

ORDINANCE NO. 18-111

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 2.33 ACRES LOCATED NORTHWEST OF CENTENNIAL BOULEVARD AND MULE DEER DRIVE FROM PUD/HS (PLANNED UNIT DEVELOPMENT WITH HILLSIDE OVERLAY: COMMERCIAL) TO PUD/HS (PLANNED UNIT DEVELOPMENT: MULTI-FAMILY RESIDENTIAL, 17.17 DWELLING UNITS PER ACRE WITH A MAXIMUM BUILDING HEIGHT OF 37 FEET – TWO INCHES, WITH HILLSIDE 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 2.33 acres located northwest of Centennial Boulevard and Mule Deer Drive, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PUD/HS (Planned Unit Development with Hillside Overlay: commercial) to PUD/HS (Planned Unit Development: multi-family residential, 17.17 dwelling units per acre with a maximum building height of 37 feet – 2 inches, with Hillside 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
October, 2018.

Finally passed: November 13th, 2018

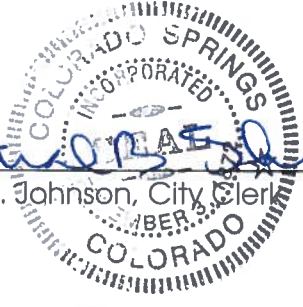


Council President

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 2.33 ACRES LOCATED NORTHWEST OF CENTENNIAL BOULEVARD AND MULE DEER DRIVE FROM PUD/HS (PLANNED UNIT DEVELOPMENT WITH HILLSIDE OVERLAY: COMMERCIAL) TO PUD/HS (PLANNED UNIT DEVELOPMENT: MULTI-FAMILY RESIDENTIAL, 17.17 DWELLING UNITS PER ACRE WITH A MAXIMUM BUILDING HEIGHT OF 37 FEET – TWO INCHES, WITH HILLSIDE OVERLAY)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on October 23rd, 2018; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 13th day of November, 2018, 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 13th day of November, 2018.



Sarah B. Johnson, City Clerk

1st Publication Date: October 26th, 2018
2nd Publication Date: November 16th, 2018

Effective Date: November 21st, 2018

Initial: SBJ
City Clerk

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 SOUTH. RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY LINE OF TRACT A, AS PLATTED IN NICHOLS OFFICE PARK FILING NO. I, RECORDED DECEMBER 28, 1999 UNDER RECEPTION NO. 99193532, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A NO.5 REBAR WITH 1112" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 17502" AND AT THE EASTERLY END BY A NO. 5 REBAR WITH 11/2"ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 17502" IS ASSUMED TO BEAR N 71 DEGREES 53 MINUTES 46 SECONDS E, A DISTANCE OF 314.12 FEET.

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 1, AS PLATTED IN CENTENNIAL HEALTH SUBDIVISION, RECORDED FEBRUARY 7, 2000 UNDER RECEPTION NO. 200013074, EL PASO COUNTY, COLORADO; THENCE S 00 DEGREES 02 MINUTES 30 SECONDS E, ON RIGHT OF WAY ACQUISITION LINE OF CENTENNIAL BOULEVARD, DESCRIBED IN DOCUMENT RECORDED UNDER RECEPTION NO. 97108661, A DISTANCE OF 419.04 FEET; THENCE S 34 DEGREES 00 MINUTES 10 SECONDS W. A DISTANCE OF 43.76 FEET; THENCE S 89 DEGREES 57 MINUTES 30 SECONDS W, A DISTANCE OF 55.79 FEET TO A POINT OF CURVE; THENCE ON ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 18 DEGREES 07 MINUTES 11 SECONDS, A RADIUS OF 370.00 FEET, A DISTANCE OF 117.01 FEET TO A POINT OF REVERSE CURVE; THENCE ON ARC OF A CURVE TO THE LEFT, Having A DELTA OF 13 DEGREES 36 MINUTES 36 SECONDS, A RADIUS OF 330.00 FEET, A DISTANCE OF 78.39 FEET TO A POINT OF TANGENT; THENCE N 85 DEGREES 31 MINUTES 55 SECONDS W, A DISTANCE OF 19.04 FEET TO A POINT ON CURVE; THENCE ON ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S 81 DEGREES 52 MINUTES 20 SECONDS E. HAVING A DELTA OF 21 DEGREES 15 MINUTES 50 SECONDS, A RADIUS OF 470.00 FEET, A DISTANCE OF 174.43 FEET TO A POINT OF REVERSE CURVE; THENCE ON ARC OF A CURVE TO THE LEFT. HAVING A DELTA OF 42 DEGREES 04 MINUTES 15 SECONDS, A RADIUS OF 360.00 FEET, A DISTANCE OF 264.76 FEET TO A POINT ON CURVE; THENCE N 90 DEGREES 00 MINUTES 00

SECONDS E. A DISTANCE OF 197.48 FEET TO THE POINT OF BEGINNING.

Containing a calculated area of 101,650 S.F. or 2.334 acres, more or less.

EXHIBIT A

