

ORDINANCE NO. 20-9

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 42.04 ACRES LOCATED 1111 ACADEMY PARK LOOP FROM SU/AO (SPECIAL USE WITH AIRPORT OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY ATTACHED AND DETACHED, 8-11.99 DWELLING UNITS PER ACRES WITH A MAXIMUM HEIGHT OF 35 FEET; SINGLE-FAMILY ATTACHED, 12-24.99 DWELLING UNITS PER ACRE WITH A MAXIMUM HEIGHT OF 35 FEET; MULTI-FAMILY RESIDENTIAL, 12-24.99 DWELLING UNITS PER ACRE WITH A MAXIMUM HEIGHT OF 35 FEET, AND COMMUNITY CENTER ON 1.97 ACRES WITH A MAXIMUM HEIGHT OF 50 FEET, 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 42.04 acres located at 1111 Academy Park Loop, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from SU/AO (Special Use with Airport Overlay) to PUD/AO ((Special Use with Airport Overlay) to PUD/AO (Planned Unit Development: single-family attached and detached, 8-11.99 dwelling units per acres with a maximum height of 35 feet; single-family attached, 12-24.99 dwelling units per acres with a maximum height of 35 feet; multi-family residential, 12-24.99 dwelling units per acres with a maximum height of 35 feet, and community center on 1.97 acres with a maximum height of 50 feet, 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 14th day of January, 2020.

Finally passed: January 28th, 2020



Council President


ATTEST:

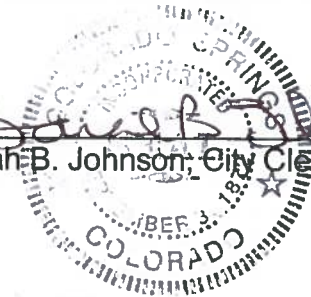

Sarah B. Johnson, City Clerk



I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 42.04 ACRES LOCATED 1111 ACADEMY PARK LOOP FROM SU/AO (SPECIAL USE WITH AIRPORT OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY ATTACHED AND DETACHED, 8-11.99 DWELLING UNITS PER ACRES WITH A MAXIMUM HEIGHT OF 35 FEET; SINGLE-FAMILY ATTACHED, 12-24.99 DWELLING UNITS PER ACRE WITH A MAXIMUM HEIGHT OF 35 FEET; MULTI-FAMILY RESIDENTIAL, 12-24.99 DWELLING UNITS PER ACRE WITH A MAXIMUM HEIGHT OF 35 FEET, AND COMMUNITY CENTER ON 1.97 ACRES WITH A MAXIMUM HEIGHT OF 50 FEET, WITH AIRPORT OVERLAY)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 14th, 2020; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 28th day of January, 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 28th day of January, 2020.


Sarah B. Johnson, City Clerk



1st Publication Date: January 17th, 2019

2nd Publication Date: January 31st, 2020

Effective Date: February 5th, 2020

Initial: SBJ
City Clerk



1800 38th 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

October 1, 2019

DBC Project: 21286-01

LEGAL DESCRIPTIONS: PROPOSED CHAPEL HEIGHTS SUBDIVISION OVERALL BOUNDARY & PHASE 1 DEVELOPMENT PLAN BOUNDARY; THESE DESCRIPTIONS ARE BASED UPON MEASURED AND CALCULATED DIMENSIONS AS SHOWN ON THE ALTA SURVEY PREPARED BY BARRON LAND, PROJECT No. 18-169 AND RECORDED UNDER RECEPTION No. 219900058 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.

