-1/SS/APZ1RPZ/AO (PLANNED INDUSTRIAL PARK WITH STREAMSIDE OVERLAY, ACCIDENT POTENTIAL SUBZONE 1, RUNWAY PROTECTION ZONE AND AIRPORT OVERLAY) TO PBC/SS/APZ1/RPZ/AO (PLANNED BUSINESS CENTER WITH STREAMSIDE OVERLAY, ACCIDENT POTENTIAL SUBZONE 1, RUNWAY PROTECTION ZONE 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 6.5 acres located northwest of Airport Road and Powers Boulevard on Troy Hill Road, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PBC/SS/APZ1/RPZ/AO (Planned Business Center with Streamside Overlay, Accident Potential Subzone 1, Runway Protection Zone and Airport Overlay) and PIP-1/SS/APZ1RPZ/AO (Planned Industrial Park with Streamside Overlay, Accident Potential Subzone 1, Runway Protection Zone and Airport Overlay) to PBC/SS/APZ1/RPZ/AO (Planned Business Center with Streamside Overlay, Accident Potential Subzone 1, Runway Protection Zone 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 27<sup>th</sup> day of November, 2018.

**Finally passed:** December 11<sup>th</sup>, 2018

  
\_\_\_\_\_  
Council President

ATTEST:


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

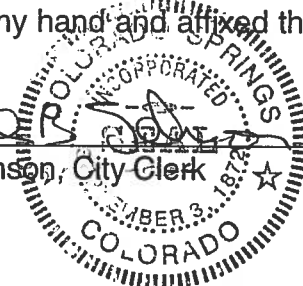


I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 6.5 ACRES LOCATED NORTHWEST OF AIRPORT ROAD AND POWERS BOULEVARD ON TROY HILL ROAD FROM PBC/SS/APZ1/RPZ/AO (PLANNED BUSINESS CENTER WITH STREAMSIDE OVERLAY, ACCIDENT POTENTIAL SUBZONE 1, RUNWAY PROTECTION ZONE AND AIRPORT OVERLAY) AND PIP-1/SS/APZ1RPZ/AO (PLANNED INDUSTRIAL PARK WITH STREAMSIDE OVERLAY, ACCIDENT POTENTIAL SUBZONE 1, RUNWAY PROTECTION ZONE AND AIRPORT OVERLAY) TO PBC/SS/APZ1/RPZ/AO (PLANNED BUSINESS CENTER WITH STREAMSIDE OVERLAY, ACCIDENT POTENTIAL SUBZONE 1, RUNWAY PROTECTION ZONE AND AIRPORT OVERLAY)”

was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on November 27<sup>th</sup>, 2018; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 11<sup>th</sup> day of December, 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 11<sup>th</sup> day of December, 2018.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: November 30<sup>th</sup>, 2018  
2<sup>nd</sup> Publication Date: December 14<sup>th</sup>, 2018

Effective Date: December 17<sup>th</sup>, 2018

Initial: SBJ  
City Clerk

**REZONE MAP: PBC "PLANNED BUSINESS CENTER" PIP1  
 "PLANNED INDUSTRIAL PARK" SS APZ1 RPZ AO TO PBC  
 "PLANNED BUSINESS CENTER" SS APZ1 RPZ AO ZONE**

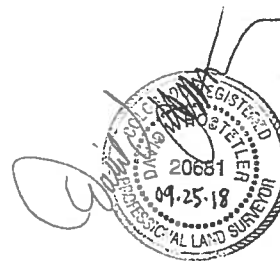
**PROPERTY DESCRIPTION:** A tract of land being a portion of the Southeast Quarter of Section 13, Township 14 South, Range 66 West of the 6th P.M., situate in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Beginning at the most Northerly corner of that tract described by document (Reception No. 210026728, El Paso County, Colorado records) (all bearings in this description are relative to the Northwesterly line of said tract, which bears S79°43'34"W "assumed"); thence S79°43'34"W along said tract's Northwesterly line, 150.67 feet to a point on the Southeasterly right-of-way line of Troy Hill Road (r.o.w. width varies) as described by document (Book 6266, Page 904, said El Paso County records), said point also being known as POINT "A" (the following three courses are along said Troy Hill Road's Southeasterly right-of-way line); 1) N41°19'11"E, 121.40 feet; 2) N28°32'17"E, 130.03 feet; 3) N07°02'41"E, 620.00 feet to a point on the Southerly line of the Sand Creek Center Tributary Channel described by said Reception No. 210026728's tract; thence N82°19'35"E along said tract's Southerly line, 584.53 feet to a point on the Northwesterly right-of-way line of S. Powers Boulevard (r.o.w. width varies) as described by document (Reception No. 209027408, said records) (the following three (3) courses are along said S. Powers Boulevard's Northwesterly right-of-way line); 1) S30°58'41"W, 303.33 feet; 2) S34°36'13"W, 669.34 feet; 3) S61°41'47"W, 128.46 feet to the Point of Beginning and the terminus point of this portion of this description;


Containing 6.505 acres (283,350 square feet) of land, more or less.

**SURVEYOR'S STATEMENT:** I, David V. Hostetler, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the attached LEGAL DESCRIPTION and EXHIBIT were prepared under my direct responsibility, supervision and checking, and on the basis of my knowledge, information and belief, are correct.

