

ORDINANCE NO. 18-124

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 8.73 ACRES LOCATED SOUTHEAST OF THE TERMINUS OF SILVERSMITH ROAD AND SILVER ROSE LANE FROM PUD (PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT: COMMERCIAL AND RESIDENTIAL, 12 DWELLING UNITS PER ACRE, MAXIMUM 90,000 SQUARE FEET FOR NONRESIDENTIAL USES, MAXIMUM BUILDING HEIGHT OF 45 FEET AND 35 FEET EAST OF THE SILVERSMITH ROAD AND SILVER ROSE LANE INTERSECTION)

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 8.73 acres located southeast of the terminus of Silversmith Road and Silver Rose Lane, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PUD (Planned Unit Development) to PUD (Planned Unit Development: commercial and residential, 12 dwelling units per acre, maximum 90,000 square feet for nonresidential uses, maximum building height of 45 feet and 35 feet east of the Silversmith Road and Silver Rose Lane intersection), 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 27th day of November, 2018.

Finally passed: December 11th, 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 8.73 ACRES LOCATED SOUTHEAST OF THE TERMINUS OF SILVERSMITH ROAD AND SILVER ROSE LANE FROM PUD (PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT: COMMERCIAL AND RESIDENTIAL, 12 DWELLING UNITS PER ACRE, MAXIMUM 90,000 SQUARE FEET FOR NONRESIDENTIAL USES, MAXIMUM BUILDING HEIGHT OF 45 FEET AND 35 FEET EAST OF THE SILVERSMITH ROAD AND SILVER ROSE LANE INTERSECTION)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on November 27th, 2018; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 11th day of December, 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 11th day of December, 2018.

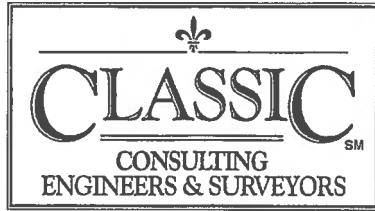

Sarah B. Johnson, City Clerk



1st Publication Date: November 30th, 2018
2nd Publication Date: December 14th, 2018

Effective Date: December 17th, 2018

Initial: SBS
City Clerk



619 N. Cascade avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903(719) 785-0799 (Fax)

JOB NO. 2542.00-01
JULY 5, 2018
PAGE 1 OF 2

LEGAL DESCRIPTION: STONE CREEK PARCEL 22

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 8 AND NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EASTERLY BOUNDARY LINE OF LOT 2 AS PLATTED IN FLYING HORSE NO. 22 FILING NO. 2, RECORDED UNDER RECEPTION NO. 214713459, RECORDS OF EL PASO COUNTY, COLORADO, AND EASTERLY RIGHT OF WAY LINE SILVERSMITH ROAD AS PLATTED IN FLYING HORSE NO. 22 FILING NO. 1, RECORDED UNDER RECEPTION NO. 208712834 BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 30118", ASSUMED TO BEAR N20°00'00"E, A DISTANCE OF 556.98 FEET.


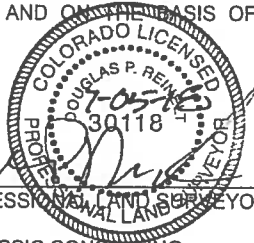
COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 2 AS PLATTED IN FLYING HORSE NO. 22 FILING NO. 2, RECORDED UNDER RECEPTION NO. 214713459, RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S84°25'00"E, A DISTANCE OF 943.79 FEET TO THE POINT OF BEGINNING;

THENCE N02°30'00"E, A DISTANCE OF 405.70 FEET;
THENCE S87°29'59"E, A DISTANCE OF 269.17 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 10°30'00", A RADIUS OF 480.00 FEET AND A DISTANCE OF 87.96 FEET TO A POINT OF TANGENT;
THENCE S77°00'00"E, A DISTANCE OF 371.93 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 23°50'00", A RADIUS OF 330.00 FEET AND A DISTANCE OF 137.27 FEET TO A POINT OF TANGENT;
THENCE S53°10'12"E, A DISTANCE OF 45.95 FEET;
THENCE S36°50'00"W, A DISTANCE OF 60.00 FEET;
THENCE S24°46'51"W, A DISTANCE OF 439.49 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S24°54'01"W, HAVING A DELTA OF 11°38'04", A RADIUS OF 3530.00 FEET AND A DISTANCE OF 716.80 TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 8.730 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS, LLC

