

ORDINANCE NO. 22 - 60

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 20.26 ACRES LOCATED WEST OF SOUTH CHELTON ROAD ALONG THE NORTH AND SOUTH SIDE OF HANCOCK EXPRESSWAY FROM PUD/PUD/OC/CR/PBC/AO (PLANNED UNIT DEVELOPMENT: TOWNHOMES, 30-FOOT MAXIMUM BUILDING HEIGHT WITH 15 DWELLING UNITS PER ACRE; PLANNED UNIT DEVELOPMENT: TOWNHOMES, 35-FOOT MAXIMUM BUILDING HEIGHT, 11.668 DWELLING UNITS PER ACRE WITH NAVIGATION PRESERVATION OVERLAY; OFFICE COMPLEX WITH AIRPORT OVERLAY; AND PLANNED BUSINESS CENTER WITH AIRPORT OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT: COMMUNITY COMMERCIAL, 20,000 SQUARE FOOT MAXIMUM, AND 45-FOOT MAXIMUM BUILDING HEIGHT; RESIDENTIAL VERY HIGH, 25 DWELLING UNITS PER ACRE MAXIMUM, AND 45-FOOT MAXIMUM BUILDING HEIGHT; RESIDENTIAL MEDIUM, 8 DWELLING UNITS PER ACRE MAXIMUM, AND 35-FOOT MAXIMUM BUILDING HEIGHT; WITH AIRPORT 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 20.26 acres located west of South Chelton Road along the north and south side of Hancock Expressway, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PUD/PUD/OC/CR/PBC/AO (Planned Unit Development: Townhomes, 30-foot maximum building height with 15 dwelling units per acre; Planned Unit Development: Townhomes, 35-foot maximum building height, 11.668 dwelling units per acre with Navigation Preservation Overlay; Office Complex with Airport

Overlay; and Planned Business Center with Airport Overlay) to PUD/AO (Planned Unit Development: Community Commercial, 20,000 square foot maximum, and 45-foot maximum building height; Residential Very High, 25 dwelling units per acre maximum, and 45-foot maximum building height; Residential Medium, 8 dwelling units per acre maximum, and 35-foot maximum building height; with Airport 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 13th day of September 2022.

Finally passed: September 27, 2022



Council President

ATTEST:



Sarah B. Johnson
City Clerk



HANCOCK COMMONS

A TRACT OF LAND LYING IN A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., SITUATE IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CITY OF COLORADO SPRINGS, COLORADO ZONE CHANGE EXHIBIT

A TRACT OF LAND LYING IN A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., SITUATE IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PINEHURST STATION FILING NO.3 (RECORDED JANUARY 30, 1984 IN PLAT BOOK V3 AT PAGE 50) (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THOSE PLATTED IN SAID FILING) (THE FOLLOWING THREE (3) COURSES ARE ALONG THE BOUNDARIES OF FOXHILL SUBDIVISION FILING NO. 1 (RECORDED DECEMBER 27, 1979 IN PLAT BOOK K3 AT PAGE 650;

- 1) NORTH 00 DEGREES 07 MINUTES 30 SECONDS WEST, 25.00 FEET;
- 2) SOUTH 89 DEGREES 52 MINUTES 30 SECONDS WEST, 545.00 FEET;
- 3) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 02 DEGREES 01 MINUTES 40 SECONDS, A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 11.50 FEET TO THE SOUTHEAST CORNER OF SIMMELINK II (RECORDED NOVEMBER 7, 1983 IN PLAT BOOK U3 AT PAGE 95);

THENCE NORTH 25 DEGREES 41 MINUTES 11 SECONDS EAST ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID SIMMELINK II, 780.27 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF HANCOCK EXPRESSWAY, AS DESCRIBED BY DEED RECORDED JULY 14, 1966 IN BOOK 2140 AT PAGE 465 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT AND ALONG SAID NORTHEASTERLY RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 00 DEGREES 44 MINUTES 04 SECONDS, A RADIUS OF 1960.08 FEET AN ARC LENGTH OF 25.12 FEET (THE CHORD OF SAID CURVE BEARS NORTH 71 DEGREES 01 MINUTES 54 SECONDS WEST, 25.12 FEET) TO A POINT ON A LINE 100 FEET SOUTH OF AND PARALLEL TO THE NORTHERLY RIGHT OF WAY LINE OF "NEW" HANCOCK EXPRESSWAY, AS PLATTED IN SOUTHBOROUGH SUBDIVISION NO. 9 (RECORDED JULY 3, 1979 IN PLAT BOOK B3 AT PAGE 29); THENCE NORTH 89 DEGREES 56 MINUTES 23 SECONDS EAST ALONG SAID LINE, AND AS EXTENDED, 3239.31 FEET TO A POINT ON A LINE 50.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER SECTION 35; THENCE SOUTH 00 DEGREES 00 MINUTES 34 SECONDS EAST ALONG SAID LINE, 288.97 FEET TO THE MOST NORTHERLY CORNER OF THE "EXCEPTION", AS SHOWN ON SAID PINEHURST STATION FILING NO. 3 (THE FOLLOWING FIVE (5) COURSES ARE ALONG THE BOUNDARIES OF SAID PINEHURST STATION FILING NO. 3");