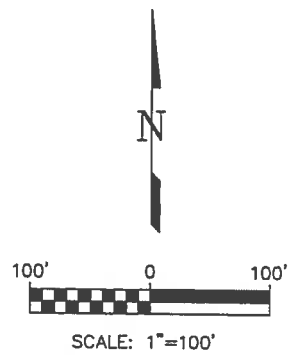
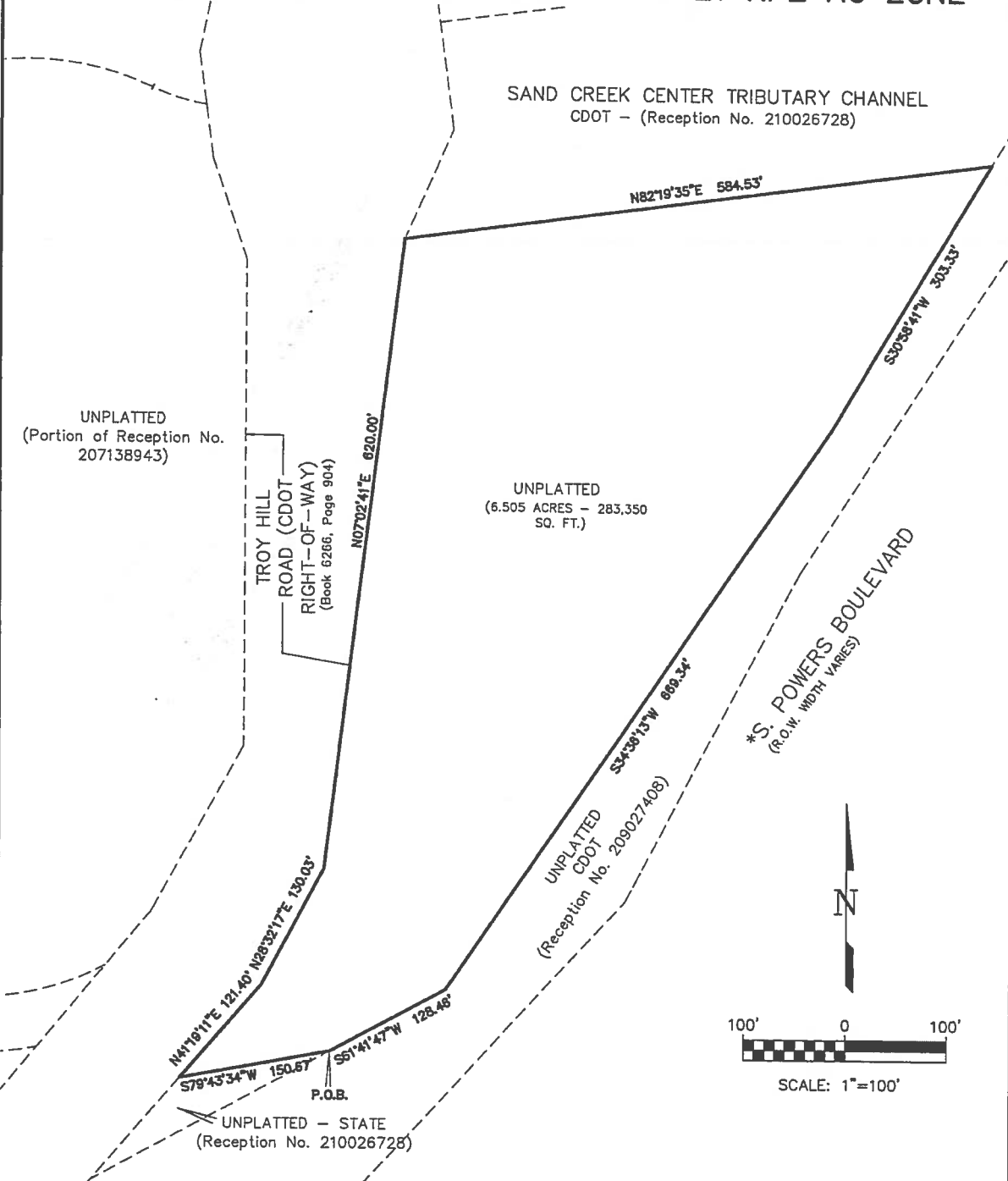
David V. Hostetler, Professional Land Surveyor  
 Colorado P.L.S. No. 20681  
 For and on behalf of LDC, Inc.



SHEET 1 OF 2

 <p>PLANNING • SURVEYING                  www.ldc-inc.com • TEL: (719) 528-8133 • FAX: (719) 528-8848                  2896 MAIZELAND ROAD • COLORADO SPRINGS, CO 80909</p>	<p>DWN BY: WCS      DATE: 05/17/18                  CK'D BY: DVH      REF. NO.: 04022REZ</p>	REVISIONS			
		NO.	DESCRIPTION	DATE	BY
	1	CITY COMMENTS	8/13/18	DVH	
	2	CITY COMMENTS	9/25/18	DVH	
		PROJECT NUMBER			
		04022			

REZONE MAP: PBC "PLANNED BUSINESS CENTER" PIP1  
 "PLANNED INDUSTRIAL PARK" SS APZ1 RPZ AO TO PBC  
 "PLANNED BUSINESS CENTER" SS APZ1 RPZ AO ZONE



**OWNERS:**


POWERS AND AIRPORT LLC  
 ATTN: ALAN COHEN  
 9891 IRVINE CENTER DRIVE, SUITE 200  
 IRVINE, CA 92618  
 (949) 398-8209

DEPARTMENT OF TRANSPORTATION  
 STATE OF COLORADO  
 4201 E. ARKANSAS AVENUE, ROOM 291  
 DENVER, CO 80222  
 (303) 757-9011

**APPLICANT:**

YOW ARCHITECTS, PC  
 ATTN: BRAD NICHOLS  
 115 S. WEBER STREET, SUITE 200  
 COLORADO SPRINGS, CO 80903  
 (719) 475-8133

SHEET 2 OF 2

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