

ORDINANCE NO. 17-89

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 44.71 ACRES LOCATED NORTHWEST OF THE OLD RANCH ROAD AND CHAPEL RIDGE DRIVE INTERSECTION FROM A (AGRICULTURAL) AND R1-6000 (SINGLE-FAMILY DETACHED RESIDENTIAL) TO PUD (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY DETACHED RESIDENTIAL; MAXIMUM DENSITY OF 2.3 DWELLING UNITS PER ACRE; AND 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 44.71 acres located northwest of the Old Ranch Road and Chapel Ridge Drive intersection, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from A (Agricultural) and R1-6000 (Single-Family Residential) to PUD (Planned Unit Development; Single-Family Detached Residential; Maximum Density of 2.3 Dwelling Units per Acre; and 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 September 2017.

Finally passed: October 10th, 2017



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 44.71 ACRES LOCATED NORTHWEST OF THE OLD RANCH ROAD AND CHAPEL RIDGE DRIVE INTERSECTION FROM A (AGRICULTURAL) AND R1-6000 (SINGLE-FAMILY DETACHED RESIDENTIAL) TO PUD (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY DETACHED RESIDENTIAL; MAXIMUM DENSITY OF 2.3 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 September 26th, 2017; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 10th day of October, 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 10th day of October, 2017.


Sarah B. Johnson, City Clerk



1st Publication Date: September 29th, 2017

2nd Publication Date: October 13th, 2017

Effective Date: October 18th, 2017

Initial: SBT
City Clerk



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Colorado Springs, Colorado 80919 (719) 785-0799(Fax)

JOB NO. 2275.20-01
JUNE 30, 2016
PAGE 1 OF 3

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5301 AT PAGE 824, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5301 AT PAGE 824, BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "JR ENG LS #10377" AND AT THE EASTERLY END, AT THE NORTHWESTERLY CORNER OF BISON RIDGE AT KETTLE CREEK FILING NO. 2 RECORDED UNDER RECEPTION NO. 204210396, BY A NO. 3 REBAR, IS ASSUMED TO BEAR N89°06'30"E, A DISTANCE OF 1041.34 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5301 AT PAGE 824, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N89°06'30"E, ON THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND DESCRIBED IN BOOK 5301 AT PAGE 824, A DISTANCE OF 1041.34 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF CHAPEL RIDGE DRIVE AS PLATTED IN BISON RIDGE AT KETTLE CREEK FILING NO. 2 RECORDED UNDER RECEPTION NO. 204210396, SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID BISON RIDGE AT KETTLE CREEK FILING NO. 2;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID CHAPEL RIDGE DRIVE THE FOLLOWING (2) TWO COURSES;

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S78°17'06"W, HAVING A DELTA OF 14°27'54", A RADIUS OF 717.00 FEET AND A DISTANCE OF 181.02 FEET TO A POINT OF TANGENT;
2. S02°45'00"W, A DISTANCE OF 128.09 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF RHINESTONE DRIVE AS PLATTED IN BISON RIDGE WASTEWATER PUMP STATION FILING NO. 1 RECORDED UNDER RECEPTION NO. 204201397;

THENCE ON SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING (7) SEVEN COURSES;

1. N87°15'00"W, A DISTANCE OF 51.16 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 35°33'13", A RADIUS OF 175.00 FEET AND A DISTANCE OF 108.59 FEET TO A POINT OF TANGENT;
3. N51°41'47"W, A DISTANCE OF 33.61 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 96°43'09", A RADIUS OF 225.00 FEET AND A DISTANCE OF 379.82 FEET TO A POINT OF TANGENT;
5. S31°35'04"W, A DISTANCE OF 238.44 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 21°37'31", A RADIUS OF 15.00 FEET AND A DISTANCE OF 5.66 FEET TO A POINT OF REVERSE CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 58°01'23", A RADIUS OF 50.00 FEET AND A DISTANCE OF 50.63 FEET TO POINT ON CURVE, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 1 AS PLATTED IN SAID BISON RIDGE WASTEWATER PUMP STATION FILING NO. 1;

TENCE ON THE NORTHERLY, WESTERLY, SOUTHERLY AND EASTERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING (6) SIX COURSES;

