

ORDINANCE NO. 20-41

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 59.52 ACRES LOCATED NORTH AND EAST OF THE VOYAGER PARKWAY AND RIDGELINE DRIVE INTERSECTION FROM A (AGRICULTURE) TO PUD (PLANNED UNIT DEVELOPMENT: 35-FOOT MAXIMUM HEIGHT, SINGLE-FAMILY DETACHED UNITS, 2-3.5 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 59.52 acres located north and east of the Voyager Parkway and Ridgeline Drive intersection, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from A (Agriculture) to PUD (Planned Unit Development: 35-foot maximum height, single-family detached units, 2-3.5 dwelling units per acre), pursuant to the Zoning Ordinance of the City of Colorado Springs.

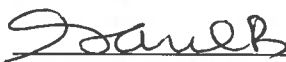
Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

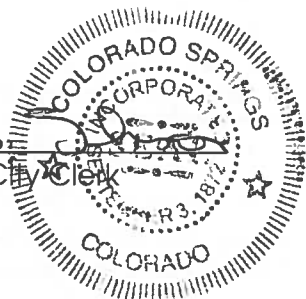
Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 9<sup>th</sup> day of June 2020.

**Finally passed:** June 23<sup>rd</sup>, 2020

ATTEST:

  
Sarah B. Johnson, City Clerk



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

I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 59.52 ACRES LOCATED NORTH AND EAST OF THE VOYAGER PARKWAY AND RIDGELINE DRIVE INTERSECTION FROM A (AGRICULTURE) TO PUD (PLANNED UNIT DEVELOPMENT: 35-FOOT MAXIMUM HEIGHT, SINGLE-FAMILY DETACHED UNITS, 2-3.5 DWELLING UNITS PER ACRE)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on June 9<sup>th</sup>, 2020; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 23<sup>rd</sup> day of June, 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 23<sup>rd</sup> day of June, 2020.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: June 12<sup>th</sup>, 2020

2<sup>nd</sup> Publication Date: June 26<sup>th</sup>, 2020

Effective Date: July 1<sup>st</sup>, 2020

Initial: SBS  
City Clerk



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

JOB NO. 1171.41-02  
JUNE 17, 2019  
PAGE 1 OF 3

**LEGAL DESCRIPTION: PUD BOUNDARY**

A PORTION OF SECTION 16, 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 SOUTHERLY BOUNDARY OF DEER CREEK AT NORTHGATE FILING NO. 1, RECORDED UNDER RECEPTION NO. 201078881, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A 1-1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "JR ENG LTD RLS 32820" AND AT THE EASTERLY END BY A ONE INCH RED PLASTIC CAP "LS 1593" IS ASSUMED TO BEAR N88°58'48"E, A DISTANCE OF 1806.87 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF DEER CREEK AT NORTHGATE FILING NO. 1 RECORDED UNDER RECEPTION NO. 201078881, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING.

THENCE N01°10'42"W, ON THE EASTERLY BOUNDARY OF SAID DEER CREEK AT NORTHGATE FILING NO. 1, A DISTANCE OF 1319.85 FEET TO THE NORTHEASTERLY CORNER OF SAID DEER CREEK AT NORTHGATE FILING NO. 1, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF FLYING HORSE NO. 4 PALERMO FILING NO. 2 RECORDED UNDER RECEPTION NO. 219714328;

THENCE ON SAID SOUTHERLY BOUNDARY, THE FOLLOWING (4) FOUR COURSES:

1. N58°38'05"E, A DISTANCE OF 250.57 FEET;
2. N42°09'10"E, A DISTANCE OF 247.38 FEET;
3. N28°51'38"E, A DISTANCE OF 202.20 FEET;
4. N08°56'59"E, A DISTANCE OF 60.00 FEET TO THE MOST EASTERLY CORNER OF SAID FLYING HORSE NO. 4 PALERMO FILING NO. 2, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF FLYING HORSE NO. 3 CORTONA FILING NO. 1 RECORDED UNDER RECEPTION NO. 216713882;

THENCE ON SAID SOUTHERLY BOUNDARY, THE FOLLOWING (3) THREE COURSES:

