

ORDINANCE NO. 17-62

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 40.82 ACRES LOCATED NORTHEAST OF STEWART AVENUE AND AIRPORT ROAD FROM PIP2/CR/AO/APZ1/RPZ/SS (PLANNED INDUSTRIAL PARK WITH CONDITIONS OF RECORD, AIRPORT OVERLAY, ACCIDENT POTENTIAL ZONE 1, RUNWAY PROTECTION ZONE AND STREAMSIDE OVERLAY) to APD/AO/APZ1/RPZ (AIRPORT PLANNED DEVELOPMENT WITH AIRPORT OVERLAY, ACCIDENT POTENTIAL ZONE 1, RUNWAY PROTECTION ZONE) and APD/AO/APZ1/RPZ/SS (AIRPORT PLANNED DEVELOPMENT WITH AIRPORT OVERLAY, ACCIDENT POTENTIAL ZONE 1, RUNWAY PROTECTION ZONE AND STREAMSIDE 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 31.86 acres located northeast of Stewart Avenue and Airport Road as described in Exhibit A and depicted in Exhibit C, which are attached hereto and made a part hereof by reference, from PIP2/CR/AO/APZ1/RPZ/SS (Planned Industrial Park with conditions of record, airport overlay, accident potential zone 1, runway protection zone and streamside overlay) to APD/AO/APZ1/RPZ (Airport Planned Development with airport overlay, accident potential zone 1, runway protection zone) pursuant to the Zoning Ordinance of the City of Colorado Springs.

Section 2. The zoning map of the City of Colorado Springs is hereby amended by rezoning 8.96 acres located northeast of Stewart Avenue and Airport Road as described in Exhibit B and depicted in Exhibit C, which are

attached hereto and made a part hereof by reference, from PIP2/CR/AO/APZ1/RPZ/SS (Planned Industrial Park with conditions of record, airport overlay, accident potential zone 1, runway protection zone and streamside overlay) to APD/AO/APZ1/RPZ/SS (Airport Planned Development with airport overlay, accident potential zone 1, runway protection zone and streamside overlay) pursuant to the Zoning Ordinance of the City of Colorado Springs.

Section 3. This ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

Section 4. 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 11th day of July, 2017.


Finally passed: July 25th, 2017



Council President

ATTEST:



Sarah B. Johnson, City Clerk




The seal is circular with a double-line border. The outer ring contains the text "COLORADO SPRINGS" at the top and "COLORADO" at the bottom. The inner ring contains "INCORPORATED" at the top and "MAY 3, 1872" at the bottom. In the center, there is a five-pointed star above the word "SEAL".

I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 40.82 ACRES LOCATED NORTHEAST OF STEWART AVENUE AND AIRPORT ROAD FROM PIP2/CR/AO/APZ1/RPZ/SS (PLANNED INDUSTRIAL PARK WITH CONDITIONS OF RECORD, AIRPORT OVERLAY, ACCIDENT POTENTIAL ZONE 1, RUNWAY PROTECTION ZONE AND STREAMSIDE OVERLAY) to APD/AO/APZ1/RPZ (AIRPORT PLANNED DEVELOPMENT WITH AIRPORT OVERLAY, ACCIDENT POTENTIAL ZONE 1, RUNWAY PROTECTION ZONE) and APD/AO/APZ1/RPZ/SS (AIRPORT PLANNED DEVELOPMENT WITH AIRPORT OVERLAY, ACCIDENT POTENTIAL ZONE 1, RUNWAY PROTECTION ZONE AND STREAMSIDE OVERLAY)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on July 11th, 2017; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 25th day of July, 2017, 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 25th day of July, 2017.


