

ORDINANCE NO. 16-119

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 12.73 ACRES LOCATED NEAR THE INTERSECTION OF GRAND CORDERA PARKWAY AND ARGENTINE PASS TRAIL FROM PBC/AO (PLANNED BUSINESS CENTER WITH AIRPORT OVERLAY) AND PUD/AO (PLANNED UNIT DEVELOPMENT; MIXED RESIDENTIAL, INCLUDING ASSISTED SENIOR LIVING, 50-FOOT 7-INCH MAXIMUM BUILDING HEIGHT, 24.99 DWELLING UNITS PER ACRE WITH AIRPORT OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT; MULTI-FAMILY RESIDENTIAL, 45-FOOT MAXIMUM BUILDING HEIGHT, 22 DWELLING UNITS PER ACRE 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 12.73 acres located near the intersection of Grand Cordera Parkway and Argentine Pass Trail as described in Exhibit A and depicted in Exhibit B, which are attached hereto and made a part hereof by reference, from PBC/AO (Planned Business Center with Airport Overlay) and PUD/AO (Planned Unit Development; Mixed Residential, including assisted senior living, 50-Foot 7-Inch maximum building height, 24.99 dwelling units per acre with Airport Overlay) to PUD/AO (Planned Unit Development; multi-family residential, 45-foot maximum building height, 22 dwelling units per acre with Airport Overlay), pursuant to the Zoning Ordinance of the City of Colorado Springs.

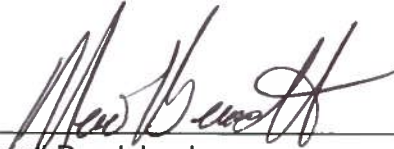
Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

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 22<sup>nd</sup> day of November, 2016.

**Finally passed:** December 13, 2016

  
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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 12.73 ACRES LOCATED NEAR THE INTERSECTION OF GRAND CORDERA PARKWAY AND ARGENTINE PASS TRAIL FROM PBC/AO (PLANNED BUSINESS CENTER WITH AIRPORT OVERLAY) AND PUD/AO (PLANNED UNIT DEVELOPMENT; MIXED RESIDENTIAL, INCLUDING ASSISTED SENIOR LIVING, 50-FOOT 7-INCH MAXIMUM BUILDING HEIGHT, 24.99 DWELLING UNITS PER ACRE WITH AIRPORT OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT; MULTI-FAMILY RESIDENTIAL, 45-FOOT MAXIMUM BUILDING HEIGHT, 22 DWELLING UNITS PER ACRE WITH AIRPORT OVERLAY)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on November 22<sup>nd</sup>, 2016; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 13<sup>th</sup> day of December, 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 13<sup>th</sup> day of December, 2016.



  
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Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: November 25, 2016  
2<sup>nd</sup> Publication Date: December 16, 2016

Effective Date: December 21, 2016

Initial: SBJ  
\_\_\_\_\_  
City Clerk



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JOB NO. 2350.15-03  
MARCH 22, 2016  
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### LEGAL DESCRIPTION: PLAT BOUNDARY

TWO (2) TRACTS OF LAND BEING A PORTION OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

#### PARCEL 1

LOT 2, SUMMIT SENIOR LIVING FILING NO. 2, RECORDED UNDER RECEPTION NO. 212713248, RECORDS OF EL PASO COUNTY, COLORADO.

#### PARCEL 2

BASIS OF BEARINGS: THE SOUTHEASTERLY BOUNDARY OF LOT 1, CS4 SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 213713384, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHEASTERLY END BY AN ILLEGIBLE 1-1/2" ALUMINUM SURVEYORS CAP AND AT THE SOUTHWESTERLY END BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "MATRIX 34977", IS ASSUMED TO BEAR N43°08'51"E A DISTANCE OF 567.37 FEET.

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING A PORTION OF PARCEL J AS DESCRIBED IN THE WARRANTY DEED RECORDED ON NOVEMBER 15, 1995 IN BOOK 6765 AT PAGE 199 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 1, CS4 SUBDIVISION FILING NO. 1, RECORDED UNDER RECEPTION NO. 213713384, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF GRAND CORDERA PARKWAY AS PLATTED IN CORDERA FILING NO. 1 RECORDED UNDER RECEPTION NO. 205035677, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE S50°24'49"E, ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 245.58 FEET TO THE MOST WESTERLY POINT OF THE ADDITIONAL RIGHT OF WAY AS SHOWN ON SUMMIT SENIOR LIVING FILING NO. 1, RECORDED UNDER RECEPTION NO. 208712818;

THENCE ON SAID SOUTHERLY BOUNDARY OF SAID ADDITIONAL RIGHT OF WAY, THE FOLLOWING (2) TWO COURSES;

1. S45°50'23"E, A DISTANCE OF 87.78 FEET;
2. S50°24'49"E, A DISTANCE OF 213.06 FEET TO THE MOST NORTHERLY CORNER OF LOT 2 AS PLATTED IN SUMMIT SENIOR LIVING FILING NO. 2 RECORDED UNDER RECEPTION NO. 212713248;

THENCE S39°35'11"W, ON THE NORTHWESTERLY BOUNDARY OF SAID LOT 2, A DISTANCE OF 600.34 FEET TO THE NORTHEASTERLY LINE OF POWERS BOULEVARD AND PARCEL 304A AS RECORDED UNDER RECEPTION NO. 204047095;

THENCE N46°22'25"W, ON SAID NORTHEASTERLY LINE, A DISTANCE OF 582.83 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 1, CS4 SUBDIVISION FILING NO. 1;

THENCE N43°08'51"E, ON THE SOUTHEASTERLY BOUNDARY OF SAID LOT 1, CS4 SUBDIVISION FILING NO. 1, A DISTANCE OF 567.37 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 12.731 ACRES

**LEGAL DESCRIPTION STATEMENT:**

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS

MARCH 22, 2016  
DATE

