

ORDINANCE NO. 21-41

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 137.7 ACRES LOCATED SOUTHEAST OF STATE HIGHWAY 94 AT MARKSHEFFEL ROAD FROM PIP2/PBC/CR/AO (PLANNED INDUSTRIAL PARK 2, PLANNED BUSINESS CENTER WITH CONDITIONS OF RECORD, AND AIRPORT OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT: 112.5 ACRES OF SINGLE-FAMILY RESIDENTIAL, 3.5-11.99 DWELLING UNITS PER ACRE AND 45-FOOT MAXIMUM BUILDING HEIGHT; 21.2 ACRES OF MULTI-FAMILY RESIDENTIAL, 12-24.99 DWELLING UNITS PER ACRE AND 45-FOOT MAXIMUM BUILDING HEIGHT; 4 ACRES OF FUTURE RIGHT-OF-WAY; 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 137.7 acres located southeast of State Highway 94 at Marksheffel Road, as described and depicted in Exhibit A, which is attached hereto and made a part hereof, from PIP2/PBC/CR/AO (Planned Industrial Park 2, Planned Business Center with conditions of record and Airport Overlay) to PUD/AO (Planned Unit Development: 112.5 acres of Single-Family Residential, 3.5-11.99 dwelling units per acre, 45-foot maximum building height; 21.2 acres of Multi-Family Residential, 12-24.99 dwelling units per acre, 45-foot maximum building height; 4 acres of future right-of-way; 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 23rd day of
March 2021.

Finally passed: April 13th 2021



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 137.7 ACRES LOCATED SOUTHEAST OF STATE HIGHWAY 94 AT MARKSHEFFEL ROAD FROM PIP2/PBC/CR/AO (PLANNED INDUSTRIAL PARK 2, PLANNED BUSINESS CENTER WITH CONDITIONS OF RECORD, AND AIRPORT OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT: 112.5 ACRES OF SINGLE-FAMILY RESIDENTIAL, 3.5-11.99 DWELLING UNITS PER ACRE AND 45-FOOT MAXIMUM BUILDING HEIGHT; 21.2 ACRES OF MULTI-FAMILY RESIDENTIAL, 12-24.99 DWELLING UNITS PER ACRE AND 45-FOOT MAXIMUM BUILDING HEIGHT; 4 ACRES OF FUTURE RIGHT-OF-WAY; WITH AIRPORT OVERLAY)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on March 23rd, 2021; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 13th day of April 2021, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Gazette on April 16th, 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 13th day of April 2021.


Sarah B. Johnson, City Clerk



1st Publication Date: March 26th, 2021

2nd Publication Date: April 16th, 2021

Effective Date: April 21st, 2021

Initial: SBS
City Clerk

EXHIBIT B
LEGAL DESCRIPTION

November 10, 2020

A portion of the parcel being described in that Special Warranty Deed, recorded March 23, 2018 in Reception No. 218032766, the parcel being described in that Personal Representative's Deed, recorded September 7, 2018 in Reception No. 218105041, the parcel being described in that Special Warranty Deed, recorded March 23, 2018 in Reception No. 218032815, and the parcel described in Book 5562, Page 362, recorded October 5, 1988, in the Official Public Records of El Paso County, Colorado, located in the West 1/2 of Section 16, Township 14 South, Range 65 West, and Southwest 1/4 of Section 9, Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:

BEGINNING at a point on the south east corner of that parcel described in Reception No. 218032815; thence S89°28'30"W, (Basis of bearings is the south line of Parcel C as described in that Warranty Deed recorded March 23, 2018 under Reception No. 218032815 in the records of the El Paso County Clerk and Recorder, monumented on the east by #5 rebar with an aluminum cap, illegible, flush with grade and on the west by #5 rebar with a green plastic cap, stamped "PLS 38245", flush with grade and measured to bear S89°28'30"W, a distance of 1933.22 feet.), along the south line of said parcel, a distance of 1424.03 feet, to a point on the Airport Overlay Zoning Line; thence N01°00'21"W, along said Airport Overlay Zoning Line, a distance of 4,749.78 feet, to a point on the north line of that parcel being described in Reception No. 218032766, also being the south right-of-way line of Space Village Avenue; thence along said south right-of-way line, the following 3 courses:

1. along the arc of a non-tangent curve to the left, whose center bears N11°13'31"E, having a radius of 2,915.00 feet, a central angle of 07°12'48", a distance of 366.99 feet;
2. S85°58'03"E, a distance of 287.96 feet;
3. along the arc of a non-tangent curve to the left, whose center bears N04°02'27"E, having a radius of 1,960.35 feet, a central angle of 04°25'16", a distance of 151.27 feet, to a point herein referred to as "Point A", also to the north east corner of that parcel described in Reception No. 218032766;

thence leaving said south right-of-way line, along the east lines of those parcels being described in Reception No.'s 218032766, 218105041, and 218032815, S00°30'15"E, a distance of 805.79 feet; thence along the following eight (8) courses:

1. S00°29'19"E, a distance of 1,333.89 feet;
2. along the arc of a curve to the left, having a radius 1,500.00 feet, a central angle of 16°13'47", a distance of 424.90 feet;
3. S16°42'14"E, a distance of 117.12 feet;
4. along the arc of a non-tangent curve to the right, whose center bears S73°16'27"W, having a radius of 1,500.00 feet, a central angle of 15°21'53", a distance of 402.25 feet;
5. S01°21'46"E, a distance of 466.31 feet;
6. S01°21'01"E, a distance of 434.30 feet;
7. N89°29'09"E, a distance of 489.03 feet;
8. S01°21'20"E, a distance of 699.96 feet, to the **POINT OF BEGINNING**.

Containing 4,338,024 Sq. Ft. or 99.587 acres, more or less.

TOGETHER WITH

CPC PUZ 20-00134

COMMENCING at aforementioned "Point A", thence S35°59'45"W, a distance of 126.24 feet, to a point on the south line of that parcel described in Book 5562, Page 362, also being a point on the north right-of-way line of Space Village Avenue, also being the **POINT OF BEGINNING**; thence along the following three (3) courses:

1. along the arc of a non-tangent curve to the right, whose center bears N02°41'04"W, having a radius of 1,860.00 feet, a central angle of 06°43'20", a distance of 218.22 feet;
2. thence N86°01'20"W, a distance of 288.27 feet;
3. along the arc of a non-tangent curve to the right, whose center bears N04°02'04"E, having a radius of 2,815.00 feet, a central angle of 07°38'54", a distance of 375.77 feet, to a point on the Airport Overlay Zoning line;

thence leaving said south line, N01°00'21"W, a distance of 1,204.63 feet, to a point on the south right-of-way line of Highway 94; thence continuing along said south right-of-way line, the following nine (9) courses:

1. S82°07'39"E, a distance of 160.14 feet;
2. S25°57'26"E, a distance of 70.45 feet;
3. S69°31'45"E, a distance of 853.71 feet;
4. S75°00'32"E, a distance of 100.07 feet;
5. S83°32'50"E, a distance of 101.04 feet;
6. S89°01'45"E, a distance of 515.57 feet;
7. S67°14'51"E, a distance of 343.97 feet;
8. S15°23'33"W, a distance of 59.13 feet;
9. S75°19'43"E, a distance of 101.94 feet, to a point on the north right-of-way line of Space Village Avenue;

thence along said north right-of-way line, also being the south line of said parcel, the following five (5) courses:

1. S11°45'54"W, a distance of 135.13 feet;
2. S49°02'42"W, a distance of 142.67 feet;
3. S14°51'08"W, a distance of 19.96 feet;
4. N74°00'26"W, a distance of 64.31 feet;
5. S67°57'22"W, a distance of 1,079.89 feet, to the **POINT OF BEGINNING**.

