

ORDINANCE NO. 22 - 64

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 5.895 ACRES LOCATED SOUTHEAST OF THE SPRING BREEZE DRIVE AND TUTT BOULEVARD INTERSECTION ESTABLISHING THE PUD/AO (PLANNED UNIT DEVELOPMENT: ATTACHED AND DETACHED SINGLE-FAMILY RESIDENTIAL, 7.7 DWELLING UNITS PER ACRE, 40-FOOT MAXIMUM BUILDING HEIGHT, WITH AIRPORT OVERLAY) ZONE

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

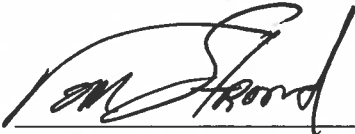
Section 1. The zoning map of the City of Colorado Springs is hereby amended by the establishment of the PUD/AO (Planned Unit Development: attached and detached Single-Family Residential, 7.7 dwelling units per acre, 40-foot maximum building height, with Airport Overlay) zone district consisting of 5.895 acres located southeast of the Spring Breeze Drive and Tutt Boulevard 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 13th day of September 2022.

Finally passed: September 27, 2022



Council President

Mayor's Action:

- Approved on September 29, 2022
- Disapproved on _____, based on the following objections:

Joe W. Suthers
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.

Council President

ATTEST:

Sarah B. Johnson
Sarah B. Johnson, City Clerk



CAO: MS
COS: _____

LWA Land Surveying, Inc.

953 East Fillmore Street
Colorado Springs, CO 80907
719-636-5179
719-636-5199 fax

ZONE CHANGE LEGAL DESCRIPTION – EXHIBIT A

DUBLIN NORTH ADDITION NO. 5 ANNEXATION

LOT 15, A.A. SUBDIVISION, EL PASO COUNTY, COLORADO, ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK W-2 AT PAGE 94 OF THE EL PASO COUNTY RECORDS AND AMENDED BY THE CERTIFICATE OF CORRECTION RECORDED IN BOOK 2653 AT PAGE 291 OF SAID EL PASO COUNTY RECORDS.

ALSO BEING DESCRIBED AS:

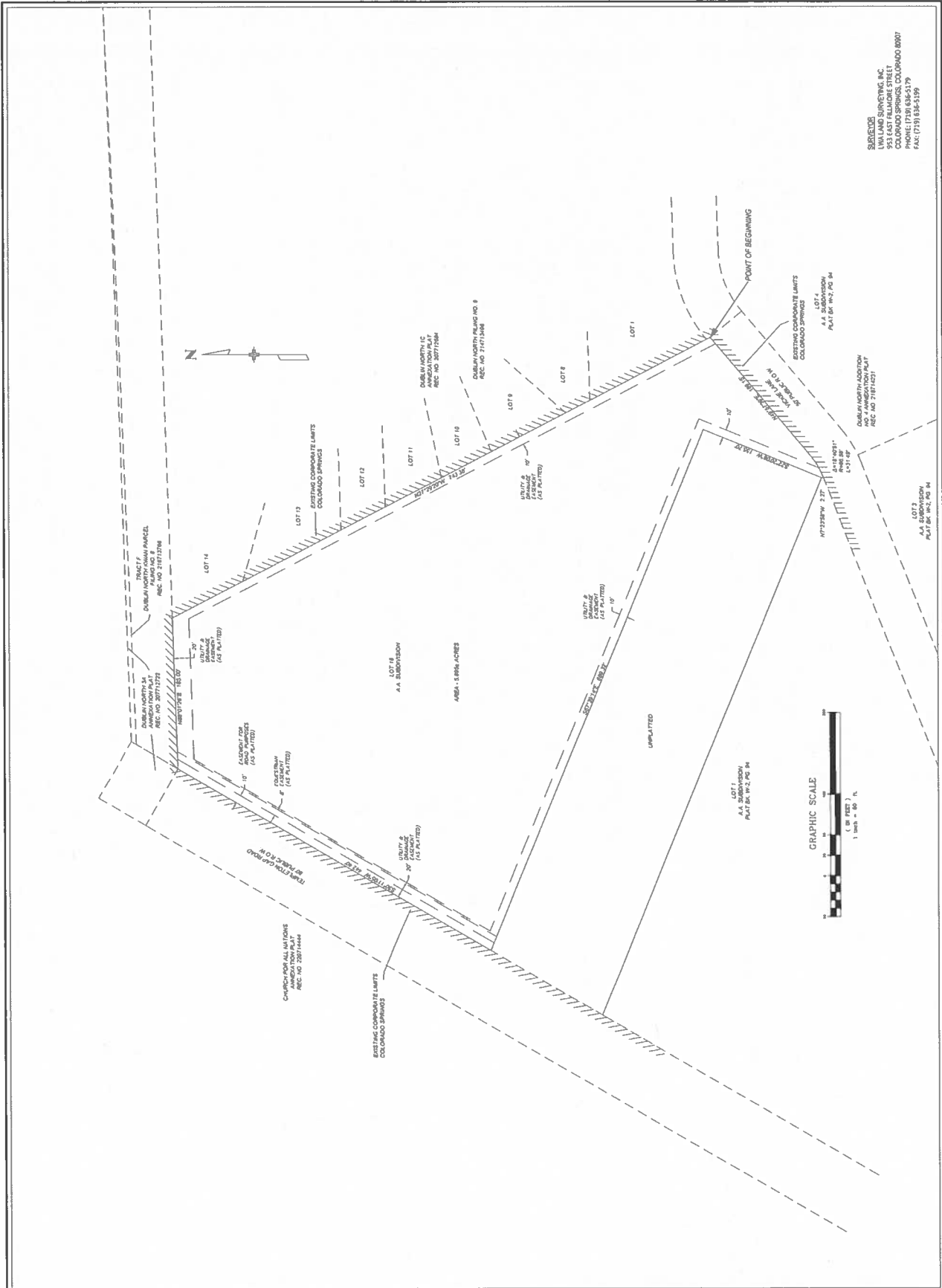
BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 15;
THENCE S49°57'39"W ON THE NORTHERLY RIGHT OF WAY LINE OF VICKIE LANE A DISTANCE OF 189.15 FEET TO A POINT OF CURVE;
THENCE ON AN ARC TO THE RIGHT, CONTINUING ON THE NORTHERLY RIGHT OF WAY OF VICKIE LANE, HAVING A RADIUS OF 96.59 FEET, THROUGH A CENTRAL ANGLE OF 18°40'51" AN ARC DISTANCE OF 31.49 FEET;
THENCE N7°23'58"W A DISTANCE OF 2.27 FEET;
THENCE N22°20'08"E A DISTANCE OF 155.70 FEET;
THENCE N67°39'14"W A DISTANCE OF 689.32 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF TEMPLETON GAP ROAD;
THENCE N30°11'05"E ON SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 442.40 FEET;
THENCE N88°01'26"E A DISTANCE OF 185.00 FEET TO THE NORTHWEST CORNER OF DUBLIN NORTH FILING NO. 6 SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 214713496 OF SAID EL PASO COUNTY RECORDS;
THENCE S27°29'20"E ON THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 743.38 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 5.895 ACRES, MORE OR LESS.

SHEET NO. 1
1 OF 2 SHEETS
FILE# CPC PUZ 21-00171

EXHIBIT A - Legal

		SMALL LOT PLANNED UNIT DEVELOPMENT COLORADO SPRINGS, CO 80923 6685 TEMPLETON GAP ROAD PIKES VISTA		PROJECT NUMBER: DATE: DRAWN BY: CHECKED BY:	SHEET TITLE: ZONE CHAND SCHEMATIC	2 OF 2 SHEETS	PROJECT FILE: 21-00171
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SURVEYOR
 COLORADO SPRINGS, CO
 535 LAKE SULLY STREET
 COLORADO SPRINGS, COLORADO 80907
 PHONE: (719) 636-5179
 FAX: (719) 636-5199

EXHIBIT B - Zone Depiction

I HEREBY CERTIFY that the foregoing ordinance entitled **“ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 5.895 ACRES LOCATED SOUTHEAST OF THE SPRING BREEZE DRIVE AND TUTT BOULEVARD INTERSECTION ESTABLISHING THE PUD/AO (PLANNED UNIT DEVELOPMENT: ATTACHED AND DETACHED SINGLE-FAMILY RESIDENTIAL, 7.7 DWELLING UNITS PER ACRE, 40-FOOT MAXIMUM BUILDING HEIGHT, WITH AIRPORT OVERLAY) ZONE”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on September 13, 2022; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 27th 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 27th day of September 2022.



Sarah B. Johnson, City Clerk

1st Publication Date: September 16, 2022

2nd Publication Date: October 5, 2022

Effective Date: October 10, 2022

Initial: SBS

City Clerk