CHAPEL HEIGHTS OVERALL BOUNDARY-PARCEL A

A PARCEL OF LAND BEING ALL OF LOT 1, NAZARENE BIBLE COLLEGE SUBDIVISION NO. 1, LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 94044385 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, AND THAT TRACT OF LAND BOUNDED ON THE WEST BY SAID LOT 1, ON THE NORTH BY CRESTLINE HEIGHTS FILING NO. 4 AND FILING NO. 5, THE PLATS THEREOF RECORDED UNDER RECEPTION NO. 96076353 & 97066444 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, ON THE EAST BY MURRY BOULEVARD, ON THE SOUTHEAST BY NAZARENE BIBLE COLLEGE SUBDIVISION NO. 2, THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 202130722 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, AND ON THE SOUTH BY FIRST CHURCH OF THE NAZARENE SUBDIVISION NO. 1, THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 1305207 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, ALL OF THE ABOVE BEING LOCATED IN SECTION 23, T14S, R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 OF NAZARENE BIBLE COLLEGE SUBDIVISION NO. 1, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID FIRST CHURCH OF THE NAZARENE SUBDIVISION NO. 1, AND CONSIDERING THE SOUTH LINE OF SAID LOT 1 IS ASSUMED TO BEAR S79°44'47"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE ALONG THE WESTERLY AND NORTHERN BOUNDARY OF SAID LOT 1 THE FOLLOWING SIX (6) COURSES:

1. N34°08'10"W, 199.95 FEET TO A POINT OF CURVE TO THE LEFT;
2. NORTHWESTERLY 255.93 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF NON-TANGENCY, SAID ARC HAVING A RADIUS OF 733.10 FEET, A CENTRAL ANGLE OF 20°00'09" AND BEING SUBTENDED BY A CHORD THAT BEARS N44°08'18"W, 254.63 FEET;
3. N33°05'31"E, 32.87 FEET TO A POINT OF CURVE TO THE LEFT;
4. NORTHWESTERLY 320.01 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 548.00 FEET, A CENTRAL ANGLE OF 33°27'30" AND BEING SUBTENDED BY A CHORD THAT BEARS N16°21'46"E, 315.48 FEET;
5. N00°22'01"W, 402.95 FEET TO THE SOUTHERLY LINE OF SAID CRESTLINE HEIGHTS FILING NO. 5;
6. N89°41'24"E, 323.38 FEET ALONG SAID SOUTHERLY LINE;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID CRESTLINE HEIGHTS FILING NO. 5 & FILING NO. 4 THE FOLLOWING TWO (2) COURSES:

1. N89°41'24"E, 226.10 FEET;
2. N55°29'42"E, 965.28 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MURRAY BOULEVARD AND A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTHEASTERLY 336.84 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE, SAID ARC HAVING A RADIUS OF 394.95 FEET, A CENTRAL ANGLE OF 48°51'55" AND BEING SUBTENDED BY A CHORD THAT BEARS S51°53'07"E, 326.72 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE S27°29'38"E, 413.17 FEET TO THE NORTHEAST CORNER OF SAID NAZARENE BIBLE COLLEGE SUBDIVISION NO. 2, THENCE ALONG THE WESTERLY BOUNDARY OF NAZARENE BIBLE COLLEGE SUBDIVISION NO. 2 THE FOLLOWING SIX (6) COURSES:

1. S62°28'21"W, 433.34 FEET;
2. S29°02'32"W, 444.66 FEET;
3. S60°58'28"E, 79.30 FEET;
4. S29°55'36"W, 571.24 FEET;
5. S60°08'06"E, 134.11 FEET;
6. S25°48'34"W, 38.73 FEET TO THE NORTH LINE OF SAID FIRST CHURCH OF THE NAZARENE SUBDIVISION NO. 1;

THENCE ALONG SAID NORTH LINE, N79°44'47"W, 905.56 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,830,538 SQUARE FEET (42.023 ACRES), MORE OR LESS.