- 1) SOUTH 38 DEGREES 41 MINUTES 34 SECONDS WEST, 168.10 FEET;
- 2) ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 23 DEGREES 41 MINUTES 02 SECONDS, A RADIUS OF 200 FEET, AN ARC LENGTH OF 82.67 FEET;
- 3) SOUTH 62 DEGREES 22 MINUTES 36 SECONDS WEST, 518.46 FEET;
- 4) ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 27 DEGREES 29 MINUTES 57 SECONDS, A RADIUS OF 200 FEET, AN ARC LENGTH OF 95.99 FEET;
- 5) SOUTH 89 DEGREES 52 MINUTES 30 SECONDS WEST, 277.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 20.26 ACRES MORE OR LESS

SAID LEGAL DESCRIPTION INCLUDES THE RIGHT-OF-WAY OF EXISTING HANCOCK EXPRESSWAY WHICH IS TO BE VACATED IN THE FUTURE



ZONE CHANGE
EXHIBIT A

1

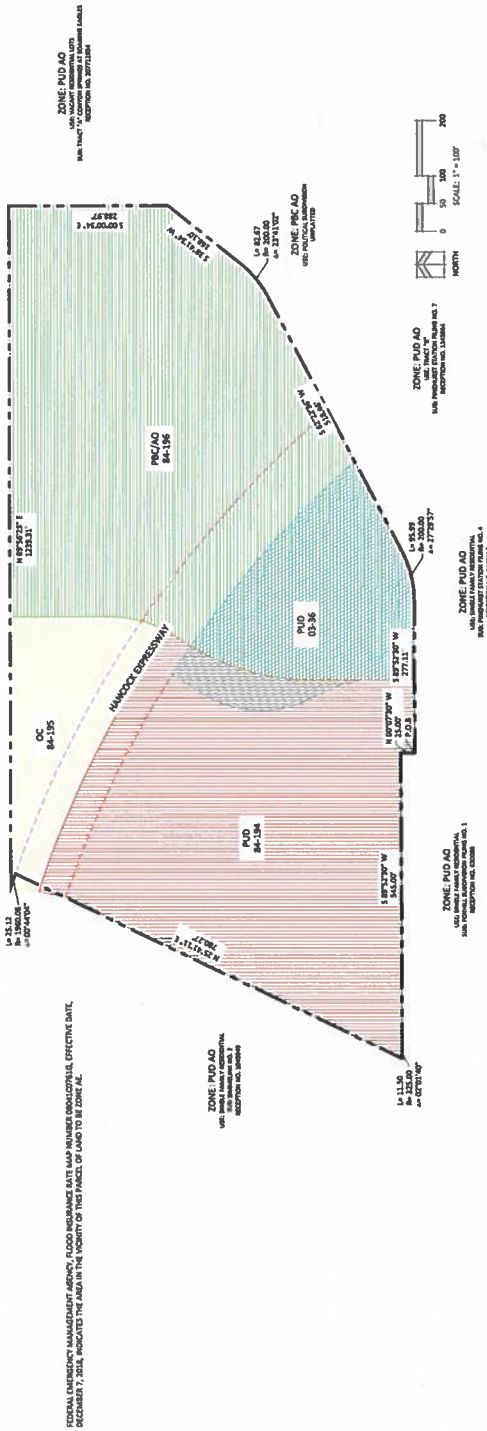
1 of 2

CPC PUZ 22-00036

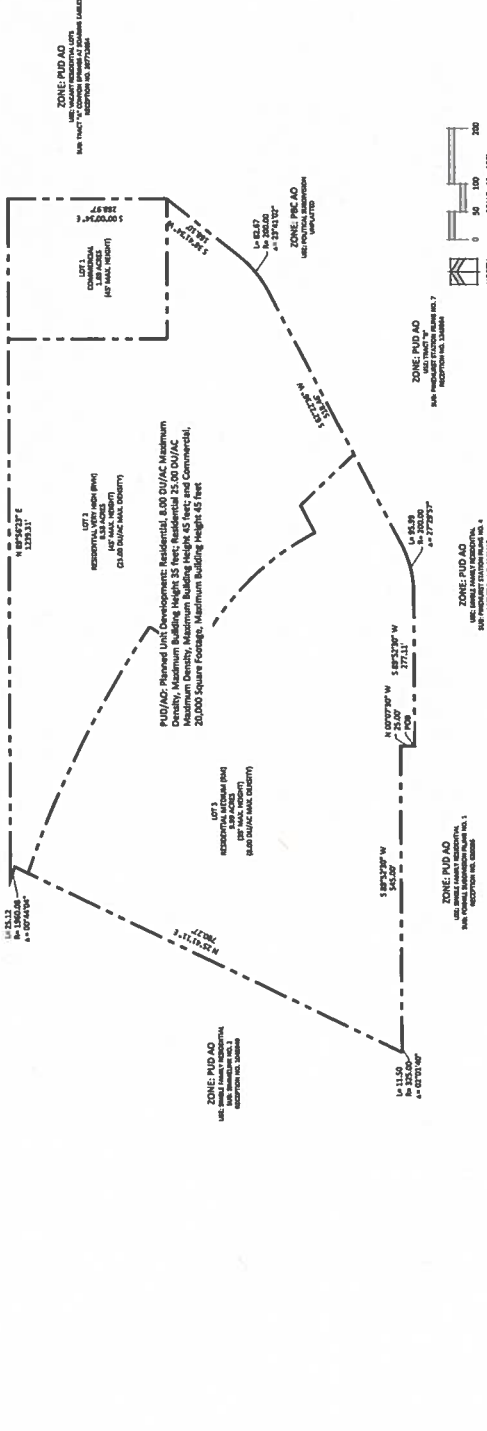


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EXISTING CITY ZONING: PUD OC/CR PBC AO
(ORD. NO. 84-194, 84-195, 84-196, 03-36)



PROPOSED CITY ZONING: PUD AO
(ORD. NO. [])



HANCOCK COMMONS
PUD
CONCEPT PLAN

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ENTITLEMENT

ZONE CHANGE EXHIBIT B	
PLANNED UNIT DEVELOPMENT	84-194, 84-195, 84-196, 03-36
PROPOSED ZONING	PUD AO

