

ORDINANCE NO. 21-18

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 42.784 ACRES LOCATED NORTHEAST OF THE CENTENNIAL BOULEVARD AND FILLMORE STREET INTERSECTION FROM PLANNED UNIT DEVELOPMENT: HOSPITAL, OFFICE, MEDICAL OFFICE, AND GENERAL COMMERCIAL TO PLANNED UNIT DEVELOPMENT: RESIDENTIAL AND OPEN SPACE, 15-24.99 DWELLING UNITS PER ACRE WITH A MAXIMUM BUILDING HEIGHT OF 75-FEET

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 42.784 acres located at northeast of the Centennial Boulevard and Fillmore Street intersection, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from Planned Unit Development: Hospital, Office, Medical Office, and General Commercial to Planned Unit Development: Residential and Open Space; Density of 15-24.99 Dwelling Units Per Acre; Maximum Building Height of 75 Feet, 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 26<sup>th</sup> day of January, 2021.

**Finally passed:** February 9<sup>th</sup> 2021

ATTEST:

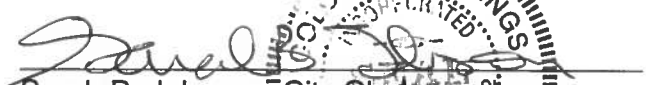
  
Sarah B. Johnson, City Clerk




  
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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 42.784 ACRES LOCATED NORTHEAST OF THE CENTENNIAL BOULEVARD AND FILLMORE STREET INTERSECTION FROM PLANNED UNIT DEVELOPMENT: HOSPITAL, OFFICE, MEDICAL OFFICE, AND GENERAL COMMERCIAL TO PLANNED UNIT DEVELOPMENT: RESIDENTIAL AND OPEN SPACE, 15-24.99 DWELLING UNITS PER ACRE WITH A MAXIMUM BUILDING HEIGHT OF 75-FEET”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 26<sup>th</sup>, 2021; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 9<sup>th</sup> day of February 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 Transcript on January 29<sup>th</sup> and the Gazette on February 12<sup>th</sup>, both newspapers 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 9<sup>th</sup> day of February 2021.

  
Sarah B. Johnson City Clerk



1<sup>st</sup> Publication Date: January 29<sup>th</sup>, 2021  
2<sup>nd</sup> Publication Date: February 12<sup>th</sup>, 2021  
  