Sarah B. Johnson, City Clerk



1st Publication Date: July 14th, 2017
2nd Publication Date: July 28th, 2017

Effective Date: August 2nd, 2017

Initial: SBJ
City Clerk

PARCEL "A" LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ¼ CORNER OF SEC 18, THENCE S89°57'47"W (BASIS OF BEARING), 528.33 FEET ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 18 TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUE S89°57'47"W, 1974.26 FEET ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 18;

THENCE N00°03'38"W, 403.16 FEET;

THENCE N89°59'15"W, 196.46 FEET TO A POINT BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 18;

THENCE N00°04'01"E, 256.54 FEET ALONG A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 18;

THENCE S89°59'15"E, 2297.35 FEET ALONG THE NORTH LINE OF THE SOUTH ½, OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SAID SECTION 18 TO A POINT BEING ON THE WEST LINE OF A 100 YEAR FLOOD PLAIN LINE AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR "THE CITY OF COLORADO SPRINGS COMMUNITY - PANEL NUMBER 0800600754 F", DATED MARCH 17, 1997;

THENCE S20°26'21"W, 197.55 FEET ALONG SAID FLOODPLAIN LINE;

THENCE S03°07'37"W, 363.33 FEET ALONG SAID FLOODPLAIN LINE;

THENCE S18°54'30"W, 116.34 FEET ALONG SAID FLOODPLAIN LINE TO THE **TRUE POINT OF BEGINNING**;

AREA = 31.86 ACRES +/-

PARCEL "B" LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO, LYING EAST OF A 100 YEAR FLOOD PLAIN LINE AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR "THE CITY OF COLORADO SPRINGS COMMUNITY – PANEL NUMBER 0800600754 F" DATED MARCH 17, 1997, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER ¼ CORNER OF SAID SECTION 18, THENCE S89°57'47"W (BASIS OF BEARING), 528.33 FEET ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 18;

THENCE N18°54'30"E, 116.34 FEET ALONG SAID 100 YEAR FLOODPLAIN LINE;

THENCE N03°07'37"E, 363.33 FEET ALONG SAID 100 YEAR FLOODPLAIN LINE;

THENCE N20°26'21"E, 197.55 FEET ALONG SAID 100 YEAR FLOODPLAIN LINE TO A POINT ON THE NORTH LINE OF THE SOUTH ½ OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SAID SECTION 18;

THENCE N89°58'49"E, 401.29 FEET ALONG SAID NORTHLINE TO THE NORTHEAST CORNER OF SAID SOUTH ½ OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SAID SECTION 18;

THENCE S00°02'47"E, 657.76 FEET ALONG THE EAST LINE OF SAID SOUTH ½ OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SAID SECTION 18 TO THE SOUTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.
AREA = 7.14 ACRES +/-

PARCEL "C" LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ¼ CORNER OF SEC 18, THENCE S89°57'47"W (BASIS OF BEARING), 2502.59 FEET ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 18 TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE S89°57'47"W, 197.36 FEET ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 18 TO A POINT BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 18;

THENCE N00°04'01"E, 403.33 FEET ALONG A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 18;

THENCE S89°59'15"E, 196.46 FEET;

THENCE S00°03'38"E, 403.16 FEET TO A POINT BEING ON THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 18 AND THE TRUE POINT OF BEGINNING

AREA = 1.82 ACRES +/-

PROJECT VECTOR COLORADO SPRINGS, COLORADO ZONE CHANGE MAP



EXISTING ZONING:

- EXISTING ZONING:** RPD160 AD AP23 RPT 5
Ordinance No. 63-265
Legal Description:
The eastern 1320 feet of the South 1/4 of the Northwest 1/4 of Section 18, Township 14 South, Range 65 West, containing 20.8 acres.
1. No minimum lot area.
 2. No minimum lot width.
 3. No non-residential or non-residential subdivisions to be allowed to penetrate the 50:1 setback surface to driveway 131/250.
 4. All exterior lighting shall be approved by the Director of Aviation to prevent a hazard to aircraft.
 5. No radio or other antennas which might interfere with aircraft/owner and neighborhood shall be allowed.
 6. All building plans and grading plans must be submitted to the FAA for airport review and compliance with FAR Part 77 criteria prior to issuance of a building permit. Subsequent to the FAA is accomplished by forwarding plans to the Director of Aviation.
 7. A statement holding the City harmless from claims for aircraft noise abatement, emission of fumes and any other damage which might be caused by aircraft, be attached to the zoning system and recorded with same so as to be a burden on the title to the land included in the request.
- Ordinance No. 63-274
Legal Description:
The eastern 1347 feet of the South 1/4 of the Northwest 1/4 of Section 18, Township 14 South, Range 65 West, containing 20.8 acres.
1. No minimum lot area.
 2. No non-residential or non-residential subdivisions to be allowed to penetrate the 50:1 setback surface to driveway 131/250.
 3. All exterior lighting shall be approved by the Director of Aviation to prevent a hazard to aircraft.
 4. No radio or other antennas which might interfere with aircraft/owner and neighborhood shall be allowed.
 5. All building plans and grading plans must be submitted to the FAA for airport review and compliance with FAR Part 77 criteria prior to issuance of a building permit. Subsequent to the FAA is accomplished by forwarding plans to the Director of Aviation.
 6. The Homeowner Community, Subpart 7.1, to the Homeowner Master Plan, be attached to the zoning system and recorded with same so as to be a burden on the title to the land included in the request.
 7. A statement holding the City harmless from claims for aircraft noise abatement, emission of fumes and any other damage which might be caused by aircraft, be attached to the zoning system and recorded with same so as to be a burden on the title to the land included in the request.
 8. No other ground covered of fireworks or combustible liquids.

PROPOSED ZONING:

- PROPOSED ZONING:**
Parcel "A" - APD AD AP23 RPT 5
Parcel "B" - APD AD AP23 RPT 5B
- ### PROPOSED LEGAL DESCRIPTIONS:
- PARCEL "A" LEGAL DESCRIPTION**
A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER 1/4 CORNER OF SEC 18, THENCE S89°57'47"W (BASIS OF BEARING), 523.33 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18 TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE S89°57'47"W, 187.28 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18;
THENCE N40°02'03"W, 402.18 FEET;
THENCE S89°57'47"W, 184.48 FEET TO A POINT BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18;
THENCE N00°04'01"E, 226.24 FEET ALONG A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18;
THENCE S89°57'47"E, 227.28 FEET ALONG THE NORTH LINE OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18 TO A POINT BEING ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18 TO THE TRUE POINT OF BEGINNING (FRM) FOR THE CITY OF COLORADO SPRINGS COMMUNITY - PARCEL NUMBER 000207074 F, DATED MARCH 17, 1997;
THENCE S00°28'21"W, 187.28 FEET ALONG SAID FLOODPLAIN LINE;
THENCE S00°07'37"E, 303.33 FEET ALONG SAID FLOODPLAIN LINE;
THENCE S19°54'00"W, 118.34 FEET ALONG SAID FLOODPLAIN LINE TO THE TRUE POINT OF BEGINNING;
AREA = 21.86 ACRES +/-
- PARCEL "B" LEGAL DESCRIPTION**
A PORTION OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO, LINDING AS FOLLOWS:
COMMENCING AT THE CENTER 1/4 CORNER OF SEC 18, THENCE S89°57'47"W (BASIS OF BEARING), 523.33 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18 TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE S89°57'47"W, 187.28 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18;
THENCE N18°54'30"E, 118.34 FEET ALONG SAID FLOODPLAIN LINE;
THENCE N00°07'37"E, 303.33 FEET ALONG SAID 100 YEAR FLOODPLAIN LINE;
THENCE N00°28'21"E, 187.28 FEET ALONG SAID 100 YEAR FLOODPLAIN LINE TO A POINT ON THE NORTH LINE OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18;
THENCE N69°55'49"E, 401.28 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID SOUTH 1/4 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18;
THENCE S00°02'41"E, 657.78 FEET ALONG THE EAST LINE OF SAID SOUTH 1/4 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18 TO THE SOUTHEAST CORNER THEREOF AND THE POINT OF BEGINNING;
AREA = 7.14 ACRES +/-



Project Vector

Colorado Springs
Airport
STEWART AIRPORT RD

DATE: 06-24-17
PROJECT NO: A-10000
DESIGNED BY: A. J. JONES

ZONING CHANGE MAP

DATE: 06-24-17
PROJECT NO: A-10000
DESIGNED BY: A. J. JONES

COVER

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