

ORDINANCE NO. 22 - 50

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 5.26 ACRES LOCATED AT 1951 ALLEGHENY DRIVE FROM PUD/R/HS (PLANNED UNIT DEVELOPMENT AND ESTATE SINGLE-FAMILY RESIDENTIAL WITH HILLSIDE OVERLAY) TO PF (PUBLIC FACILITIES)

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 5.261 acres located at 1951 Allegheny Drive, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PUD/R/HS (Planned Unit Development and Estate Single-Family Residential with Hillside Overlay) to PF (Public Facilities), 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 26th
day of July 2022.

Finally passed: August 9, 2022



Council President

ATTEST:



Sarah B. Johnson, City Clerk




EXHIBIT "A"

LEGAL DESCRIPTION FOR
PARCEL NO. 73113-00-008

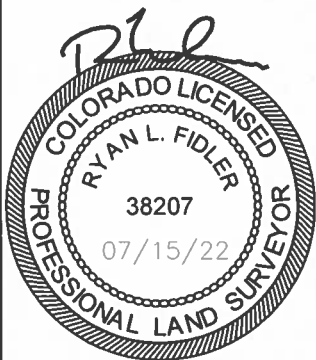
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 67 WEST, OF THE 6TH PRIME MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SOUTHFACE SUBDIVISION, FILING NO. 8, BEING AN ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF SAID SUBDIVISION, FROM WHICH THE NORTHWEST CORNER OF SAID SUBDIVISION BEARS NORTH 00°12'37" WEST (**BASIS OF BEARING**), A DISTANCE OF 738.12 FEET, SAID POINT OF COMMENCEMENT ALSO BEING THE **POINT OF BEGINNING**;

THENCE NORTH 00°12'37" WEST, ALONG THE WEST LINE OF SAID SOUTHFACE SUBDIVISION, A DISTANCE OF 738.12 FEET TO THE NORTHWEST CORNER OF SAID SOUTHFACE SUBDIVISION, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ALLEGHENY DRIVE AS SHOWN IN PTARMIGAN VALLEY TOWNHOMES AT ROCKRIMMON FILING NO.1;

THENCE SOUTH 76°44'40" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 401.77 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 375.90 FEET;

THENCE WESTERLY, ALONG SAID CURVE, CONCAVE TO THE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 15°26'00", AN ARC LENGTH OF 101.25 FEET TO A POINT AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ALLEGHENY DRIVE AND CENTENNIAL BOULEVARD;



Title: LEGAL DESCRIPTION

Project #: 15010594

Date: 07/15/2022

Scale: N / A

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EXHIBIT A

EXHIBIT "A"

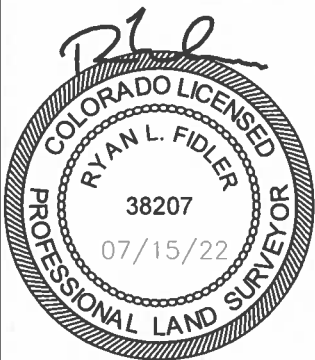
LEGAL DESCRIPTION FOR
PARCEL NO. 73113-00-008

THENCE SOUTH 28°40'30" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD, AS SHOWN ON THE FINAL PLAT, THE SHOPPES AT MOUNTAIN SHADOWS, PLAT NO. 10993, A DISTANCE OF 692.78 FEET TO THE NORTHWEST CORNER OF VINDICATOR PROFESSIONAL CENTER, PLAT NO. 8919;

THENCE SOUTH 89°14'51" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE NORTH LINE OF SAID VINDICATOR PROFESSIONAL CENTER, A DISTANCE OF 155.62 FEET, TO THE POINT OF BEGINNING.

CONTAINING 229,190 SQUARE FEET OR 5.261 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS.



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EXHIBIT "B"
 LEGAL EXHIBIT FOR
 PARCEL NO. 73113-00-008

PTARMIGAN VALLEY
 TOWNHOMES AT
 ROCKRIMMON
 FILING NO. 1

ALLEGHENY DRIVE
 (60' RIGHT-OF-WAY)
 S76° 44' 40"W 401.77'

C1

RIGHT-OF-WAY
 VARIES

APN: 73113-00-008

OWNER: CITY OF
 COLORADO
 SPRINGS

ZONED "PUD R HS"
 PROPOSED
 "PUBLIC FACILITIES"

229,190 SQ. FT.
 OR
 5.261 ACRES

CENTENNIAL BOULEVARD
 (100' RIGHT-OF-WAY)
 S28° 40' 30"E 692.78'

100'
 R/W

LOT 2
 THE SHOPPES AT
 MOUNTAIN
 SHADOW
 PLAT NO. 10993

LOT 1
 THE SHOPPES AT
 MOUNTAIN
 SHADOW
 PLAT NO. 10993

(BASIS OF BEARING)
 N0° 12' 37"W 738.12'

SOUTHFACE SUBDIVISION
 FILING NO. 8
 PLAT 8984

P.O.C. & P.O.B.

SOUTHWEST CORNER
 SOUTHFACE SUBDIVISION
 FILING NO. 8

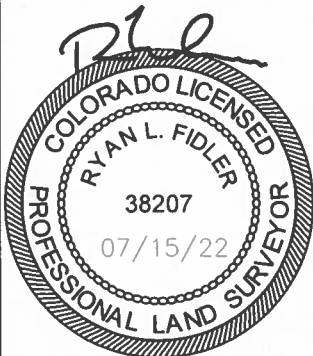
S89° 14' 51"E

155.62

VINDICATOR PROFESSIONAL
 CENTER
 PLAT NO. 8919

Curve Table

Curve #	Length	Radius	Delta
C1	101.25	375.90	15°26'00"



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 Project #: 15010594
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I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 5.26 ACRES LOCATED AT 1951 ALLEGHENY DRIVE FROM PUD/R/HS (PLANNED UNIT DEVELOPMENT AND ESTATE SINGLE-FAMILY RESIDENTIAL WITH HILLSIDE OVERLAY) TO PF (PUBLIC FACILITIES).” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on July 26, 2022; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 9th day of August 2022, and that the same was published by title and in summary, 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 9th day of August 2022.


Sarah B. Johnson, City Clerk



1st Publication Date: July 29, 2022
2nd Publication Date: August 12, 2022

Effective Date: August 17, 2022

Initial: SBJ
City Clerk