1. S67°43'45"W, A DISTANCE OF 105.63 FEET;
2. N70°59'15"W, A DISTANCE OF 97.26 FEET;
3. S19°00'45"W, A DISTANCE OF 120.00 FEET;
4. S70°59'15"E, A DISTANCE OF 120.00 FEET;
5. N19°00'45"E, A DISTANCE OF 100.04 FEET;
6. N67°43'45"E, A DISTANCE OF 101.71 FEET TO A POINT ON CURVE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID RHINESTONE DRIVE;

TENCE ON SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING (7) SEVEN COURSES;

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N50°16'17"E, HAVING A DELTA OF 181°09'36", A RADIUS OF 50.00 FEET AND A DISTANCE OF 158.09 FEET TO A POINT OF REVERSE CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 72°28'23", A RADIUS OF 15.00 FEET AND A DISTANCE OF 18.97 FEET TO A POINT OF TANGENT;
3. N31°35'04"E, A DISTANCE OF 200.41 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 96°43'09", A RADIUS OF 175.00 FEET AND A DISTANCE OF 295.41 FEET TO A POINT OF TANGENT;
5. S51°41'47"E, A DISTANCE OF 33.61 FEET TO A POINT OF CURVE
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 35°33'13", A RADIUS OF 225.00 FEET AND A DISTANCE OF 139.62 FEET TO A POINT OF TANGENT;
7. S87°15'00"E, A DISTANCE OF 51.16 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CHAPEL RIDGE DRIVE AS PLATTED IN SAID BISON RIDGE WASTEWATER PUMP STATION FILING NO. 1;

TENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING (2) TWO COURSES;

1. S02°45'00"W, A DISTANCE OF 105.64 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 16°57'06", A RADIUS OF 1249.00 FEET AND A DISTANCE OF 369.53 FEET TO A POINT OF COMPOUND CURVE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID CHAPEL RIDGE DRIVE, BEING ALSO THE NORTHWESTERLY CORNER OF CHAPEL RIDGE DRIVE AS PLATTED IN BISON RIDGE AT KETTLE CREEK FILING NO. 1 RECORDED UNDER RECEPTION NO. 204068973;

TENCE ON WESTERLY RIGHT OF WAY LINE OF SAID CHAPEL RIDGE DRIVE THE FOLLOWING (2) TWO COURSES;

1. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 08°47'16", A RADIUS OF 1249.00 AND A DISTANCE OF 191.56 FEET TO A POINT OF COMPOUND CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 19°22'15", A RADIUS OF 723.00 FEET AND A DISTANCE OF 244.43 FEET TO A POINT ON CURVE SAID POINT BEING THE NORTHERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 210039227;

TENCE ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 210039227 THE FOLLOWING (4) FOUR COURSES;

1. S47°40'00"W, A DISTANCE OF 104.03 FEET;
2. S30°00'00"E, A DISTANCE OF 222.00 FEET;
3. S39°50'00"W, A DISTANCE OF 296.43 FEET;
4. S05°06'19"W, A DISTANCE OF 146.38 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF TRACT A AS PLATTED IN SAID BISON RIDGE A KETTLE CREEK FILING NO. 1;

TENCE ON THE BOUNDARY OF SAID TRACT A THE FOLLOWING (2) TWO COURSES;

1. N84°53'45"W, A DISTANCE OF 172.97 FEET;
2. S05°06'19"W, A DISTANCE OF 11.08 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF OLD RANCH ROAD;

THENCE ON SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING (3) THREE COURSES;

1. N84°53'21"W, A DISTANCE OF 102.59 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 16°25'23", A RADIUS OF 1580.00 FEET AND A DISTANCE OF 452.89 FEET TO A POINT OF TANGENT;
3. S78°41'16"W, A DISTANCE OF 218.52 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208033078;

THENCE ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208033078 THE FOLLOWING (2) TWO COURSES;

1. N01°03'06"W, A DISTANCE OF 195.48 FEET;
2. N45°25'31"W, A DISTANCE OF 188.13 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5301 AT PAGE 824;

THENCE N00°52'52"W, ON SAID WESTERLY BOUNDARY, A DISTANCE OF 1561.91 FEET TO THE POINT OF BEGINNING.

CONTAINING A GROSS CALCULATED AREA OF 44.880 ACRES.

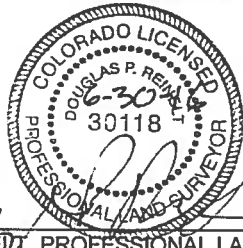
EXCEPTING THEREFROM THAT PARCEL OF LAND DESCRIBED IN BOOK 2917, AT PAGE 142 RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 0.168 ACRES

CONTAINING A NET CALCULATED AREA OF 44.712 ACRES

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A 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.



