

ORDINANCE NO. 16-44

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 14.44 ACRES LOCATED NORTHWEST OF SOUTH ROCKRIMMON BOULEVARD AND DELMONICO DRIVE FROM OC/CR/PUD/HS/SS (OFFICE COMPLEX WITH CONDITIONS OF RECORD AND PLANNED UNIT DEVELOPMENT-CONDOMINIUM APARTMENT WITH HILLSIDE AND STREAMSIDE OVERLAYS) TO PUD/SS (PLANNED UNIT DEVELOPMENT-SINGLE-FAMILY ATTACHED (DUPLEX) WITH STREAMSIDE OVERLAY TO PUD/SS (PLANNED UNIT DEVELOPMENT - SINGLE-FAMILY ATTACHED (DUPLEX)); 35-FOOT MAXIMUM BUILDING HEIGHT; 12 DWELLING UNITS/ACRE WITH STREAMSIDE OVERLAY)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS

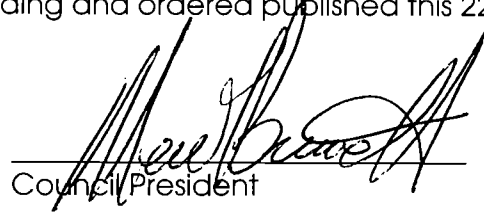
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 14.44 acres located northwest of South Rockrimmon Boulevard and Delmonico Drive as described in Exhibit A and depicted in Exhibit B, which are attached hereto and made a part hereof by reference, from OC/CR/PUD/HS/SS (Office Complex with Conditions of Record and Planned Unit Development-Condominium Apartment with Hillside and Streamside Overlays) to PUD/SS (Planned Unit Development-Single-Family Attached (Duplex) **with Streamside Overlay** to PUD/SS (Planned Unit Development - Single-Family Attached (Duplex); 35-foot maximum building height; 12 dwelling units/acre with Streamside 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.

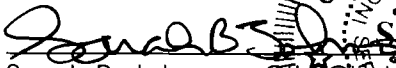
Introduced, read, passed on first reading and ordered published this 22nd day of March, 2016.

Finally passed: April 12, 2016



Council President


ATTEST:

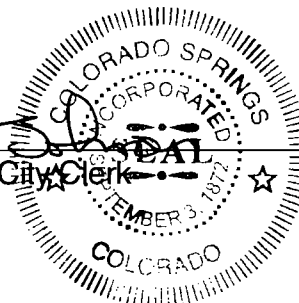

Sarah B. Johnson, City Clerk



I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 14.44 ACRES LOCATED NORTHWEST OF SOUTH ROCKRIMMON BOULEVARD AND DELMONICO DRIVE FROM OC/CR/PUD/HS/SS (OFFICE COMPLEX WITH CONDITIONS OF RECORD AND PLANNED UNIT DEVELOPMENT- CONDOMINIUM APARTMENT WITH HILLSIDE AND STREAMSIDE OVERLAYS) TO PUD/SS (PLANNED UNIT DEVELOPMENT-SINGLE-FAMILY ATTACHED (DUPLEX) WITH STREAMSIDE OVERLAY TO PUD/SS (PLANNED UNIT DEVELOPMENT - SINGLE-FAMILY ATTACHED (DUPLEX); 35-FOOT MAXIMUM BUILDING HEIGHT; 12 DWELLING UNITS/ACRE WITH STREAMSIDE OVERLAY)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on March 22, 2016; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 12th day of April, 2016, 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 12th day of April, 2016.


