

ORDINANCE NO. 17-45

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 78.84 ACRES LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF WEST FILLMORE STREET AND CENTENNIAL BOULEVARD FROM PUD (PLANNED UNIT DEVELOPMENT) AND R (RESIDENTIAL ESTATE) TO PUD (PLANNED UNIT DEVELOPMENT FOR THE USES OF HOSPITAL, OFFICE, MEDICAL OFFICE, GENERAL COMMERCIAL; A MAXIMUM GROSS FLOOR AREA OF 1,850,000 SQUARE FEET AND A MAXIMUM BUILDING HEIGHT OF 165 FEET)

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 78.84 acres located at the northeast corner of the intersection of West Fillmore Street and Centennial Boulevard, as described in Exhibit A and depicted in Exhibit B, which are attached hereto and made a part hereof by reference, from PUD (Planned Unit Development) and R (Residential Estate) to PUD (Planned Unit Development for the uses of hospital, office, medical office, general commercial; a maximum gross floor area of 1,850,000 square feet and a maximum building height of 165 feet), 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 May 2017.

Finally passed: June 13th, 2017

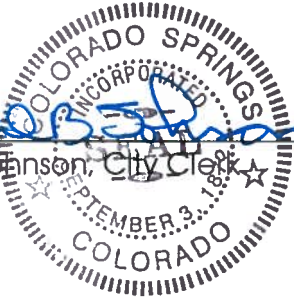


Council President

ATTEST:



Sarah B. Johnson, City Clerk



Legal Description
Penrose St. Francis Hospital

LEGAL DESCRIPTION - PARCEL A

That tract of land described in Book 3481 at Page 415 of the records of El Paso County, Colorado located in the Northwest quarter (NW1/4) of Section 36, Township 13 South, Range 67 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:

BEGINNING at the Northeast corner of Centennial Boulevard as described in Book 5373 at Page 77 of the records of said El Paso County; thence N89°10'20"E on the North line of the Northwest quarter of the Northwest quarter (NW1/4NW1/4) of said Section 36, a distance of 711.68 feet to the Northeast corner of said NW1/4NW1/4; thence N89°11'02"E on the North line of the Northeast quarter of the Northwest quarter (NE1/4NW1/4) of said Section 36, a distance of 892.77 feet to the Northeast corner of said tract of land described in Book 3481 at Page 415; thence S00°18'45"W on the East line of said tract of land, distance of 1167.33 feet; thence S89°10'37"W on the South line of said tract of land, a distance of 1023.64 feet; thence S00°18'45"W on the East line of said tract of land, a distance of 928.77 feet to the North right-of-way line of Fillmore Street, the following two (2) courses are on said Northerly right-of-way line; thence: 1) S87°50'07"W a distance of 4.80 feet; 2) S84°20'01"W a distance of 304.17 feet to the intersection with the East right-of-way line of Centennial Boulevard as described in Book 5373, at Page 77 of the records of said El Paso County, the following twenty-two (22) courses are on said East right-of-way line; thence: 1) N50°10'20"W (N50°10'22"W of record) a distance of 30.82 feet; 2) N05°10'22"W a distance of 443.80 feet; 3) N03°16'35"W a distance of 79.87 feet to a point on a non-tangent curve; 4) on a curve to the left having a central angle of 08°12'56" (08°12'57" of record), a radius of 763.57 feet for an arc distance of 109.50 feet, whose chord bears N08°44'31"W to a point on a non-tangent curve; 5) on a curve to the left having a central angle of 11°29'32" (11°29'31" of record), a radius of 762.59 feet for an arc distance of 152.98 feet, whose chord bears N20°19'13"W; 6) N15°29'28" E a distance of 31.88 feet; 7) N24°52'40"W a distance of 78.00 feet; 8) S85°07'20"W a distance of 12.00 feet; 9) N84°48'00"W a distance of 22.58 feet to a point on a curve; 10) on a curve to the right having a central angle of 15°04'37", a radius of 645.00 feet for an arc distance of 189.73 feet, whose chord bears N17°06'35"W to a point on a curve; 11) on a curve to the right having a central angle of 08°47'51", a radius of 843.21 feet for an arc distance of 98.78 feet, whose chord bears N03°06'07"W; 12) N01°05'59"E (N01°05'48"E of record) a distance of 72.82 feet (72.63 feet of record); 13) N00°48'48"W a distance of 140.00 feet; 14) N39°06'33"E a distance of 31.94 feet; 15) N00°48'48"W a distance of 75.00 feet; 16) S89°11'14"W a distance of 12.00 feet; 17) N40°27'17"W a distance of 22.73 feet; 18) N00°48'48"W a distance of 138.00 feet; 19) N01°48'03"W a distance of 180.03 feet; 20) N00°48'48"W a distance of 68.00 feet; 21) N01°05'47"E a distance of 180.10 feet; 22) N00°48'48"W a distance of 68.54 feet to the POINT OF BEGINNING and containing 51.66 acres of land, more or less.