CHAPEL HEIGHTS OVERALL BOUNDARY-PARCEL B

A PARCEL OF LAND BOUNDED ON THE WEST AND NORTH BY TRACT A OF NAZARENE BIBLE COLLEGE SUBDIVISION NO. 2, THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 202130722 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, AND ON THE SOUTH BY FIRST CHURCH OF THE NAZARENE SUBDIVISION NO. 1, THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 1305207 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, AND ON THE EAST BY MELODY ANNE ECKHARDT SUBDIVISION, THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 1256391 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, THE ABOVE PARCEL BEING LOCATED IN SECTION 23, T14S, R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF NAZARENE BIBLE COLLEGE SUBDIVISION NO. 1, THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 94044385 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID FIRST CHURCH OF THE NAZARENE SUBDIVISION NO. 1, AND CONSIDERING THE SOUTH LINE OF SAID LOT 1 IS ASSUMED TO BEAR S79°44'47"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE ALONG SAID SOUTH LINE AND ALONG THE NORTH LINE OF THE FIRST CHURCH OF THE NAZARENE SUBDIVISION NO. 1, S79°44'47"E, 936.69 FEET TO THE SOUTHERN MOST CORNER OF SAID TRACT A OF NAZARENE BIBLE COLLEGE SUBDIVISION NO. 2, AND THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID TRACT A THE FOLLOWING TWO (2) COURSES

1. N25°46'31"E, 28.21 FEET;
2. S59°44'25"E, 45.49 FEET TO THE WESTERLY BOUNDARY LINE OF SAID MELODY ANNE ECKHARDT SUBDIVISION;

THENCE ALONG SAID WESTERLY LINE S29°00'20"W, 12.27 FEET TO THE NORTH LINE OF SAID FIRST CHURCH OF THE NAZARENE SUBDIVISION NO. 1; THENCE ALONG SAID NORTH LINE, N79°44'47"W, 46.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 909 SQUARE FEET, MORE OR LESS.

PHASE 1 DEVELOPMENT PLAN BOUNDARY-A PORTION OF PARCEL A

A PARCEL OF LAND BEING A PORTION LOT 1, NAZARENE BIBLE COLLEGE SUBDIVISION NO. 1, LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 94044385 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, AND A PORTION OF THAT TRACT OF LAND BOUNDED ON THE WEST BY SAID LOT 1, ON THE NORTH BY CRESTLINE HEIGHTS FILING NO. 4 AND FILING NO. 5, THE PLATS THEREOF

RECORDED UNDER RECEPTION NO. 96076353 & 97066444 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, ON THE EAST BY MURRY BOULEVARD, ON THE SOUTHEAST BY NAZARENE BIBLE COLLEGE SUBDIVISION NO. 2, THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 202130722 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, AND ON THE SOUTH BY FIRST CHURCH OF THE NAZARENE SUBDIVISION NO. 1, THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 1305207 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SAID PARCEL BEING LOCATED IN SECTION 23, T14S, R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 OF NAZARENE BIBLE COLLEGE SUBDIVISION NO. 1, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID FIRST CHURCH OF THE NAZARENE SUBDIVISION NO. 1, AND CONSIDERING THE SOUTH LINE OF SAID LOT 1 IS ASSUMED TO BEAR S79°44'47"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING FIVE (5) COURSES: N34°08'10"W, 199.95 FEET TO A POINT OF CURVE TO THE LEFT;

1. NORTHWESTERLY 255.93 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF NON-TANGENCY, SAID ARC HAVING A RADIUS OF 733.10 FEET, A CENTRAL ANGLE OF 20°00'09" AND BEING SUBTENDED BY A CHORD THAT BEARS N44°08'18"W, 254.63 FEET;
2. N33°05'31"E, 32.87 FEET TO A POINT OF CURVE TO THE LEFT;
3. NORTHWESTERLY 320.01 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 548.00 FEET, A CENTRAL ANGLE OF 33°27'30" AND BEING SUBTENDED BY A CHORD THAT BEARS N16°21'46"E, 315.48 FEET;
4. N00°22'01"W, 67.84 FEET;

THENCE N89°37'59"E, 111.00 FEET;

THENCE N00°22'01"W, 45.99 FEET;

THENCE N89°37'59"E, 38.13 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE 33.81 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 114.50 FEET, A CENTRAL ANGLE OF 16°55'08" AND BEING SUBTENDED BY A CHORD THAT BEARS S81°54'27"E, 33.69 FEET;