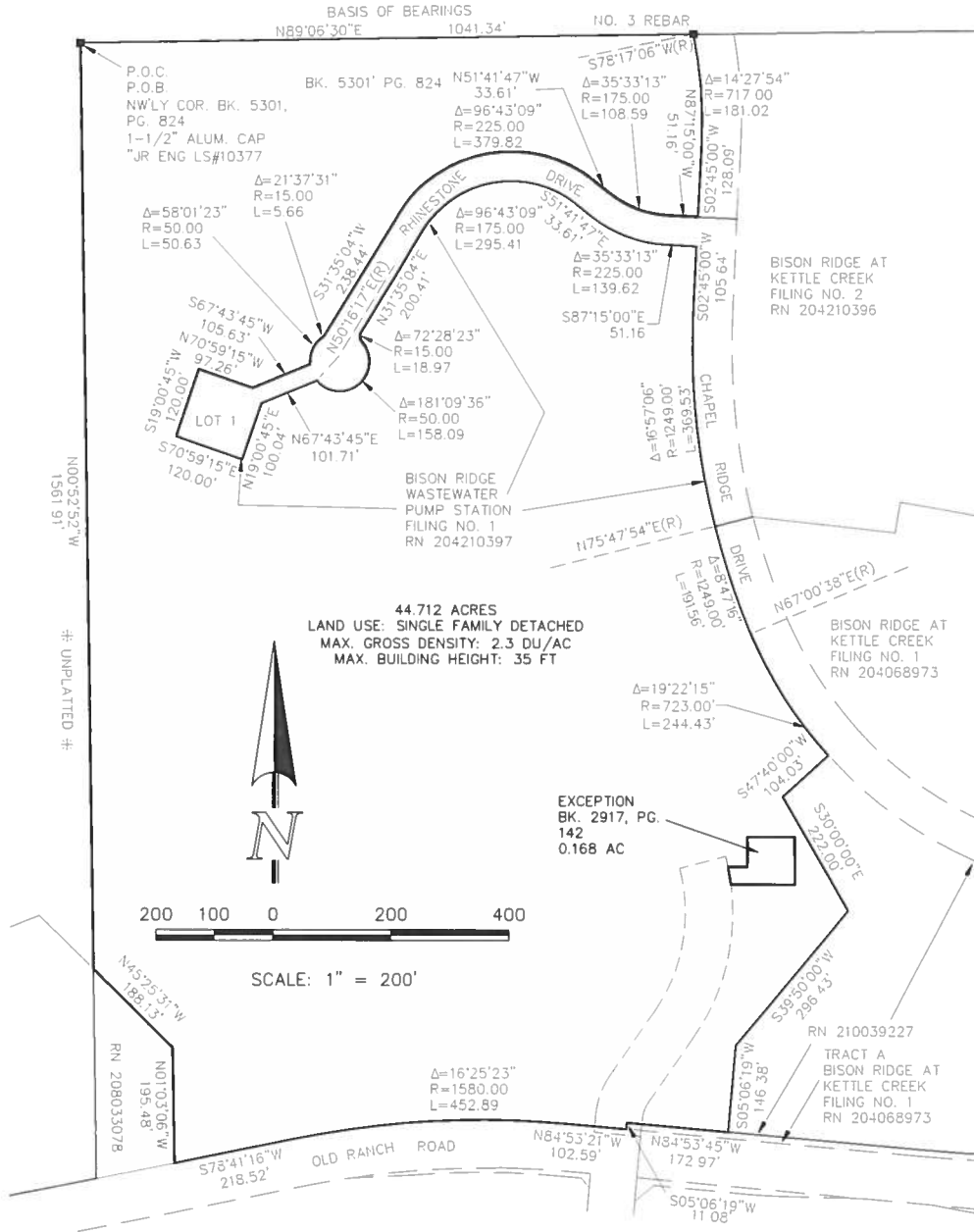
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC.

JUNE 30, 2016
DATE



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

BISON RIDGE
 AT KETTLE CREEK
 WEST REZONE
 JOB NO. 2275.20-01
 SHEET 1 OF 1
 JANUARY 31, 2017



CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

CPC PUZ 17-00013

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FIGURE 1 - Bison Ridge

EXHIBIT B