LEGAL DESCRIPTION - PARCEL B

A tract of land located in the Northwest quarter (NW1/4) of Section 36, Township 13 South, Range 67 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:

COMMENCING at a 4"x9" red stone with a scribed "X" at the North quarter corner of said Section 36 from which a 3" aluminum cap by PE-LS 9853 at the Northwest corner of the Northeast quarter of the Northwest quarter (NE1/4NW1/4) of said Section 36 bears S89°09'47"W a distance of 1293.03 feet, and is the basis of bearings used herein; thence S89°09'47"W on the North line of said NE1/4NW1/4, a distance of 399.55 feet (400 feet of record) to the Northeast corner of the tract of land described in Book 3481 at Page 415 of the records of said El Paso County, also being the Northwest corner of Lot 10, Fillmore Heights Subdivision Filing No. 2 as recorded at Reception No. 98138750 of the records of said El Paso County; thence S00°19'45"W (S00°01'48"W of record) on the common line between said tract of land and said Fillmore Heights Subdivision Filing No. 2 and the West line of Fillmore Heights Subdivision Filing No. 4 as recorded at Reception No. 202171261 of the records of said El Paso County, a distance of 1167.56 feet (1167.33 feet of record); thence continuing S00°19'45"W on the West line of said Fillmore Heights Subdivision Filing No. 4, a distance of 252.36 feet to the Southwest corner of Lot 1 of said Fillmore Heights Subdivision Filing No. 4; thence N79°53'13"E on the Southerly line of said Lot 1, a distance of 407.01 feet to the East line of said NW1/4; thence S00°17'43"W on said East line, a distance of 708.51 feet to the Northerly right-of-way line of Fillmore Street; thence N89°42'00"W on said Northerly right-of-way line, a distance of 3.25 feet to the most Easterly corner of Fillmore right of way as described in Book 2377 at Page 987 of the records of said El Paso County; thence S87°49'04"W on the Northerly right-of-way line of said Fillmore Street, a distance of 1421.94 feet; thence N00°18'54"E (N00°01'48"E of record) on the Easterly line of said tract of land described in Book 3481 at Page 415, a distance of 928.87 feet (928.77 feet of record); thence N89°10'46"E (N88°53'40"E of record) on a Southerly line of said tract of land, a distance of 1023.56 feet (1023.64 feet of record) to the POINT OF BEGINNING and containing 27.788 acres of land, more or less.

Total Area = 78.838 acres

EXHIBIT A

I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 78.84 ACRES LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF WEST FILLMORE STREET AND CENTENNIAL BOULEVARD FROM PUD (PLANNED UNIT DEVELOPMENT) AND R (RESIDENTIAL ESTATE) TO PUD (PLANNED UNIT DEVELOPMENT FOR THE USES OF HOSPITAL, OFFICE, MEDICAL OFFICE, GENERAL COMMERCIAL; A MAXIMUM GROSS FLOOR AREA OF 1,850,000 SQUARE FEET AND A MAXIMUM BUILDING HEIGHT OF 165 FEET)”**

was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on May 23rd, 2017; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 13th day of June, 2017, 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 June, 2017.


Sarah B. Johnson, City Clerk



1st Publication Date: May 26th, 2017
2nd Publication Date: June 16th, 2017

Effective Date: June 21st, 2017

Initial: SBS
City Clerk