I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 20.26 ACRES LOCATED WEST OF SOUTH CHELTON ROAD ALONG THE NORTH AND SOUTH SIDE OF HANCOCK EXPRESSWAY FROM PUD/PUD/OC/CR/PBC/AO (PLANNED UNIT DEVELOPMENT: TOWNHOMES, 30-FOOT MAXIMUM BUILDING HEIGHT WITH 15 DWELLING UNITS PER ACRE; PLANNED UNIT DEVELOPMENT: TOWNHOMES, 35-FOOT MAXIMUM BUILDING HEIGHT, 11.668 DWELLING UNITS PER ACRE WITH NAVIGATION PRESERVATION OVERLAY; OFFICE COMPLEX WITH AIRPORT OVERLAY; AND PLANNED BUSINESS CENTER WITH AIRPORT OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT: COMMUNITY COMMERCIAL, 20,000 SQUARE FOOT MAXIMUM, AND 45-FOOT MAXIMUM BUILDING HEIGHT; RESIDENTIAL VERY HIGH, 25 DWELLING UNITS PER ACRE MAXIMUM, AND 45-FOOT MAXIMUM BUILDING HEIGHT; RESIDENTIAL MEDIUM, 8 DWELLING UNITS PER ACRE MAXIMUM, AND 35-FOOT MAXIMUM BUILDING HEIGHT; WITH AIRPORT OVERLAY)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on September 13, 2022; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 27th day of September 2022, and that the same was published by title and in full, 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 27th day of September 2022.


Sarah B. Johnson, City Clerk



1st Publication Date: September 16, 2022
2nd Publication Date: September 30, 2022

Effective Date: October 5, 2022

Initial: SBJ
City Clerk