

ORDINANCE NO. 17-35

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 13.11 ACRES LOCATED AT THE SOUTHEAST INTERSECTION OF OLD RANCH ROAD AND CORDERA CREST AVENUE FROM A (AGRICULTURAL) TO PUD (PLANNED UNIT DEVELOPMENT; SINGLE-FAMILY DETACHED RESIDENTIAL, 2.75 DWELLING UNITS PER ACRE, 36-FOOT MAXIMUM BUILDING HEIGHT)

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 13.11 acres located at the southeast intersection of Old Ranch Road and Cordera Crest Avenue, as described in Exhibit A, which is attached hereto and made a part hereof by reference, from A (Agricultural) to PUD (Planned Unit Development; single-family detached residential, 2.75 dwelling units per acre, 36-foot maximum building height), 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 28<sup>th</sup> day of March 2017.

**Finally passed:** April 11<sup>th</sup>, 2017

ATTEST:

  
Sarah B. Johnson, City Clerk



  
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Council President

I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 13.11 ACRES LOCATED AT THE SOUTHEAST INTERSECTION OF OLD RANCH ROAD AND CORDERA CREST AVENUE FROM A (AGRICULTURAL) TO PUD (PLANNED UNIT DEVELOPMENT; SINGLE-FAMILY DETACHED RESIDENTIAL, 2.75 DWELLING UNITS PER ACRE, 36-FOOT MAXIMUM BUILDING HEIGHT)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on March 28<sup>th</sup>, 2017; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 11<sup>th</sup> day of April, 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 11<sup>th</sup> day of April, 2017.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: March 31<sup>st</sup>, 2017  
2<sup>nd</sup> Publication Date: April 14<sup>th</sup>, 2017

Effective Date: April 19<sup>th</sup>, 2017

Initial: SB  
City Clerk

LEGAL DESCRIPTION  
CORDERA FILING NO. 3I

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, THE NORTHEAST ONE-QUARTER OF SECTION 27, AND THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 26 BEING MONUMENTED ON BOTH ENDS BY A FOUND 3-1/4" ALUMINUM CAP WITH ILLEGIBLE STAMPING AND IS ASSUMED TO BEAR NORTH 89°18'07" EAST 2644.70 FEET

**COMMENCE** AT THE WEST END OF SAID NORTH LINE; THENCE NORTH 89 18'07" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 16.51 FEET; THENCE SOUTH 00°41'53" EAST, A DISTANCE OF 30.00 FEET TO THE MOST WESTERLY CORNER OF CORDERA FILING NO. 4 RECORDED ON JANUARY 20, 2017 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 217713897 AND THE **POINT OF BEGINNING**.

THENCE ALONG THE SOUTH LINES OF SAID CORDERA FILING NO. 4 THE FOLLOWING 3 COURSES:

1. THENCE SOUTH 69°31'59" EAST, A DISTANCE OF 404.39 FEET;
2. THENCE SOUTH 70°47'29" EAST, A DISTANCE OF 384.86 FEET;
3. THENCE SOUTH 70°14'08" EAST, A DISTANCE OF 11.44 FEET TO THE MOST NORTHERLY CORNER OF CORDERA FILING NO. 3H RECORDED ON JUNE 16, 2016 IN SAID RECORDS UNDER RECEPTION NUMBER 216713791;

THENCE ALONG THE WEST LINES OF SAID CORDERA FILING NO. 3H THE FOLLOWING 14 COURSES:

1. THENCE SOUTH 19°45'52" WEST, A DISTANCE OF 7.00 FEET;
2. THENCE SOUTH 11°51'54" EAST, A DISTANCE OF 163.95 FEET;
3. THENCE SOUTH 35°05'51" WEST, A DISTANCE OF 107.13 FEET;
4. THENCE SOUTH 67°11'39" WEST, A DISTANCE OF 76.92 FEET;
5. THENCE NORTH 84°16'02" WEST, A DISTANCE OF 130.72 FEET;
6. THENCE SOUTH 56°26'11" WEST, A DISTANCE OF 98.09 FEET;
7. THENCE SOUTH 70°57'46" WEST, A DISTANCE OF 94.99 FEET;
8. THENCE SOUTH 76°48'18" WEST, A DISTANCE OF 75.00 FEET;
9. THENCE SOUTH 72°29'35" WEST, A DISTANCE OF 70.28 FEET;
10. THENCE SOUTH 61°23'42" WEST, A DISTANCE OF 73.66 FEET;
11. THENCE SOUTH 57°46'52" WEST, A DISTANCE OF 85.08 FEET;
12. THENCE SOUTH 60°35'13" WEST, A DISTANCE OF 34.50 FEET TO A 1,467.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 60°35'13" EAST;

13. THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°22'30", AN ARC DISTANCE OF 9.61 FEET;
14. THENCE SOUTH 60°12'43" WEST, A DISTANCE OF 65.00 FEET TO A 1,532.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 60°12'43" EAST AND THE MOST SOUTHERN CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE PERMANENT EASEMENT AGREEMENT RECORDED ON DECEMBER 02, 2014 IN SAID RECORDS UNDER RECEPTION NUMBER 214110671;

THENCE NORTHWESTERLY ALONG SAID CURVE AND THE WEST LINE OF SAID PERMANENT EASEMENT AGREEMENT, THROUGH A CENTRAL ANGLE OF 00°56'13", AN ARC DISTANCE OF 25.06 FEET;

THENCE NORTH 28°51'04" WEST, ALONG PORTIONS OF SAID WEST LINE, A DISTANCE OF 620.86 FEET TO A TANGENT 986.50 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 61°08'56" WEST;

THENCE ALONG SAID WEST LINE, THE FOLLOWING 15 COURSES:

1. THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°49'42", AN ARC DISTANCE OF 48.70 FEET;
2. THENCE SOUTH 64°18'44" WEST, A DISTANCE OF 2.05 FEET;
3. THENCE NORTH 25°41'16" WEST, A DISTANCE OF 11.89 FEET TO A 74.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 49°55'56" WEST;
4. THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°40'26", AN ARC DISTANCE OF 110.65 FEET;
5. THENCE SOUTH 54°15'30" WEST, A DISTANCE OF 6.36 FEET TO A TANGENT 971.50 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 35°44'30" EAST;
6. THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°51'15", AN ARC DISTANCE OF 48.40 FEET;
7. THENCE NORTH 38°18'04" WEST, A DISTANCE OF 21.51 FEET;
8. THENCE SOUTH 51°41'56" WEST, A DISTANCE OF 10.00 FEET;
9. THENCE NORTH 38°18'04" WEST, A DISTANCE OF 30.00 FEET;
10. THENCE NORTH 51°41'56" EAST, A DISTANCE OF 10.00 FEET;
11. THENCE NORTH 38°18'04" WEST, A DISTANCE OF 5.49 FEET TO A 1,028.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 38°34'47" EAST;
12. THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°01'32", AN ARC DISTANCE OF 36.36 FEET TO A 990.50 FOOT RADIUS REVERSE CURVE;
13. THENCE NORTHEASTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 01°12'39", AN ARC DISTANCE OF 20.93 FEET TO A 80.00 FOOT RADIUS COMPOUND CURVE;
14. THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 96°38'30", AN ARC DISTANCE OF 134.94 FEET TO A 717.50 FOOT RADIUS COMPOUND CURVE;
15. THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°07'26", AN ARC DISTANCE OF 139.30 FEET TO A 1,040.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 24°08'48" EAST AND A POINT ON THE SOUTH LINE OF OLD RANCH ROAD RIGHT-OF-WAY AS DEDICATED ON THE PLAT OF

ACADEMY HIGH SCHOOL FILING NO. 5 RECORDED ON SEPTEMBER 19, 1997 IN SAID RECORDS UNDER RECEPTION NUMBER 97110362;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°23'02", AN ARC DISTANCE OF 442.60 FEET TO A POINT ON THE SOUTH LINE OF THE PREVIOUSLY EXISTING OLD RANCH ROAD RIGHT-OF-WAY;

THENCE NORTH 89°45'46" EAST, ALONG SAID SOUTH LINE AND A LINE BEING 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 27, A DISTANCE OF 137.06 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 27;

THENCE NORTH 00°36'05" WEST, ALONG SAID EAST LINE, A DISTANCE OF 10.01 FEET TO A POINT ON THE SOUTH LINE OF THE PREVIOUSLY EXISTING OLD RANCH ROAD RIGHT-OF-WAY;

THENCE NORTH 89°18'07" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 16.56 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 570,978 SQUARE FEET OR (13.10785 ACRES), MORE OR LESS.