THENCE S73°26'53"E, 195.35 FEET;

THENCE S16°33'07"W, 54.18 FEET;

THENCE S45°35'33"E, 138.59 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY 163.75 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 434.75 FEET, A CENTRAL ANGLE OF 21°34'52" AND BEING SUBTENDED BY A CHORD THAT BEARS N57°50'06"E, 162.79 FEET;

THENCE N68°37'32"E, 167.78 FEET;
THENCE S21°36'31"E, 57.00 FEET;
THENCE S21°22'28"E, 75.21 FEET TO POINT OF CURVE TO THE RIGHT;
THENCE 71.65 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE,
SAID ARC HAVING A RADIUS OF 173.50 FEET, A CENTRAL ANGLE OF 23°39'38" AND BEING
SUBTENDED BY A CHORD THAT BEARS S09°32'39E, 71.14 FEET;
THENCE 137.68 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT TANGENT,
SAID ARC HAVING A RADIUS OF 126.50 FEET, A CENTRAL ANGLE OF 62°21'34" AND BEING
SUBTENDED BY A CHORD THAT BEARS S28°53'37E, 130.98 FEET;
THENCE S60°04'24"E, 331.54 FEET TO THE WESTERLY BOUNDARY OF SAID NAZARENE
BIBLE COLLEGE SUBDIVISION NO. 2; THENCE THE FOLLOWING THREE (3) COURSES
ALONG SAID BOUNDARY:
S29°55'36"W, 366.96 FEET;
S60°08'06"E, 134.11 FEET;
S25°48'34"W, 38.73 FEET TO THE NORTH LINE OF SAID FIRST CHURCH OF THE NAZARENE
SUBDIVISION NO. 1; THENCE ALONG SAID NORTH LINE N79°44'47"W, 905.56 FEET TO
THE POINT OF BEGINNING. CONTAINING 733,176 SQUARE FEET (16.831 ACRES) , MORE
OR LESS.

PHASE 1 DEVELOPMENT PLAN BOUNDARY-PARCEL B

A PARCEL OF LAND BOUNDED ON THE WEST AND NORTH BY TRACT A OF NAZARENE BIBLE COLLEGE SUBDIVISION NO. 2, THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 202130722 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, AND ON THE SOUTH BY FIRST CHURCH OF THE NAZARENE SUBDIVISION NO. 1, THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 1305207 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, AND ON THE EAST BY MELODY ANNE ECKHARDT SUBDIVISION, THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 1256391 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, THE ABOVE PARCEL BEING LOCATED IN SECTION 23, T14S, R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF NAZARENE BIBLE COLLEGE SUBDIVISION NO. 1, THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 94044385 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID FIRST CHURCH OF THE NAZARENE SUBDIVISION NO. 1, AND CONSIDERING THE SOUTH LINE OF SAID LOT 1 IS ASSUMED TO BEAR S79°44'47"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE ALONG SAID SOUTH LINE AND ALONG THE NORTH LINE OF THE FIRST CHURCH OF THE NAZARENE SUBDIVISION NO. 1, S79°44'47"E, 936.69 FEET TO THE

SOUTHERN MOST CORNER OF SAID TRACT A OF NAZARENE BIBLE COLLEGE SUBDIVISION NO. 2, AND THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID TRACT A THE FOLLOWING TWO (2) COURSES

1. N25°46'31"E, 28.21 FEET;
2. S59°44'25"E, 45.49 FEET TO THE WESTERLY BOUNDARY LINE OF SAID MELODY ANNE ECKHARDT SUBDIVISION;

THENCE ALONG SAID WESTERLY LINE S29°00'20"W, 12.27 FEET TO THE NORTH LINE OF SAID FIRST CHURCH OF THE NAZARENE SUBDIVISION NO. 1; THENCE ALONG SAID NORTH LINE, N79°44'47"W, 46.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 909 SQUARE FEET, MORE OR LESS.

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



