

ORDINANCE NO. 21-30

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 5.07 ACRES LOCATED AT SILVERSTONE TERRACE AND VILLA LORENZO DRIVE FROM PIP1/PUD/HS (PLANNED INDUSTRIAL PARK AND PLANNED UNIT DEVELOPMENT WITH HILLSIDE OVERLAY) TO PUD/HS (PLANNED UNIT DEVELOPMENT: RESIDENTIAL [SINGLE-FAMILY ATTACHED AND TOWNHOUSE], 3.5-7.99 DWELLING UNITS PER ACRE AND MAXIMUM BUILDING HEIGHT OF 35-FEET WITH HILLSIDE 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 5.07 acres located at Silverstone Terrace and Villa Lorenzo Drive, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PIP1/PUD/HS (Planned Industrial Park and Planned Unit Development with Hillside Overlay) to PUD/HS (Planned Unit Development: Residential (Single-Family attached and Townhouse), 3.5-7.99 dwelling units per acre and maximum building height of 35-feet with Hillside Overlay), 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 23rd day of February 2021.

Finally passed: March 9th 2021



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 5.07 ACRES LOCATED AT SILVERSTONE TERRACE AND VILLA LORENZO DRIVE FROM PIP1/PUD/HS (PLANNED INDUSTRIAL PARK AND PLANNED UNIT DEVELOPMENT WITH HILLSIDE OVERLAY) TO PUD/HS (PLANNED UNIT DEVELOPMENT: RESIDENTIAL [SINGLE-FAMILY ATTACHED AND TOWNHOUSE], 3.5-7.99 DWELLING UNITS PER ACRE AND MAXIMUM BUILDING HEIGHT OF 35-FEET WITH HILLSIDE OVERLAY)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on February 23rd, 2021; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 9th day of March 2021, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Gazette on March 12th, 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 9th day of March 2021.


Sarah B. Johnson, City Clerk



1st Publication Date: March 1st, 2021
2nd Publication Date: March 12th, 2021

Effective Date: March 17th, 2021

Initial: SBS
City Clerk

Zone Change Legal Description Exhibit A

Parcel A:

All of Lot 1, NICHOLS OFFICE PARK FILING NO. 2, recorded December 20, 2000 under Reception No. 200152783

Together with

A portion of Parcel C, described in that Deed of Trust recorded under Reception No. 216130267, November 9, 2016 in the Official Records of El Paso County, Colorado.

Parcel B:

The parcel described in that Warranty Deed recorded under Reception No. 218139689, December 4, 2018 in the Official Records of El Paso County, Colorado.

All being a portion of the SW1/4 of Section 14, Township 13 South, Range 67 West of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado, being further surveyed as follows:

Beginning at the northwest corner of Lot 1, Nichols Office Park Filing No. 2, recorded December 20, 2000 under Reception No. 200152783; thence N71°51'24"E, along the north line of said Lot 1, (Bearings are relative to the northwest line of the Lot 1, NICHOLS OFFICE PARK FILING NO. 2, recorded December 20, 2000 under Reception No. 200152783, being monumented at the southwest end by a Found 1 1/2" aluminum cap, stamped 17502, flush with grade, and at the northeast end by set No. 5 rebar with a 1 1/4" green plastic cap, stamped, "PLS 38245", flush with grade having a calculated bearing and distance of N71°51'24"E, 313.95 feet), a distance of 313.95 feet to the northeast corner of said lot, also being a point on the west right-of-way line of Silverstone Terrace; thence along said right-of-way line, the following four (4) courses:

1. along the arc of a non-tangent curve to the left, whose center bears S86°37'12"E, having a radius of 330.00 feet, a central angle of 28°07'42", a distance of 162.01 feet;
2. S24°44'54"E, a distance of 98.23 feet;
3. along the arc of a non-tangent curve to the right, whose center bears S65°17'49"W, having a radius of 300.00 feet, a central angle of 54°03'45", a distance of 283.07 feet;
4. along a reverse curve to the left, whose center bears S60°48'09"E, having a radius of 534.81 feet, a central angle of 01°12'07", a distance of 11.22 feet;

thence leaving said right-of-way line, along the following ten (10) courses:

1. N85°32'48"W, a distance of 150.78 feet;
2. N04°24'58"E, a distance of 3.58 feet;
3. N85°35'02"W, a distance of 76.20 feet;
4. S04°24'58"W, a distance of 3.68 feet;
5. N85°35'02"W, a distance of 45.00 feet;
6. S04°24'58"W, a distance of 23.48 feet;
7. N85°36'45"W, a distance of 158.51 feet;
8. N14°31'02"E, a distance of 115.59 feet;
9. N08°27'42"W, a distance of 90.94 feet;
10. N68°03'32"W, a distance of 191.23 feet, to a point on the east line of Mountain Shadows Open Space, Reception No. 2408366;

thence N30°35'05"W, along said east line, a distance of 67.87 feet; thence N71°51'24"E, leaving said east line, a distance of 288.96 feet, to the POINT OF BEGINNING.

Containing a calculated area of 220,852 Sq. Ft. or 5.070 acres, more or less.