1. S81°03'01"E, A DISTANCE OF 257.63 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 18°44'44", A RADIUS OF 575.00 FEET AND A DISTANCE OF 188.12 FEET TO A POINT ON CURVE;
3. N74°11'48"E, A DISTANCE OF 279.21 FEET TO THE SOUTHEASTERLY CORNER OF SAID FLYING HORSE NO. 3 CORTONA FILING NO. 1;

THENCE S15°48'12"E, A DISTANCE OF 1050.55 FEET;  
THENCE S74°11'48"W, A DISTANCE OF 175.04 FEET;  
THENCE N86°57'24"W, A DISTANCE OF 137.88 FEET;  
THENCE S74°11'48"W, A DISTANCE OF 69.62 FEET;  
THENCE S58°38'05"W, A DISTANCE OF 113.09 FEET;  
THENCE S31°21'55"E, A DISTANCE OF 140.07 FEET;  
THENCE S58°40'06"W, A DISTANCE OF 25.00 FEET;  
THENCE S31°21'55"E, A DISTANCE OF 163.41 FEET;  
THENCE S58°38'05"W, A DISTANCE OF 290.00 FEET;  
THENCE S63°50'16"W, A DISTANCE OF 79.25 FEET;  
THENCE S62°18'00"W, A DISTANCE OF 70.00 FEET;  
THENCE S01°40'32"E, A DISTANCE OF 113.27 FEET;  
THENCE S44°20'55"W, A DISTANCE OF 129.14 FEET;  
THENCE S17°32'57"W, A DISTANCE OF 195.19 FEET;

**EXHIBIT A**

THENCE S15°48'27"W, A DISTANCE OF 191.11 FEET;  
THENCE S88°58'45"W, A DISTANCE OF 402.80 FEET;  
THENCE N81°20'04"W, A DISTANCE OF 284.05 FEET;  
THENCE S88°58'45"W, A DISTANCE OF 71.32 FEET;  
THENCE S39°30'47"W, A DISTANCE OF 263.90 FEET;  
THENCE S69°30'08"W, A DISTANCE OF 108.51 FEET;  
THENCE S88°17'16"W, A DISTANCE OF 129.24 FEET;  
THENCE N52°38'46"W, A DISTANCE OF 195.13 FEET;  
THENCE N76°05'14"W, A DISTANCE OF 137.52 FEET;  
THENCE N48°54'37"W, A DISTANCE OF 136.81 FEET;  
THENCE N01°01'15"W, A DISTANCE OF 300.00 FEET TO A POINT ON THE SOUTHERLY  
BOUNDARY OF SAID DEER CREEK AT NORTHGATE FILING NO. 1;  
THENCE N88°58'48"E, ON SAID SOUTHERLY BOUNDARY, A DISTANCE OF 1015.66 FEET TO  
THE POINT OF BEGINNING.