Sarah B. Johnson, City Clerk



1st Publication Date: March 25, 2016
2nd Publication Date: April 15, 2016

Effective Date: April 20, 2016

Initial: SBJ
City Clerk

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

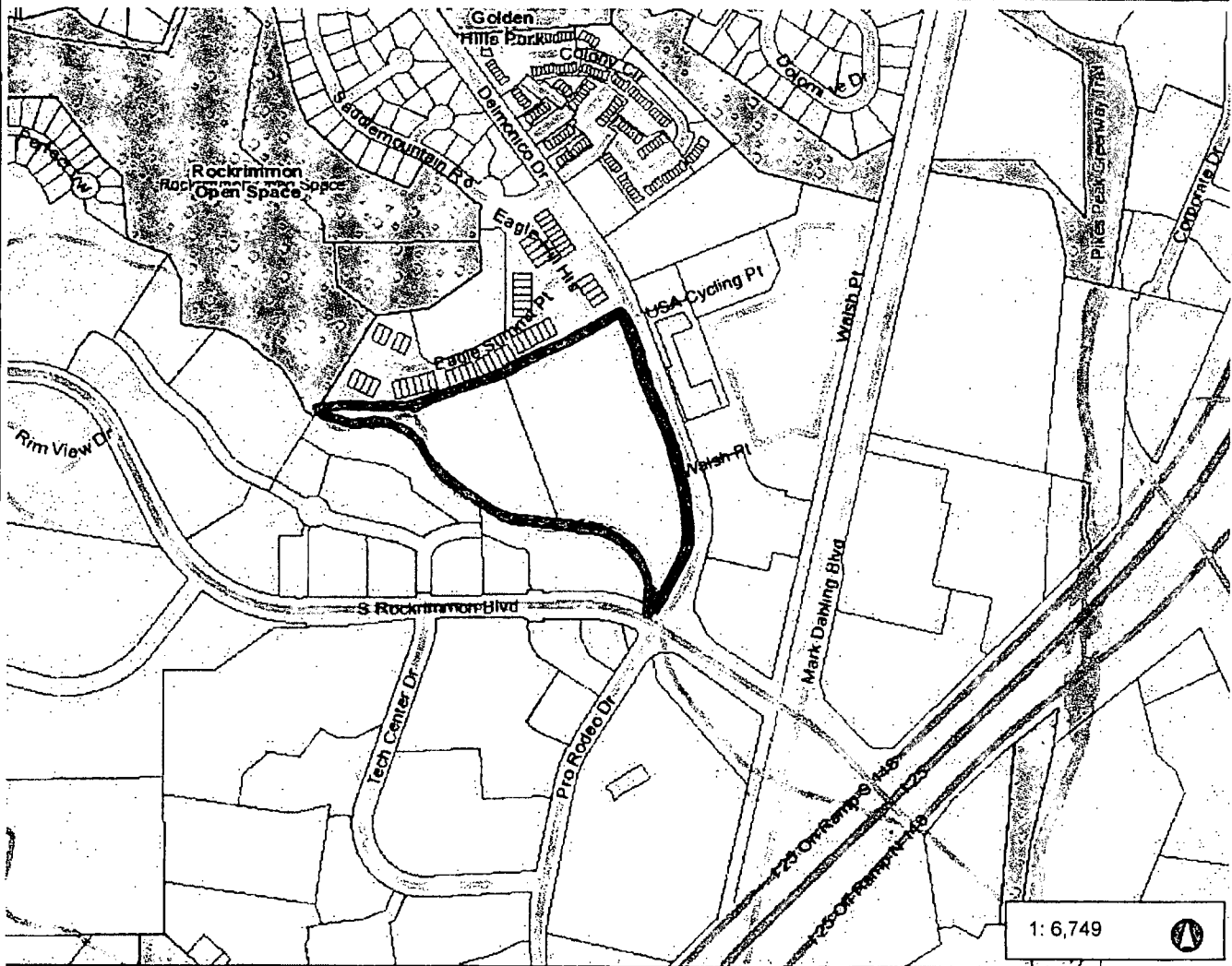
COMMENCING AT THE SOUTHEASTERLY CORNER OF TRACT B, "TAMMARON AT ROCKRIMMON" AS RECORDED IN PLAT BOOK J-3 AT PAGE 26 UNDER RECEPTION NO. 570326 OF THE RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING ALSO ON THE WESTERLY RIGHT-OF-WAY LINE OF EXISTING 80 FOOT WIDE DELMONICO DRIVE AS DEDICATED IN BOOK 3049 AT PAGE 158 OF SAID EL PASO COUNTY RECORDS: THE FOLLOWING TWO (2) COURSES ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE (1) S 35°40'42" E, 162.63 FEET TO A POINT OF CURVE; THENCE (2) ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 960.00 FEET AND A CENTRAL ANGLE OF 15°00'00", AN ARC DISTANCE OF 251.33 FEET TO A POINT OF TANGENCY, SAID POINT BEING ALSO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; THENCE (1) S 20°40'42" E, 685.21 FEET TO A POINT OF CURVE; THENCE (2) ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 53°26'17" AN ARC DISTANCE OF 429.03 FEET TO A POINT OF TANGENT; THENCE (3) S 32°45'35" W, 71.01 FEET TO A POINT ON THE EASTERLY LINE OF A 50 FOOT WIDE DRAINAGE PARCEL (PARCEL 2) AS RECORDED IN BOOK 3049 AT PAGE 158 UNDER RECEPTION NO 442595 OF SAID EL PASO COUNTY RECORDERS; THE FOLLOWING FOUR (4) COURSES ARE ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINE OF SAID 50 FOOT WIDE DRAINAGE PARCEL; THENCE (1) N 09°44'06" W, 89.52 FEET TO A POINT OF CURVE; THENCE (2) ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 266.00 FEET AND A CENTRAL ANGLE OF 77°56'53", AN ARC DISTANCE OF 361.85 FEET TO A POINT OF TANGENT; THENCE (3) N 87°40'39" W, 50.00 FEET; THENCE (4) S 02°19'21" W, 25.