

## ORDINANCE NO. 20-18

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 42.9 ACRES LOCATED AT THE END OF PIKES PEAK AVENUE EAST OF ACADEMY BOULEVARD FROM R1-6/DF/AO (SINGLE-FAMILY RESIDENTIAL WITH DESIGN FLEXIBILITY AND AIRPORT OVERLAY), M-1/AO/APZ1 (LIGHT INDUSTRIAL WITH AIRPORT OVERLAY AND ACCIDENT POTENTIAL ZONE 1) AND PIP-2/AO/APZ1 (PLANNED INDUSTRIAL PARK 2 WITH AIRPORT OVERLAY AND ACCIDENT POTENTIAL ZONE 1) TO PUD/AO/APZ1 (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY ATTACHED AND DETACHED, 3.5-7.99 DWELLING UNITS PER ACRE, 35-FOOT MAXIMUM BUILDING HEIGHT WITH AIRPORT OVERLAY AND ACCIDENT POTENTIAL ZONE 1)

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 42.9 acres located at the end of Pikes Peak Avenue east of Academy Boulevard, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R1-6/DF/AO (Single-family residential with design flexibility and airport overlay), M-1/AO/APZ1 (Light industrial with airport overlay and accident potential zone 1) and PIP-2/AO/APZ1 (Planned Industrial Park 2 with airport overlay and accident potential zone 1) to PUD/AO/APZ1 (Planned Unit Development: Single-family residential attached and detached, 3.5-7.99 dwelling units per acre, 35-foot maximum building height with airport overlay and accident potential zone 1), 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 10<sup>th</sup> day of March, 2020.

**Finally passed:** March 24<sup>th</sup>, 2020

  
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Council President

ATTEST:

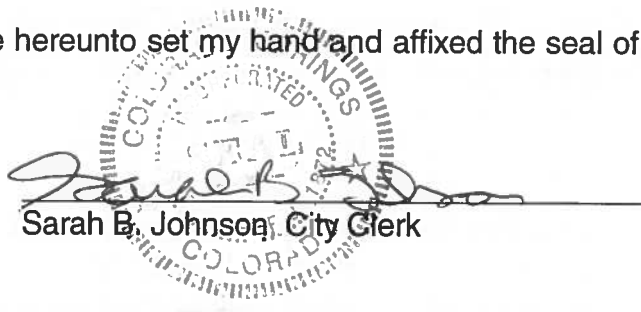


Sarah B. Johnson, City Clerk



I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 42.9 ACRES LOCATED AT THE END OF PIKES PEAK AVENUE EAST OF ACADEMY BOULEVARD FROM R1-6/DF/AO (SINGLE-FAMILY RESIDENTIAL WITH DESIGN FLEXIBILITY AND AIRPORT OVERLAY), M-1/AO/APZ1 (LIGHT INDUSTRIAL WITH AIRPORT OVERLAY AND ACCIDENT POTENTIAL ZONE 1) AND PIP-2/AO/APZ1 (PLANNED INDUSTRIAL PARK 2 WITH AIRPORT OVERLAY AND ACCIDENT POTENTIAL ZONE 1) TO PUD/AO/APZ1 (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY ATTACHED AND DETACHED, 3.5-7.99 DWELLING UNITS PER ACRE, 35-FOOT MAXIMUM BUILDING HEIGHT WITH AIRPORT OVERLAY AND ACCIDENT POTENTIAL ZONE 1)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on March 10<sup>th</sup>, 2020; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 24<sup>th</sup> day of March, 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 24<sup>th</sup> day of March, 2020.



Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: March 13<sup>th</sup>, 2020

2<sup>nd</sup> Publication Date: March 27<sup>th</sup>, 2020

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

Initial: SBJ  
City Clerk



1800 38<sup>th</sup> St. • Boulder, CO 80301 • 303-442-4338 • 303-442-4373 fax  
3 South 7th St. • Colorado Springs, CO 80905 • 719-260-0887 • 719-260-8352 fax  
710 11th Street, Suite L-45, Greeley, CO 80631 • 970-351-0645

December 17, 2019

DBC Project: 21150-00

**LEGAL DESCRIPTION- PIKES PEAK HEIGHTS P.U.D. ZONE**

**PARCEL A**

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 13, T14S, R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 13 AND CONSIDERING THE WEST LINE OF SAID NW 1/4 TO BEAR N00°24'39" W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE N 00°24'39" W, 1084.27 FEET ALONG SAID WEST LINE;

THENCE N 89°35'21" E, 40.00 FEET; THENCE S 00°24'39" E, 13.28 FEET; THENCE S 04°09'47" W, 51.33 FEET; THENCE S 32°05'21" E, 217.26 FEET; THENCE S 00°24'39" E, 305.37 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY 128.02 FEET, ALONG THE ARC OF SAID NON-TANGENT CURVE, SAID ARC HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 26°40'24", AND BEING SUBTENDED BY A CHORD THAT BEARS S 13°20'40" E, 126.87 FEET;

THENCE S 85°24'39" E, 360.89 FEET; THENCE N 88°52'39" E, 204.80 FEET;

THENCE S 69°54'23" E, 32.63 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE 34.09 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 16°58'57", AND BEING SUBTENDED BY A CHORD THAT BEARS S 61°24'54" E, 33.96 FEET;

THENCE S 52°55'26" E, 38.97 FEET; THENCE N 37°08'58" E, 82.01 FEET; THENCE S 51°13'57" E, 162.38 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE ALONG THE ARC OF A SAID NON-TANGENT CURVE 338.39 FEET TO THE WEST LINE OF THAT TRACT OF LAND AS DESCRIBED IN THAT DOCUMENT RECORDED AT BOOK 1682, PAGE 598 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, SAID ARC HAVING A RADIUS OF 504.00 FEET, A CENTRAL ANGLE OF 38°28'08", AND BEING SUBTENDED BY A CHORD THAT BEARS S 57°34'10" E, 332.07 FEET;

THENCE S00°24'51"E, 188.76 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID NW 1/4 OF SECTION 13;

THENCE S 86°48'49" E, 30.06 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 13;

THENCE S 00°24'40" E, 255.32 FEET ALONG THE EAST LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 13; THENCE S 59°48'05" W, 210.98 FEET; THENCE S 48°06'35" W, 101.55 FEET; THENCE S 23°38'22" W, 48.07 FEET; THENCE S 06°48'15" W, 116.17 FEET; THENCE S 25°11'55" W, 72.04 FEET; THENCE S 45°58'52" W, 216.16 FEET; THENCE S 49°46'11" W, 232.28 FEET; THENCE S 62°52'18" W, 114.03 FEET; THENCE S 31°27'29" W, 98.30 FEET; THENCE S 41°35'58" W, 59.55 FEET; THENCE S 27°26'20" W, 108.38 FEET; THENCE S 25°38'35" W, 77.74 FEET; THENCE N 77°23'16" W, 55.12 FEET; THENCE S 00°25'33" E, 64.79 FEET; THENCE S 49°35'44" W, 427.43 FEET TO THE WEST LINE OF THE SW 1/4 OF SAID SECTION 13; THENCE N 00°24'16" W, 386.77 FEET ALONG SAID WEST LINE TO THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 13; THENCE CONTINUING ALONG SAID WEST LINE N 00°24'16" W, 1317.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 42.965 ACRES OR 1,871,560 SQUARE FEET, MORE OR LESS.