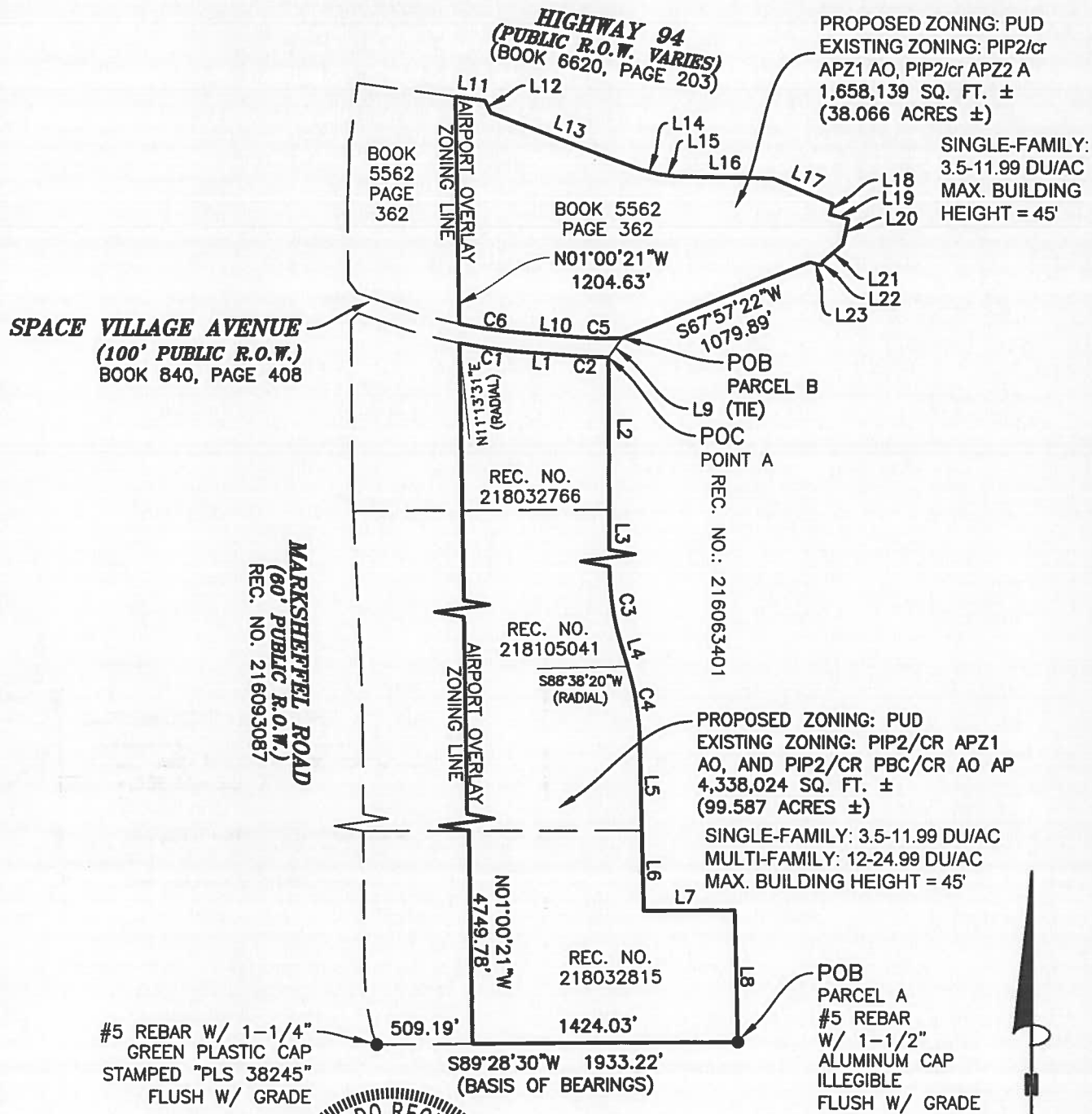
Containing 1,658,139 Sq. Ft. or 38.066 acres, more or less.



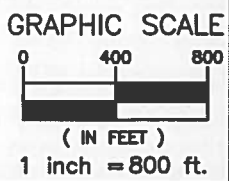
Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

CPC PUZ 20-00134

EXHIBIT B DEPICTION OF LEGAL DESCRIPTION



NOTE:
This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.



Project No: 190980	Drawn: CJW Check: SLM	Date: 11/10/2020 Sheet 3 of 4
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Clark
Land Surveying, Inc.

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EXHIBIT B DEPICTION OF LEGAL DESCRIPTION

LINE	BEARING	DISTANCE
L1	S85°58'03"E	287.96'
L2	S00°30'15"E	805.79'
L3	S00°29'19"E	1333.89'
L4	S16°42'14"E	117.12'
L5	S01°21'46"E	466.31'
L6	S01°21'01"E	434.30'
L7	N89°29'09"E	489.03'
L8	S01°21'20"E	699.96'
L9	N35°59'45"E	126.24'
L10	N86°01'20"W	288.27'
L11	S82°07'39"E	160.14'
L12	S25°57'26"E	70.45'
L13	S69°31'45"E	853.71'
L14	S75°00'32"E	100.07'
L15	S83°32'50"E	101.04'
L16	S89°01'45"E	515.57'
L17	S67°14'51"E	343.97'
L18	S15°23'33"W	59.13'
L19	S75°19'43"E	101.94'
L20	S11°45'54"W	135.13'
L21	S49°02'42"W	142.67'
L22	S14°51'08"W	19.96'
L23	N74°00'26"W	64.31'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	2915.00'	366.99'	7°12'48"	N11°13'31"E
C2	1960.35'	151.27'	4°25'16"	N04°02'27"E
C3	1500.00'	424.90'	16°13'47"	N89°30'31"E
C4	1500.00'	402.25'	15°21'53"	S73°16'27"W
C5	1860.00'	218.22'	6°43'20"	N02°41'04"W
C6	2815.00'	375.77'	7°38'54"	N04°02'04"E



NOTE:
This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.

-Clark- **-**

Land Surveying, Inc.

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Project No: 190980	Drawn: CJW Check: SLM	Date: 11/10/2020 Sheet 4 of 4
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