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF LOT 2, "COLORADO SPRINGS TECHNOLOGICAL CENTER NORTH FILING NO. 1" AS RECORDED IN PLAT BOOK C-4 AT PAGE 61 UNDER RECEPTION NO. 1606764 OF SAID EL PASO COUNTY RECORDS; THE FOLLOWING THREE (3) COURSES ARE ALONG SAID NORTHERLY LOTLINE; THENCE (1) N 87°40'39" W, 171.24 FEET TO A POINT OF CURVE; THENCE (2) ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE OF 23°39'47", AN ARC DISTANCE OF 86.73 FEET TO A POINT OF TANGENT; THENCE (3) N 64°00'52" W, 132.47 FEET TO THE NORTHWESTERLY CORNER OF AFORESAID LOT 2: THENCE ON THE EXTENSION OF THE LAST SAID COURSE N 64°00'52" W, 61.07 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 373.34 FEET AND A CENTRAL ANGLE OF 38°24'02", AN ARC DISTANCE OF 250.22 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 195.26 FEET AND A CENTRAL ANGLE OF 74°51'12", AN ARC DISTANCE OF 255.09 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 215.26 FEET AND A CENTRAL ANGLE OF 53°37'51", AN ARC DISTANCE OF 201.49 FEET TO A NON-TANGENT POINT; THENCE N 87°41'59" E (REC.), A DISTANCE OF 374.13 FEET (REC.), N 87°42'41" E (CALC), A DISTANCE OF 374.30 FEET (CALC.); THENCE N 69°36'21" E, 361.21 FEET; THENCE N 62°02'59" E, 503.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 629,006.40 SQUARE FEET (14.44 ACRES), MORE OR LESS

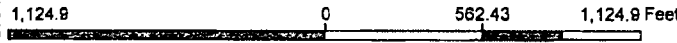
EXHIBIT A



WILDGRASS



1: 6,749



NAD_1983_StatePlane_Colorado_Central_FIPS_0502_Feet
 © Latitude Geographics Group Ltd.

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