

ORDINANCE NO. 19-67

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 43.72 ACRES LOCATED NORTHEAST OF POWERS BOULEVARD AND DUBLIN BOULEVARD ESTABLISHING THE PUD (PLANNED UNIT DEVELOPMENT: MIXED COMMERCIAL, RESIDENTIAL, RELIGIOUS INSTITUTION, MAXIMUM RESIDENTIAL DENSITY OF 20 DWELLING UNITS PER ACRE, 45-FEET MAXIMUM BUILDING HEIGHT WITH 75-FEET FOR ARCHITECTURAL FEATURES WITH AIRPORT OVERLAY) ZONE

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 the establishment of the PUD (Planned Unit Development: Mixed Commercial, Residential, Religious Institution, maximum residential density of 20 dwelling units per acre, 45-foot maximum building height with 75-foot for architectural features with Airport Overlay) zone district consisting of 43.72 acres located northeast of Powers Boulevard and Dublin Boulevard, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, 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 final adoption 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 be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 24<sup>th</sup> day of September, 2019.

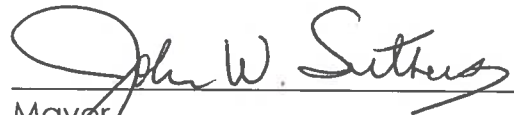
**Finally passed:** October 8<sup>th</sup>, 2019

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

**Mayor's Action:**

- Approved on Oct. 11, 2012.
- Disapproved on \_\_\_\_\_, based on the following objections:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
Mayor

**Council Action After Disapproval:**

- Council did not act to override the Mayor's veto.
- Finally adopted on a vote of \_\_\_\_\_, on \_\_\_\_\_.
- Council action on \_\_\_\_\_ failed to override the Mayor's veto.

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

ATTEST:


  
Sarah B. Johnson, City Clerk  

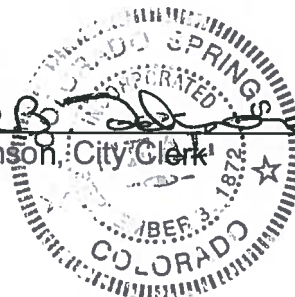

TJF

I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 43.72 ACRES LOCATED NORTHEAST OF POWERS BOULEVARD AND DUBLIN BOULEVARD ESTABLISHING THE PUD (PLANNED UNIT DEVELOPMENT: MIXED COMMERCIAL, RESIDENTIAL, RELIGIOUS INSTITUTION, MAXIMUM RESIDENTIAL DENSITY OF 20 DWELLING UNITS PER ACRE, 45-FEET MAXIMUM BUILDING HEIGHT WITH 75-FEET FOR ARCHITECTURAL FEATURES WITH AIRPORT OVERLAY) ZONE”**

was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on September 24<sup>th</sup>, 2019; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 8<sup>th</sup> day of October, 2019, 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 October, 2019.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: September 27<sup>th</sup>, 2019

