

ORDINANCE NO. 22 - 23

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 29.375 ACRES LOCATED AT 777 VONDELPARK DRIVE FROM C6 (GENERAL BUSINESS) TO PUD (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY ATTACHED AND DETACHED, 3.0-6.0 DWELLING UNITS PER ACRE WITH A MAXIMUM BUILDING HEIGHT OF 35 FEET)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

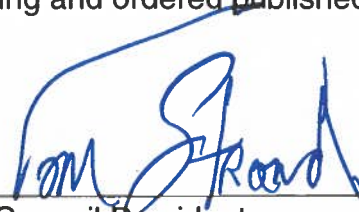
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 29.375 acres located at 777 Vondelpark Drive, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from C6 (General Business) to PUD (Planned Unit Development: Single-family attached and detached, 3.0-6.0 dwelling units per acre with a maximum building height of 35 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 April 2022.

Finally passed: May 10, 2022



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 29.375 ACRES LOCATED AT 777 VONDELPARK DRIVE FROM C6 (GENERAL BUSINESS) TO PUD (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY ATTACHED AND DETACHED, 3.0-6.0 DWELLING UNITS PER ACRE, AND MAXIMUM BUILDING HEIGHT OF 35 FEET)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on April 26, 2022; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 10th day of May 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 10th day of May 2022.



Sarah B. Johnson, City Clerk

1st Publication Date: April 29, 2022

2nd Publication Date: May 13, 2022

Effective Date: May 18, 2022

Initial: SBJ
City Clerk

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 25, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, ALSO DESCRIBED AS:

ALL OF LOT 1, BLOCK 1, CELEBRITY GOLF AND FAMILY FUN CENTER FILING NO. 1 RECORDED UNDER RECEPTION NO. 96017287 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND A PORTION OF UNPLATTED LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658 1996" AT THE CENTER QUARTER CORNER AND BY A CHISELED "X" ON A GRANITE STONE AT THE NORTH QUARTER CORNER, BEING ASSUMED TO BEAR $N00^{\circ}01'33"E$.

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;

THENCE ON THE EASTERLY LINE OF HOLLAND PARK WEST SUBDIVISION FILING NO. 2 RECORDED UNDER RECEPTION NO. 431813 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, $N00^{\circ}11'57"E$ A DISTANCE OF 368.23 FEET;

THENCE CONTINUING ON THE EASTERLY LINE OF SAID SUBDIVISION AND ON THE EASTERLY LINE OF HOLLAND PARK WEST SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 414560, $N39^{\circ}27'08"E$ A DISTANCE OF 640.08 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF VONDELPARK DRIVE, AS SHOWN ON THE PLAT OF CELEBRITY GOLF AND FAMILY FUN CENTER FILING NO. 1 RECORDED UNDER RECEPTION NO. 96017287;

THENCE ON THE SOUTHERLY RIGHT-OF-WAY LINES OF SAID VONDELPARK DRIVE, THE FOLLOWING EIGHT (8) COURSES:

1. $S29^{\circ}20'20"E$ A DISTANCE OF 41.21 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF $29^{\circ}01'24"$ AND AN ARC LENGTH OF 35.46 FEET, TO A POINT OF TANGENT;
3. $S00^{\circ}18'56"E$ A DISTANCE OF 148.26 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF $42^{\circ}11'50"$ AND AN ARC LENGTH OF 95.74 FEET, TO A POINT OF TANGENT;
5. $S42^{\circ}30'46"E$ A DISTANCE OF 71.78 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF $39^{\circ}10'19"$ AND AN ARC LENGTH OF 88.88 FEET, TO A POINT OF TANGENT;
7. $S81^{\circ}41'05"E$ A DISTANCE OF 258.52 FEET;
8. $S36^{\circ}41'05"E$ A DISTANCE OF 36.77 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH CHESTNUT STREET, AS SHOWN ON THE PLAT OF HOLLAND PARK NO. 1-FIRST FILING RECORDED IN PLAT BOOK E-2 AT PAGE 2;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE OF LINE, THE FOLLOWING THREE (3) COURSES:

1. $S08^{\circ}18'55"W$ A DISTANCE OF 62.13 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 357.16 FEET, A CENTRAL ANGLE OF $35^{\circ}00'00"$ AND AN ARC LENGTH OF 218.18 FEET, TO A POINT OF TANGENT;

3. S26°41'05"E A DISTANCE OF 139.18 FEET, TO THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 1, CHESTNUT PARK FILING NO. 2 RECORDED UNDER RECEPTION NO. 214713495;

THENCE ON THE NORTHERLY AND WESTERLY LINES OF SAID LOT 1, THE FOLLOWING THREE (3) COURSES:

1. S88°43'16"W A DISTANCE OF 323.73 FEET;
2. S01°16'44"E A DISTANCE OF 210.00 FEET;
3. S17°56'24"E A DISTANCE OF 156.57 FEET, TO THE NORTHWESTERLY CORNER OF BLOCK 1, SUMAN'S SUBDIVISION RECORDED IN PLAT BOOK J-2 AT PAGE 71;

THENCE ON THE WESTERLY LINE OF SAID SUMAN'S SUBDIVISION, S04°51'28"E A DISTANCE OF 385.07 FEET;

THENCE THE FOLLOWING THREE (3) COURSES:

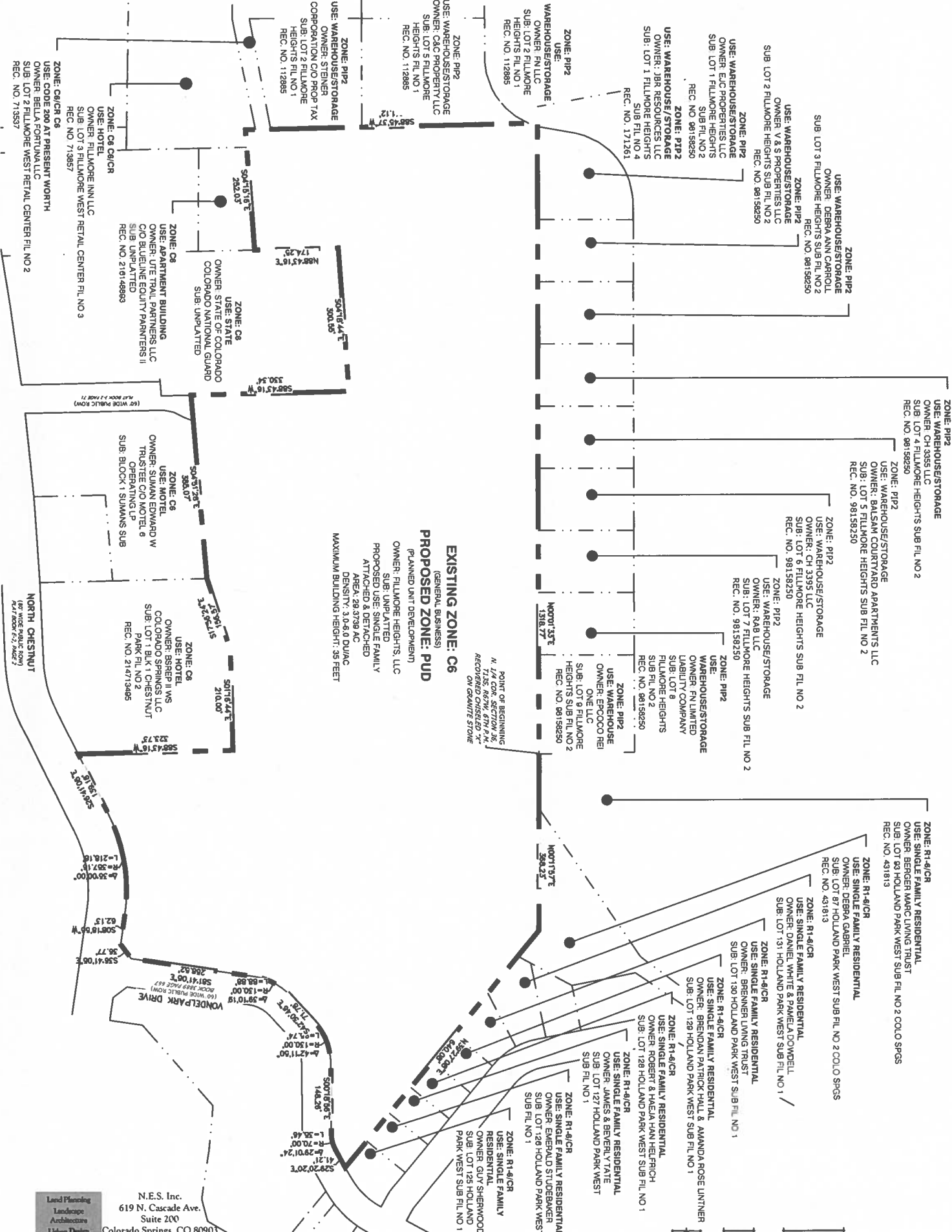
1. S88°43'16"W A DISTANCE OF 330.34 FEET;
2. S04°18'44"E A DISTANCE OF 300.55 FEET;
3. N88°43'16"E A DISTANCE OF 174.25 FEET, TO THE NORTHWESTERLY CORNER OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 216148893;

THENCE ON THE WESTERLY LINE OF SAID PROPERTY AND THE WESTERLY LINE OF LOT 3, FILLMORE WEST RETAIL CENTER FILING NO. 3 RECORDED UNDER RECEPTION NO. 713857, S04°15'16"E A DISTANCE OF 252.03 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID LOT 3;

THENCE ON THE NORTHERLY LINES OF SAID LOT 3, LOT 2, FILLMORE WEST RETAIL CENTER FILING NO. 2 RECORDED UNDER RECEPTION NO. 713537, LOT 2 FILLMORE HEIGHTS FILING NO. 3 RECORDED UNDER RECEPTION NO. 187721 AND LOT 5, FILLMORE HEIGHTS FILING NO. 1 RECORDED UNDER RECEPTION NO. 112885, S88°45'37"W A DISTANCE OF 611.12 FEET, TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36;

THENCE ON SAID WEST LINE, N00°01'33"E A DISTANCE OF 1,318.77 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,279,526 SQUARE FEET OR 29.3739 ACRES.



EXISTING ZONE: C6
 (GENERAL BUSINESS)
PROPOSED ZONE: PUD
 (PLANNED UNIT DEVELOPMENT)

OWNER: FILLMORE HEIGHTS, LLC
 SUB: UNPLATTED
 PROPOSED USE: SINGLE FAMILY ATTACHED & DETACHED
 AREA: 28.3798 AC
 DENSITY: 3.0-6.0 DU/AC
 MAXIMUM BUILDING HEIGHT: 35 FEET

Land Planning
 Landscape
 Architects
 Urban Design

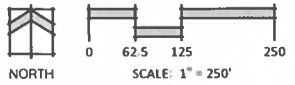
NES

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ELLSTON PARK ZONE CHANGE EXHIBIT B



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