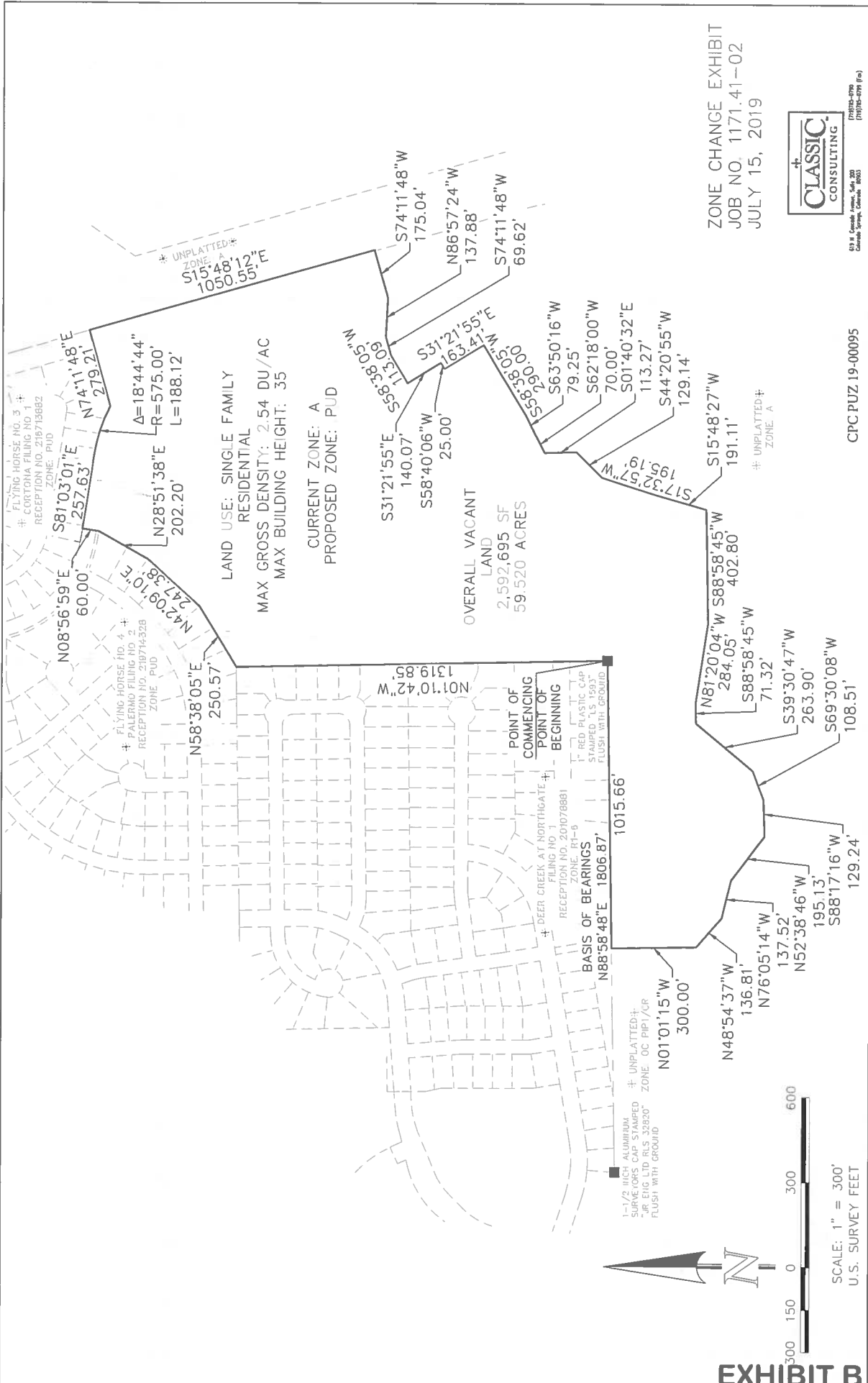
CONTAINING A CALCULATED AREA OF 59.520 ACRES.

**LEGAL DESCRIPTION STATEMENT:**

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION 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

\_\_\_\_\_  
DATE



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 193.19'

LAND USE: SINGLE FAMILY  
 RESIDENTIAL  
 MAX GROSS DENSITY: 2.54 DU/AC  
 MAX BUILDING HEIGHT: 35  
 CURRENT ZONE: A  
 PROPOSED ZONE: PUD

OVERALL VACANT  
 LAND  
 2,592,695 SF  
 59.520 ACRES

POINT OF  
 COMMENCING  
 POINT OF  
 BEGINNING

BASIS OF BEARINGS  
 N88°58'48"E 1806.87'

1015.66'

1/2" IRON ALUMINUM  
 SURVEYING  
 CAPS  
 SURVEYED  
 BY EIC LTD RLS 3/28/20  
 ZONE DC PIP1/CR  
 FLUSH WITH GROUND

1" RED PLASTIC CAP  
 STAMPED "LS 1593"  
 FLUSH WITH GROUND

ZONE CHANGE EXHIBIT  
 JOB NO. 1171.41-02  
 JULY 15, 2019



517 N. Cascade Avenue, Suite 300  
 Canby, Oregon 97001  
 (503) 265-8700  
 (503) 265-8700 (fax)

CPC PUZ 19-00095



SCALE: 1" = 300'  
 U.S. SURVEY FEET

EXHIBIT B