2<sup>nd</sup> Publication Date: October 16<sup>th</sup>, 2019

Effective Date: October 21<sup>st</sup>, 2020

Initial: SBJ  
City Clerk



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

JOB NO. 2547.00-02R  
NOVEMBER 12, 2018  
REV MAY 21, 2019  
PAGE 1 OF 2

**LEGAL DESCRIPTION: CHURCH FOR ALL NATIONS REZONE**

A PARCEL OF LAND BEING A PORTION OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE EASTERLY RIGHT OF WAY LINE OF POWERS BOULEVARD, BEING MONUMENTED AT BOTH ENDS BY A 1 1/2" ALUMINUM SURVEYORS CAP STAMPED 'DB CO PLS 22573" IS ASSUMED TO BEAR N00°02'14"W, A DISTANCE OF 281.72 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202129124, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING A POINT ON CURVE, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF POWERS BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON SAID EASTERLY BOUNDARY OF POWERS BOULEVARD THE FOLLOWING (9) NINE COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N00°02'13"W, HAVING A DELTA OF 89°59'56", A RADIUS OF 100.00 FEET AND A DISTANCE OF 157.08 FEET TO A POINT OF TANGENT;
2. N00°02'14"W, A DISTANCE OF 281.72 FEET;
3. N00°02'15"W, A DISTANCE OF 199.33 FEET;
4. N00°03'05"W, A DISTANCE OF 180.68 FEET;
5. N00°07'03"W, A DISTANCE OF 168.08 FEET;
6. N02°35'20"W, A DISTANCE OF 250.35 FEET;
7. N00°22'45"W, A DISTANCE OF 196.80 FEET TO A POINT ON CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S87°46'13"W, HAVING A DELTA OF 05°04'34", A RADIUS OF 2575.00 FEET AND A DISTANCE OF 228.13 FEET TO A POINT OF TANGENT;
9. N07°18'22"W, A DISTANCE OF 72.00 FEET TO THE SOUTHWESTERLY CORNER OF TEMPLETON ANNEXATION NO. 2 RECORDED UNDER RECEPTION NO. 208712804;

THENCE S82°47'10"E, ON THE SOUTHERLY BOUNDARY OF SAID TEMPLETON ANNEXATION NO. 2, A DISTANCE OF 1582.70 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208136391;

THENCE ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208136391, THE FOLLOWING (3) THREE COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N84°40'44"W, HAVING A DELTA OF 24°39'38", A RADIUS OF 651.50 FEET AND A DISTANCE OF 280.41 FEET TO A POINT OF TANGENT;
2. S29°58'55"W, A DISTANCE OF 54.83 FEET;
3. S60°01'05"E, A DISTANCE OF 7.50 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF TEMPLETON GAP ROAD;

THENCE S29°56'56"W, ON SAID WESTERLY RIGHT OF WAY LINE, AND THE WESTERLY BOUNDARY OF TUTT CORNERS RIGHT OF WAY VACATION RECORDED UNDER RECEPTION NO. 216029685, A DISTANCE OF 1389.63 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ANNEXATION PLAT OF STETSON HILLS MASTER PLAN - PHASE II RECORDED UNDER RECEPTION NO. 202004228;

THENCE S89°57'49"W, ON SAID NORTHERLY BOUNDARY, A DISTANCE OF 180.70 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202129124;

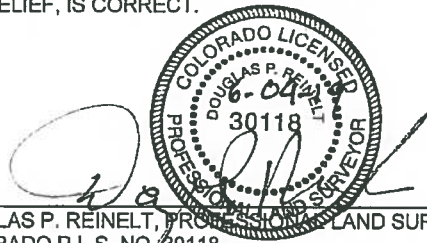
THENCE ON SAID NORTHERLY BOUNDARY, THE FOLLOWING (3) THREE COURSES:

1. N75°21'28"W, A DISTANCE OF 30.53 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 14°40'45", A RADIUS OF 1120.00 FEET AND A DISTANCE OF 286.94 FEET TO A POINT OF TANGENT;
3. S89°57'47"W, A DISTANCE OF 135.47 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 43.717 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 WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

