

ORDINANCE NO. 22 - 57

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 30.74 ACRES LOCATED SOUTHEAST OF THE MOHAWK ROAD AND EAST WOODMEN ROAD INTERSECTION BY ESTABLISHING THE PBC/AO (PLANNED BUSINESS CENTER WITH AIRPORT OVERLAY) ZONE

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 the establishment of the PBC/AO (Planned Business Center with Airport Overlay) zone district consisting of 30.74 acres located southeast of the Mohawk Road and East Woodmen Road intersection, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, 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 final adoption 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 be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 23rd day of August 2022.

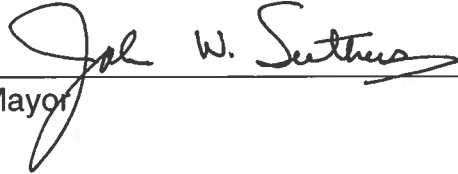
Finally passed: September 13, 2022



Council President

Mayor's Action:

- Approved on September 15, 2022.
- Disapproved on _____, based on the following objections:



Mayor

Council Action After Disapproval:

- Council did not act to override the Mayor's veto.
- Finally adopted on a vote of _____, on _____.
- Council action on _____ failed to override the Mayor's veto.

ATTEST:



Sarah B. Johnson, City Clerk



Council President

CAO: ms
COS: _____

ZONE CHANGE LEGAL DESCRIPTION—EXHIBIT A

That portion of the Northwest quarter of the Northwest quarter of Section 10, Township 13 South, Range 65 West of the Sixth Principal Meridian, County of El Paso, State of Colorado, being more particularly described as follows:

Bearings are based upon the North line of said Northwest quarter of Section 10, monumented on the west end by a 2.5" aluminum cap stamped "PLS 30118" and on the east end by 2.5" aluminum cap stamped "UP&E PLS 11624" and is assumed to bear N 89°19'25" E, a measured distance of 2,718.83 feet,

Commencing at the Northwest corner of said Section 10,

thence N 89°19'25" E, upon the North line the Northwest quarter of the Northwest quarter of said Section 10, a distance of 1,359.50 feet to the Northeast corner of said Northwest quarter of the Northwest quarter;

thence S 00°45'05" E, upon the East line of said Northwest quarter of the Northwest quarter, a distance of 278.91 feet to the Point of Beginning;

thence continuing S 00°45'05" E, upon said East line, a distance of 1,051.18 feet to the Southeast corner of said Northwest quarter of the Northwest quarter;

thence S 89°25'49" W, upon the South line of said Northwest quarter of the Northwest quarter, a distance of 1,353.31 feet to the Southwest corner of said Northwest quarter of the Northwest quarter;

thence N 01°01'08" W, upon the West line of said Northwest quarter of the Northwest quarter, a distance of 886.86 feet to the Southerly right-of-way of Woodmen Road as described under Reception No. 204062425, Records of El Paso County;

thence along said Southerly right-of-way, the following four (4) courses:

1) N 89°21'55" E a distance of 86.00 feet;

2) N 00°58'21" W a distance of 30.10 feet;

3) N 44°23'23" E a distance of 70.66 feet;

4) 1,224.86 feet along a 10,088.00 foot radius non-tangent curve to the left, with a central angle of 06°57'24", with a chord bearing of N 85°29'19" E and a chord length of 1,224.11 feet to the Point of Beginning.

Containing a total area of 1,338,942 square feet (30.738 acres) of land, more or less.



Spencer J. Barron
State of Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

BARRON  **LAND**

BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION
2790 N. Academy Blvd. Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6527