Effective Date: February 17<sup>th</sup>, 2021

Initial: SB3  
City Clerk

## ZONE CHANGE EXHIBIT "A"

That portion of the tract of land described in Warranty Deed recorded September 16, 1981 in Book 3481 at Page 415, lying East of Centennial Boulevard as described in Warranty Deed recorded May 29, 1977 in Book 5373 at Page 77, located in the Northwest quarter of Section 36, Township 13 South, Range 67 West of the Sixth Principal Meridian, in the City of Colorado Springs, El Paso County, Colorado being more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest quarter of Section 36; thence N89°10'20"E (N88°53'40"E of record) on the North line of the Northwest quarter of the Northwest quarter (NW1/4NW1/4) of said Section 36, a distance of 582.06 feet (582.04 feet of record) to the Easterly right-of-way line of Centennial Boulevard as described in said Warranty Deed recorded in Book 5373 at Page 77, and the POINT OF BEGINNING; thence N89°10'20"E (N88°53'40"E of record) on said North line, a distance of 711.59 feet (711.66 feet of record) to the Northeast corner of said NW1/4NW1/4; thence N89°09'47"E (N88°53'40"E of record) on the North line of the Northeast quarter of the Northwest quarter (NE1/4NW1/4) of said Section 36, a distance of 893.48 feet (892.77 feet of record) to the Northeast corner of said tract of land described in Book 3481 at Page 415 also being the Northwest corner of Lot 10, Fillmore Heights Subdivision Filing No. 2 as recorded at Reception No. 98138750 of the records of said El Paso County; thence S00°19'45"W (S00°01'48"W of record) on the common line of said tract of land and said Fillmore Heights Subdivision Filing No. 2, a distance of 1167.56 feet (1167.33 feet of record); thence S89°10'46"W (S88°53'40"W of record) on a Southerly line of said tract of land described in Book 3481 at Page 415, a distance of 1023.56 feet (1023.64 feet of record); thence N00°49'14"W a distance of 37.53 feet; thence S89°06'40"W a distance of 108.96 feet to a point of curve; thence on a curve to the left having a central angle of 24°00'27", a radius of 250.00 feet for an arc distance of 104.75 feet, whose chord bears S77°06'26"W; thence S65°06'13"W a distance of 272.16 feet to the Easterly right-of-way line of said Centennial Boulevard, the following sixteen (16) courses are on said Easterly right-of-way line; thence: 1) N24°53'47"W (N24°52'40"W of record) a distance of 37.50 feet; 2) S65°06'13"W (S65°07'20"W of record) a distance of 12.00 feet; 3) N64°50'07"W (N64°49'00"W of record) a distance of 22.58 feet to a point on a curve, from which a radial line bears N65°18'00"E; 4) on a curve to the right having a central angle of 15°04'37", a radius of 645.00 feet for an arc distance of 169.73 feet, whose chord bears N17°09'41"W (N17°08'34"W of record) to a point on a curve, from which a radial line bears N82°26'51"E; 5) on a curve to the right having a central angle of 08°47'50", a radius of 643.21 feet for an arc distance of 98.76 feet, whose chord bears N03°09'14"W (N03°08'07"W of record); 6) N01°04'41"E (N01°05'48"E of record) a distance of 72.63 feet; 7) N00°49'53"W (N00°48'46"W of record) a distance of 140.00 feet; 8) N39°05'26"E (N39°06'33"E of record) a distance of 31.94 feet; 9) N00°49'53"W (N00°48'46"W of record) a distance of 75.00 feet; 10) S89°10'07"W (S89°11'14"W of record) a distance of 12.00 feet; 11) N40°28'24"W (N40°27'17"W of record) a distance of 22.73 feet; 12) N00°49'53"W (N00°48'46"W of record) a distance of 138.01 feet (138.00 feet of record); 13) N01°47'11"W (N01°46'03"W of record) a distance of 180.02 feet (180.03 feet of record); 14) N00°49'53"W (N00°48'46"W of record) a distance of 66.00 feet; 15) N01°04'40"E (N01°05'47"E of record) a distance of 180.10 feet; 16) N00°49'53"W (N00°48'46"W of record) a distance of 68.53 feet (68.54 feet of record) to the POINT OF BEGINNING and containing 42.784 acres of land, more or less.

See Exhibit "B" attached.

JOB NO. 13-031

Prepared by:

John L. Bailey PLS #19586

for and on behalf of

Rockwell Consulting, Inc.

December 17, 2019

FILE: 13031EXG.DWG  
DATE: 12/17/19



# ZONE CHANGE EXHIBIT "B"

P.O.C.  
NORTHWEST CORNER  
SECTION 36, T13S, R67W  
BY LS 22577

ANDOVER SUBDIVISION  
RECEPTION NO. 9601494  
PLAT BOOK H-5, PAGE 189

LOT 106  
NORTHWEST CORNER  
NW 1/4 OF THE NW 1/4  
SECTION 36, T13S, R67W

LOT 102  
HOLLAND PARK WEST SUBDIVISION FILING NO. 2  
PLAT BOOK G-3, PAGE 51  
R=899.27'  
893.48'

LOT 97  
LOT 96  
LOT 95

LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14  
LOT 15  
LOT 16

NO.	BEARING	RECORD BRG.	DIST.
L1	N00°49'14"W	N/A	37.53'
L2	S89°06'40"W	N/A	108.96'
L3	N24°53'47"W	R=N24°52'40"W	37.50'
L4	S65°06'13"W	R=S65°07'20"W	12.00'
L5	N64°50'07"W	R=N64°49'00"W	22.58'
L6	N89°10'20"E	R=N89°53'40"E	582.06'

TABLE OF LINES

PORTION OF THE TRACT OF LAND RECORDED IN  
BOOK 3481, PAGE 415  
AREA = 42.784 ACRES±

LOCATED IN A PORTION OF  
THE NORTHWEST QUARTER (NW1/4)  
OF SECTION 36  
T-13-S, R-67-W OF THE 6TH P.M.,  
EL PASO COUNTY, COLORADO

CENTENNIAL BOULEVARD  
BOOK 5373, PAGE 78