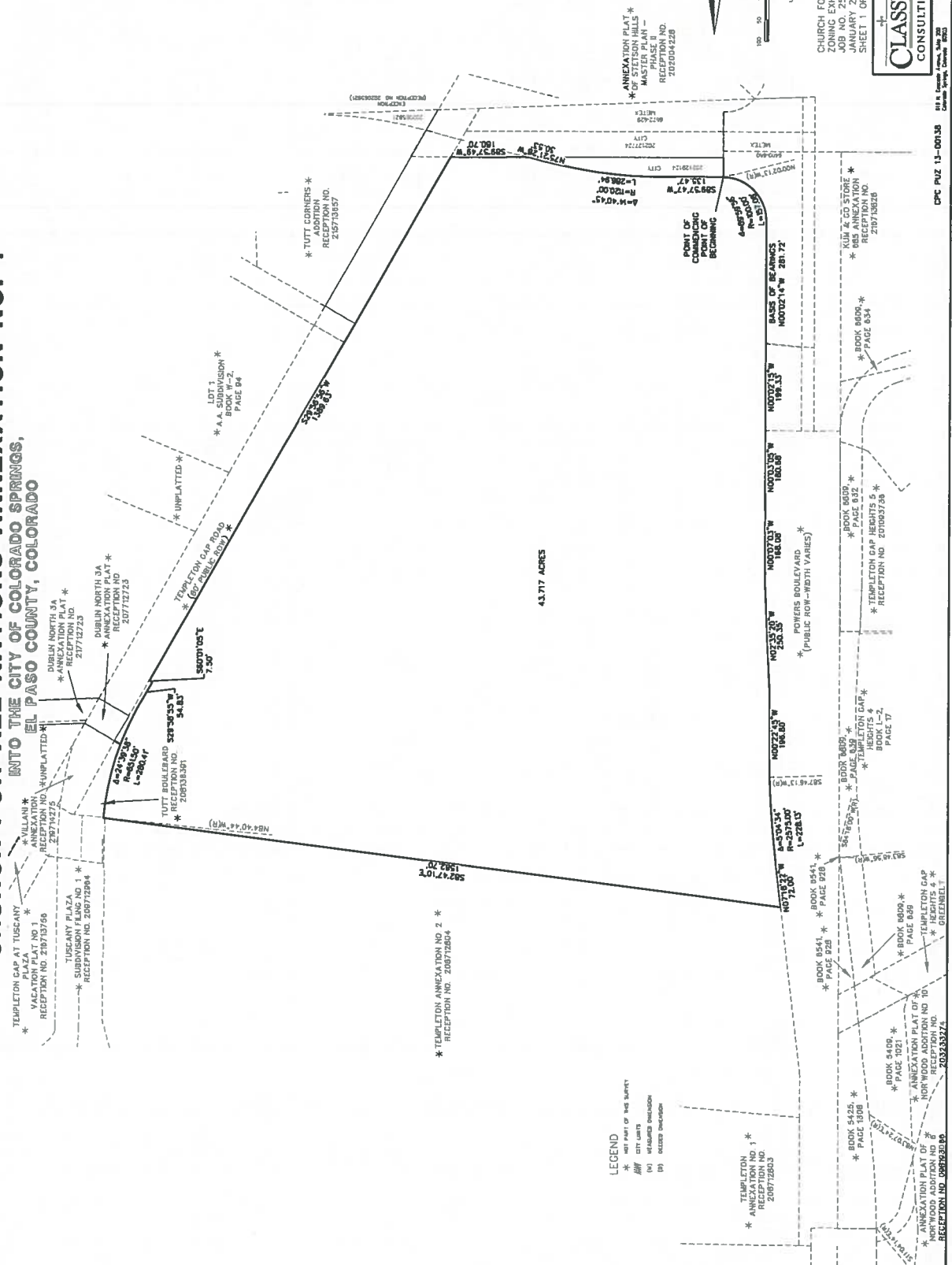


DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING,  
ENGINEERS AND SURVEYORS, LLC.

JUNE 06 2019  
DATE

# ZONING EXHIBIT CHURCH FOR ALL NATIONS ANNEXATION NO. 1 INTO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

41.77 ACRES



- LEGEND**
- (S) CITY LIMITS OF THIS SURVEY
  - (M) CITY LIMITS
  - (O) UNPLATTED OVERLAP
  - (P) UNPLATTED OVERLAP



CHURCH FOR ALL NATIONS  
ZONING EXHIBIT - ANNEXATION NO. 1  
JANUARY 28, 2019  
SHEET 1 OF 1



814 S. Douglas Avenue, Suite 202  
Colorado Springs, Colorado 80903  
CPC PIZ 13-00138  
11/17/18-07/19  
11/17/18-07/19

**EXHIBIT B**