www.BARRONLAND.com

DATE: 11/10/2021

Project No: 21-001

City File No.: CPC ZC 21-00141

SHEET 1 OF 2

EXHIBIT A

ZONE CHANGE-EXHIBIT B

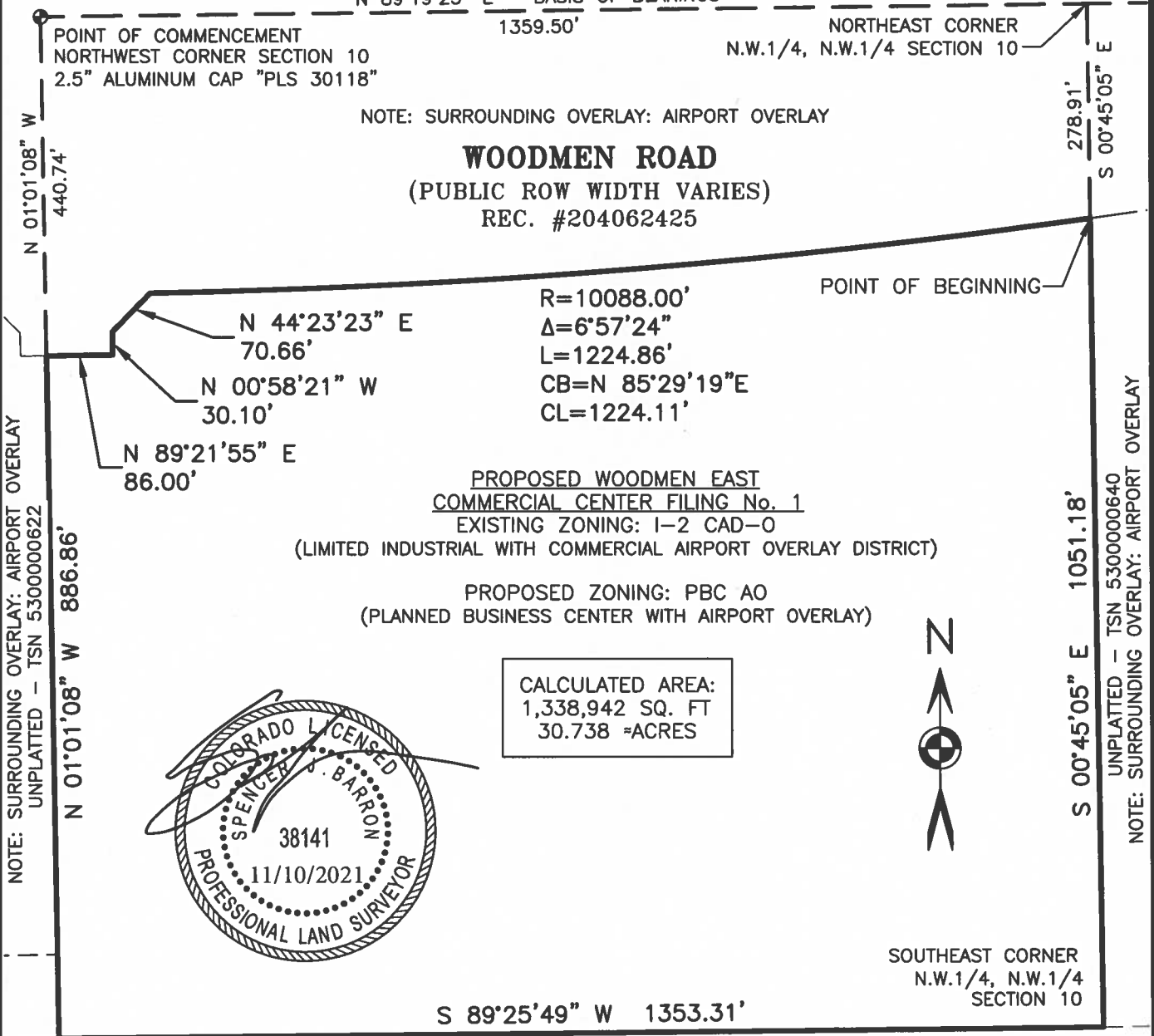
N 89°19'25" E - BASIS OF BEARINGS

POINT OF COMMENCEMENT
NORTHWEST CORNER SECTION 10
2.5" ALUMINUM CAP "PLS 30118"

NORTHEAST CORNER
N.W.1/4, N.W.1/4 SECTION 10

NOTE: SURROUNDING OVERLAY: AIRPORT OVERLAY

WOODMEN ROAD
(PUBLIC ROW WIDTH VARIES)
REC. #204062425



PROPOSED WOODMEN EAST
COMMERCIAL CENTER FILING No. 1
EXISTING ZONING: I-2 CAD-0
(LIMITED INDUSTRIAL WITH COMMERCIAL AIRPORT OVERLAY DISTRICT)

PROPOSED ZONING: PBC AO
(PLANNED BUSINESS CENTER WITH AIRPORT OVERLAY)

CALCULATED AREA:
1,338,942 SQ. FT
30.738 ACRES



SOUTHEAST CORNER
N.W.1/4, N.W.1/4
SECTION 10

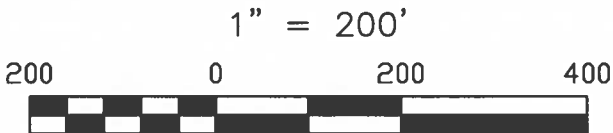
NOTE: SURROUNDING OVERLAY: AIRPORT OVERLAY
UNPLATTED - TSN 5300000622

UNPLATTED - TSN 5300000640
NOTE: SURROUNDING OVERLAY: AIRPORT OVERLAY

SOUTHWEST CORNER
N.W.1/4, N.W.1/4
SECTION 10

BANNING LEWIS RANCH
FILING No. 15

NOTE: SURROUNDING OVERLAY: AIRPORT OVERLAY



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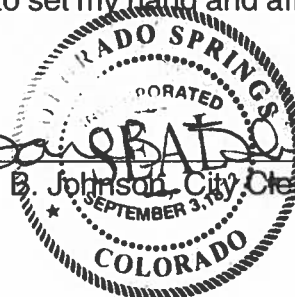
SHEET 2 OF 2

EXHIBIT B

I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 30.74 ACRES LOCATED SOUTHEAST OF THE MOHAWK ROAD AND EAST WOODMEN ROAD INTERSECTION BY ESTABLISHING THE PBC/AO (PLANNED BUSINESS CENTER WITH AIRPORT OVERLAY) ZONE” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on August 23, 2022; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 13th 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 13th day of September 2022.


Sarah B. Johnson, City Clerk



1st Publication Date: August 26, 2022

2nd Publication Date: September 21, 2022

Effective Date: September 26, 2022

Initial: SBS
City Clerk