### PARCEL B

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 13, T14S, R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 13 AND CONSIDERING THE WEST LINE OF SAID NW 1/4 TO BEAR N00°24'39" W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE S86°48'49"E, 1351.43 FEET ALONG THE SOUTH LINE OF SAID NW 1/4 TO EAST LINE OF THAT TRACT OF LAND AS DESCRIBED IN THAT DOCUMENT RECORDED AT BOOK 1682, PAGE 599 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, AND THE POINT OF BEGINNING;

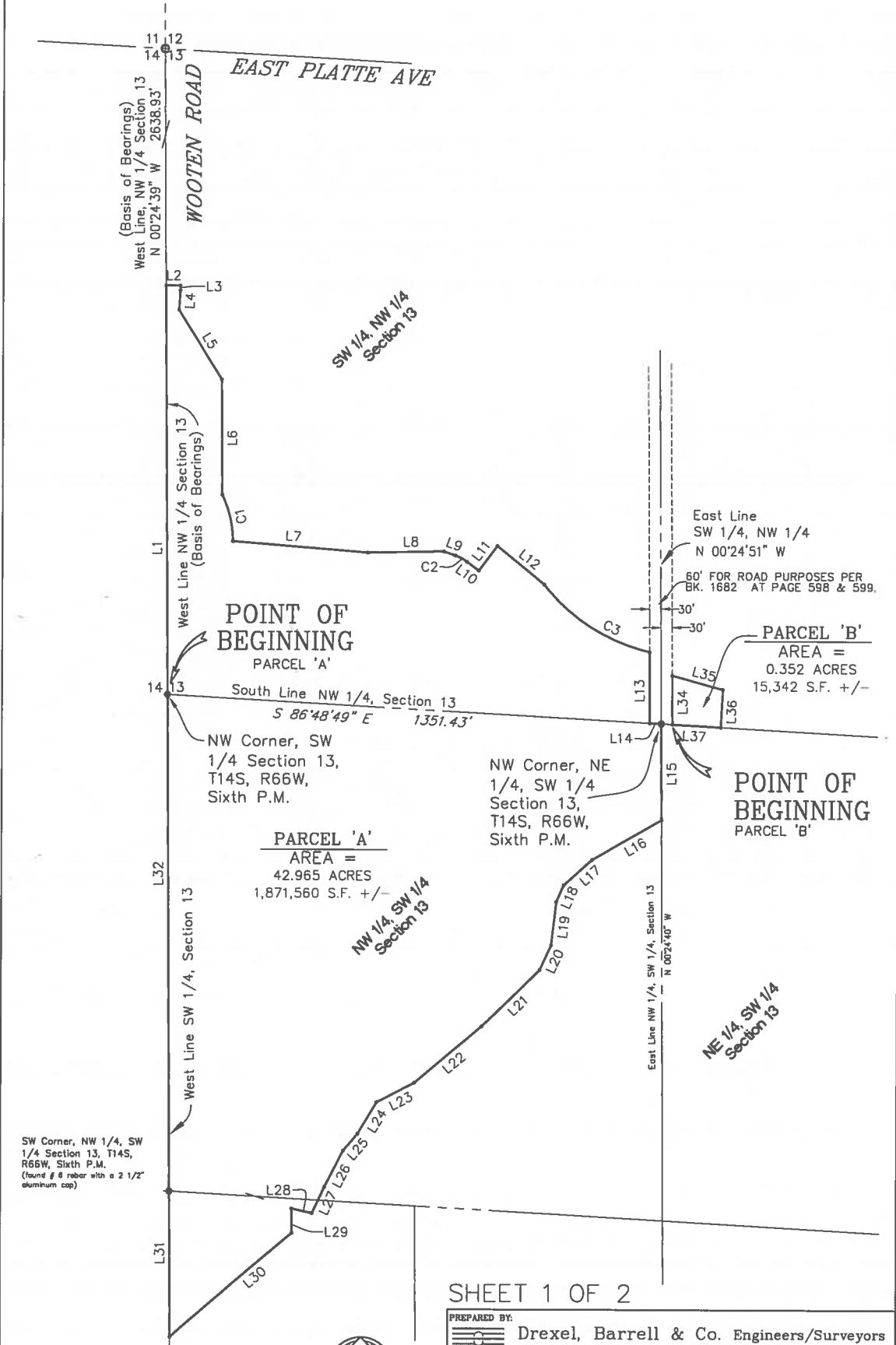
THENCE N0°24'51"W, 130.00 FEET ALONG SAID EAST LINE; THENCE S74°39'53"E, 141.33 FEET; THENCE S03°11'11"W, 100.00 FEET TO THE SOUTH LINE OF SAID NW 1/4 OF SECTION 13; THENCE N86°48'49"W, 130.00 FEET ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 15,342 SQUARE FEET (0.352 ACRES), MORE OR LESS.

