

ORDINANCE NO. 20-24

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 15.67 ACRES LOCATED AT THE SOUTHWEST CORNER OF WOODMEN ROAD AND AUSTIN BLUFFS PARKWAY FROM OC/PBC/AO/SS (OFFICE COMPLEX AND PLANNED BUSINESS CENTER WITH AIRPORT AND STREAMSIDE OVERLAY) TO PUD/AO/SS (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL, 3.6 DWELLING UNITS PER ACRE, 35-FOOT MAXIMUM BUILDING HEIGHT WITH AIRPORT AND STREAMSIDE 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 15.67 acres located at the southwest corner of Woodmen Road and Austin Bluffs Parkway, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from OC/PBC/AO/SS (Office Complex and Planned Business Center with Airport and Streamside Overlay) to PUD/AO/SS (Planned Unit Development: single-family residential, 3.6 dwelling units per acre, 35-foot maximum building height with Airport and Streamside 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.

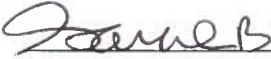
Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.


Introduced, read, passed on first reading and ordered published this 28<sup>th</sup> day of  
April, 2020.

**Finally passed:** May 12<sup>th</sup>, 2020

  
\_\_\_\_\_  
Council President

ATTEST:


  
\_\_\_\_\_  
Sarah B. Johnson, City Clerk



The seal is circular with a double-line border. The outer ring contains the text "COLORADO SPRINGS" at the top and "COLORADO" at the bottom. The inner ring contains "INCORPORATED" at the top and "MAY 3, 1871" at the bottom. In the center, the word "SEAL" is written in a stylized font, with a five-pointed star to its right.

I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 15.67 ACRES LOCATED AT THE SOUTHWEST CORNER OF WOODMEN ROAD AND AUSTIN BLUFFS PARKWAY FROM OC/PBC/AO/SS (OFFICE COMPLEX AND PLANNED BUSINESS CENTER WITH AIRPORT AND STREAMSIDE OVERLAY) TO PUD/AO/SS (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL, 3.6 DWELLING UNITS PER ACRE, 35-FOOT MAXIMUM BUILDING HEIGHT WITH AIRPORT AND STREAMSIDE OVERLAY)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on April 28<sup>th</sup>, 2020; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 12<sup>th</sup> day of May, 2020, 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 12<sup>th</sup> day of May, 2020.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: May 1<sup>st</sup>, 2020  
2<sup>nd</sup> Publication Date: May 15<sup>th</sup>, 2020

Effective Date: May 20<sup>th</sup>, 2020

Initial: SBJ  
City Clerk

**PUD/AO/SS ZONE – METES AND BOUNDS DESCRIPTION – CPC PUZ 19-00155 – EXHIBIT A**

A PORTION OF THAT TRACT DESCRIBED IN SPECIAL WARRANT DEED RECORDED AT RECEPTION NO. 217113469 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE AND SITUATED IN THE NORTH HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF EAST WOODMEN ROAD, MONUMENTED AS SHOWN AND IS CONSIDERED TO BEAR N89°26'16"E.

COMMENCING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST WOODMEN ROAD FOR THE NORTHEAST CORNER OF LEE VANCE DRIVE AS PLATTED BY COOK COMMUNICATIONS SUBDIVISION FILING NO. 3 RECORDED UNDER RECEPTION NO. 216713749 AND ALSO BEING THE NORTHWEST CORNER OF THE WENTWORTH SUBDIVISION RECORDED UNDER RECEPTION NO. 218714190;

THENCE EASTERLY WITH SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID WENTWORTH SUBDIVISION WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1845.72 FEET, THROUGH A CENTRAL ANGLE OF 05°59'43" AN ARC DISTANCE OF 193.13 FEET, THE LONG CHORD OF WHICH BEARS N86°26'31"E A DISTANCE OF 193.04 FEET;

THENCE N89°26'16"E CONTINUING ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 380.68 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N89°26'16"E ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 1537.52 FEET TO THE NORTHEAST CORNER OF SAID SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 217113469 AND ALSO BEING THE NORTHWEST CORNER OF A TRACT RECORDED UNDER RECEPTION NO. 98139904 OF SAID EL PASO COUNTY RECORDS;

THENCE S29°39'05"W, WITH THE EAST LINE OF SAID SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 217113469, A DISTANCE OF 256.20 FEET;

THENCE S63°15'24"W, A DISTANCE OF 344.35 FEET;

THENCE S87°42'33"W, A DISTANCE OF 244.17 FEET;

THENCE S66°52'03"W, A DISTANCE OF 92.31 FEET;

THENCE S86°10'50"W, A DISTANCE OF 110.22 FEET;

THENCE S48°54'26"W, A DISTANCE OF 79.40 FEET;

THENCE S31°58'26"W, A DISTANCE OF 82.68 FEET;

THENCE S45°39'51"W, A DISTANCE OF 96.18 FEET;

THENCE N67°13'57"W, A DISTANCE OF 148.77 FEET;

THENCE S50°35'04"W, A DISTANCE OF 154.93 FEET;

THENCE S64°02'25"W, A DISTANCE OF 258.81 FEET TO THE SOUTHEAST CORNER OF SAID WENTWORTH SUBDIVISION;

THENCE WITH THE EAST LINE OF SAID WENTWORTH SUBDIVISION, N00°10'42"W, A DISTANCE OF 759.52 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 682,393 SQUARE FEET OR 15.666 ACRES, MORE OR LESS

**EXHIBIT A**



# PUD/AO/SS ZONE EXHIBIT B



SCALE: 1"=200'

WENTWORTH SUBDIVISION  
REC. NO. 218714190  
LOT 1

N0°10'42"W  
750.52'

POINT OF BEGINNING

WOODMEN ROAD  
(120' RIGHT OF WAY)

TRAILSIDE AT COTTONWOOD  
CREEK FILING NO. 1  
682,393 SQ. FT.  
15.666 ACRES

N89°28'16"E  
1537.52'

NEWPORT HEIGHTS WEST  
SUBDIVISION  
FILING NO. 9A REC. NO.  
202038159

S8°10'25"W  
231.61'

S50°35'04"W  
154.93'

N67°13'57"W  
148.77'

S45°39'51"W  
98.18'

S31°58'28"W  
82.68'

S48°54'28"W  
79.40'

S86°10'50"W  
110.22'

S88°32'03"W  
82.31'

S87°42'33"W  
244.17'

S37°15'24"W  
344.35'

S29°38'05"W  
258.20'

## PUD/AO/SS ZONE EXHIBIT B

TRAILSIDE AT COTTONWOOD CREEK FILING NO. 1

Project No: SLV000003

Drawn By: SB

Checked By: SB

Date: 07/08/2019



6162 S. Willow Drive, Suite 320  
Greenwood Village, CO 80111  
303.770.8884 • GallowayUS.com

CPC PUZ 19-00061

## EXHIBIT B