

ORDINANCE NO. 22 - 87

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.642 ACRES LOCATED NORTH OF FEDERAL DRIVE AND SUMMIT VIEW PARKWAY FROM PUD (PLANNED UNIT DEVELOPMENT: OFFICE/COMMERCIAL, 135-FOOT MAXIMUM BUILDING HEIGHT) AND A/CR (AGRICULTURAL WITH CONDITIONS OF RECORD) TO PUD (PLANNED UNIT DEVELOPMENT: COMMERCIAL, 35,000 SQUARE FEET OF NON-RESIDENTIAL, 45- FEET MAXIMUM BUILDING HEIGHT)

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 1.642 acres located north of Federal Drive and Summit View Parkway, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PUD (Planned Unit Development: Office/Commercial, 135-foot maximum building height) and A/cr (Agricultural with conditions of record) to PUD (Planned Unit Development: Commercial, 35,000 square feet of non-residential, 45-foot maximum building height), 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 (th day of November 2022.

Finally passed: November 22, 2022



Council President

ATTEST:



Sarah B. Johnson, City Clerk



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Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

JOB NO. 2399.12-01R3
JUNE 7, 2022
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ZONE CHANGE LEGAL DESCRIPTION EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTHERLY BOUNDARY OF LOT 1 AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2 RECORDED UNDER RECEPTION NO. 208712786, RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A 1-1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR S49°06'02"W A DISTANCE OF 480.45 FEET.

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF LOT 1 AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2 RECORDED UNDER RECEPTION NO. 208712786, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N01°07'41"E, A DISTANCE OF 673.77 FEET TO AN ANGLE POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SUMMIT VIEW PARKWAY AS PLATTED IN FOOTHILLS FARM CAMPUS FILING NO. 2 RECORDED UNDER RECEPTION NO. 219714408 SAID POINT BEING ALSO ON THE EASTERLY RIGHT OF WAY LINE OF ENT PARKWAY AS PLATTED IN SAID FOOTHILLS FARM CAMPUS FILING NO. 2 SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID ENT PARKWAY THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N43°10'01"E, HAVING A DELTA OF 30°14'20", A RADIUS OF 69.50 FEET AND A DISTANCE OF 36.68 FEET TO A POINT OF TANGENT;
2. N16°35'39"W, A DISTANCE OF 115.94 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 15°49'31", A RADIUS OF 265.50 FEET AND A DISTANCE OF 73.33 FEET TO A POINT ON CURVE;

THENCE N57°34'50"E, A DISTANCE OF 35.20 FEET;

THENCE S83°33'53"E, A DISTANCE OF 59.90 FEET;

THENCE S63°30'00"E, A DISTANCE OF 18.12 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N32°53'16"E, HAVING A DELTA OF 09°41'32", A RADIUS OF 353.50 FEET AND A DISTANCE OF 59.80 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S14°59'20"W, HAVING A DELTA OF 01°50'08", A RADIUS OF 272.87 FEET AND A DISTANCE OF 8.74 FEET TO A POINT ON CURVE;

THENCE S63°30'00"E, A DISTANCE OF 17.83 FEET;

THENCE S81°47'00"E, A DISTANCE OF 3.59 FEET;

THENCE S60°35'51"E, A DISTANCE OF 43.80 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S10°24'52"E, HAVING A DELTA OF 38°43'44", A RADIUS OF 345.00 FEET AND A DISTANCE OF 233.20 FEET TO A POINT OF TANGENT;

THENCE S58°06'41"E, A DISTANCE OF 52.00 FEET;

THENCE S29°09'59"W, A DISTANCE OF 139.83 FEET TO A POINT ON CURVE SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID SUMMIT VIEW PARKWAY;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF SAID SUMMIT VIEW PARKWAY THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S34°41'09"W, HAVING A DELTA OF 51°17'09", A RADIUS OF 285.00 FEET AND A DISTANCE OF 255.11 FEET TO A POINT OF TANGENT;
2. S73°24'00"W, A DISTANCE OF 62.48 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N09°14'14"E, HAVING A DELTA OF 15°06'33", A RADIUS OF 160.00 FEET AND A DISTANCE OF 42.19 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1.642 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, LLC


AUGUST 30, 2022
DATE

I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.642 ACRES LOCATED NORTH OF FEDERAL DRIVE AND SUMMIT VIEW PARKWAY FROM PUD (PLANNED UNIT DEVELOPMENT: OFFICE/COMMERCIAL, 135-FOOT MAXIMUM BUILDING HEIGHT) AND A/CR (AGRICULTURAL WITH CONDITIONS OF RECORD) TO PUD (PLANNED UNIT DEVELOPMENT: COMMERCIAL, 35,000 SQUARE FEET OF NON-RESIDENTIAL, 45-FEET MAXIMUM BUILDING HEIGHT)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on November 8, 2022; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 22nd day of November 2022, and that the same was published by title and in summary, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in the Gazette, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 22nd day of November 2022.



Sarah B. Johnson, City Clerk



1st Publication Date: November 11, 2022

2nd Publication Date: November 25, 2022

Effective Date: November 26, 2022

Initial: SBJ

City Clerk