July 05, 2018
DATE

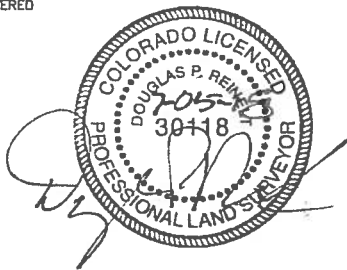


1-1/2" ALUMINUM
SURVEYORS CAP
STAMPED "CCES LLC
PLS 30118" RECOVERED

SILVERSMITH ROAD
FLYING HORSE NO. 1
RECEPTION NO. 1
208712834

LOT 2
FLYING HORSE NO. 2
RECEPTION NO. 2
214713459

1-1/2" ALUMINUM
SURVEYORS CAP
STAMPED "CCES LLC
PLS 30118" RECOVERED



SCALE: 1" = 200'
U.S. SURVEY FEET

STONE CREEK
PARCEL 22
JOB NO. 2542.00-01
JULY 05, 2018
SHEET 2 OF 2



619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

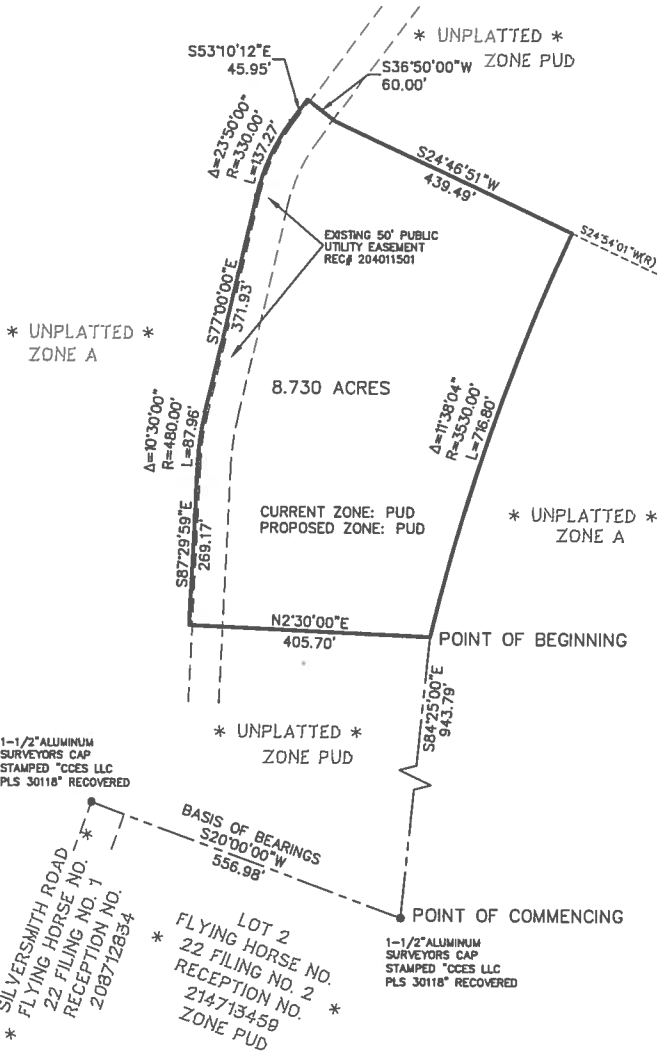
EXHIBIT A

CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.



FLYING HORSE PARCEL 22
 STONECREEK PARCEL
 PUD ZONE EXHIBIT
 JOB NO. 2542.00
 SHEET 1 OF 1

619 N. Cascade Avenue, Suite 200 (719)785-0790
 Colorado Springs, Colorado 80903 (719)785-0799 (Fax)



PERMITTED USES: General/Medical Office; Business Park including light manufacturing and research & development within the current zoning definition of Business Park; Design Center - a Business Park use where home furnishings are displayed for installation off site, and where home furnishing products are stored. Office/Warehouse; Financial Services; Religious Institution, Funeral Home/Columbarium; Mini-warehouses, Charter School; Public/Non-public Schools; College/University; Community Garden; Furniture Store; Building Materials and Home Furnishings Supply, Retail as an Accessory Use restricted to 30% of the floor area of the principle use; Multi-family Residential, Human Service Facility Assisted Living, Retirement Home and Single Family Residential.

MAX BUILDING HEIGHT: 45' MAX (2-3 STORY) EXCEPT ALL BUILDINGS LOCATED EAST OF SILVER ROSE/SILVERSMITH INTERSECTION - SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 35'

MAX RESIDENTIAL DENSITY: 12 DU/AC
 MAX NON-RESIDENTIAL BUILDING SF: 90,000 SF



SCALE: 1" = 200'
 U.S. SURVEY FEET

CPC PUZ 18-00085