JOHN C. DAY PLS 29413  
FOR AND ON BEHALF OF  
DREXEL, BARRELL & CO.  
3 SOUTH 7<sup>TH</sup> STREET  
COLORADO SPRINGS, COLORADO 80905



# EXHIBIT PIKES PEAK HEIGHTS P.U.D. ZONE



SHEET 1 OF 2

NOTE: THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



SCALE: 1" = 300'

<b>PREPARED BY:</b> <b>Drexel, Barrell &amp; Co. Engineers/Surveyors</b> 3 SOUTH 7TH STREET COLORADO SPRINGS, COLORADO 80905 (719)260-0887 1800 38TH STREET BOULDER, COLORADO 80501 (303)442-4336 710 11TH AVE, SUITE L-45 GREELEY, COLORADO 80631 (971)361-0845			
Revisions - Date	Date	Drawn By	Job No.
	12/17/19	GES	21150-00
	Scale	Checked By	Drawing No.
	1" = 300'	JCD	Z_M EXH

**EXHIBIT B**

# EXHIBIT

## PIKES PEAK HEIGHTS P.U.D. ZONE

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°24'39" W	1084.27'	L20	S 25°11'55" W	72.04'
L2	S 89°35'21" W	40.00'	L21	S 45°58'52" W	216.16'
L3	S 00°24'39" E	13.28'	L22	S 49°46'11" W	232.28'
L4	S 04°09'47" W	51.33'	L23	S 62°52'18" W	114.03'
L5	S 32°05'21" E	217.26'	L24	S 31°27'29" W	98.30'
L6	S 00°24'39" E	305.37'	L25	S 41°35'58" W	59.55'
L7	S 85°24'39" E	360.89'	L26	S 27°26'20" W	108.38'
L8	N 88°52'39" E	204.80'	L27	S 25°38'35" W	77.74'
L9	S 69°54'23" E	32.63'	L28	N 77°23'16" W	55.12'
L10	S 52°55'26" E	38.97'	L29	S 00°25'33" E	64.79'
L11	N 37°08'58" E	82.01'	L30	S 49°35'45" W	427.43'
L12	S 51°13'57" E	162.38'	L31	N 00°24'16" W	386.77'
L13	S 00°24'51" E	188.76'	L32	N 00°24'16" W	1317.22'
L14	S 86°48'49" E	30.06'	L34	N 00°24'51" W	130.00'
L15	S 00°24'40" E	255.32'	L35	S 74°39'53" E	141.33'
L16	S 59°48'05" W	210.98'	L36	S 03°11'11" W	100.00'
L17	S 48°06'35" W	101.55'	L37	N 86°48'49" W	130.00'
L18	S 23°38'22" W	48.07'			
L19	S 06°48'15" W	116.17'			

CURVE TABLE				
CURVE	CENTRAL ANGLE	LENGTH	RADIUS	CHORD
C1	26°40'24"	128.02'	275.00'	S 13°20'40" E 126.87
C2	16°58'57"	34.09'	115.00'	S 61°24'54" E 33.96
C3	38°28'08"	338.39'	504.00'	S 57°34'10" E 332.07

SHEET 2 OF 2

NOTE: THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

<b>Drexel, Barrell &amp; Co. Engineers/Surveyors</b> 3 SOUTH 7TH STREET COLORADO SPRINGS, COLORADO 80905 (719)260-0987 1800 38TH STREET BOULDER, COLORADO 80301 (303)442-4336 710 11TH AVE, SUITE L-45 GREELEY, COLORADO 80631 (971)351-0645			
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	12/17/19	GES	21150-00
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EXHIBIT B