

ORDINANCE NO. 21-37

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 10.64 ACRES LOCATED NORTHEAST OF THE TEMPLETON GAP ROAD AND WOLF RIDGE INTERSECTION FROM PUD/AO (PLANNED UNIT DEVELOPMENT: 5.66 DWELLING UNITS PER ACRE, 30-FOOT MAXIMUM BUILDING HEIGHT WITH AIRPORT OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT: 20 DWELLING UNITS PER ACRE, 35-FOOT MAXIMUM BUILDING HEIGHT WITH AIRPORT OVERLAY)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

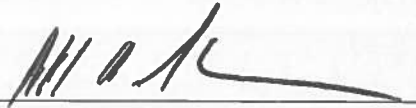
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 10.64 acres located northeast of the Templeton Gap Road and Wolf Ridge intersection, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PUD/AO (Planned Unit Development: 5.66 dwelling units per acre, 30-foot maximum building height with Airport Overlay) to PUD/AO (Planned Unit Development: 20 dwelling units per acre, 35-foot maximum building height with Airport 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
March 2021.

Finally passed: April 13th 2021



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. Inside the ring, the word 'INCORPORATED' is at the top and 'SEPT 3 1872' is at the bottom. In the center, the word 'SEAL' is written in large, bold letters. A small star is located on the right side of the inner circle.

I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 10.64 ACRES LOCATED NORTHEAST OF THE TEMPLETON GAP ROAD AND WOLF RIDGE INTERSECTION FROM PUD/AO (PLANNED UNIT DEVELOPMENT: 5.66 DWELLING UNITS PER ACRE, 30-FOOT MAXIMUM BUILDING HEIGHT WITH AIRPORT OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT: 20 DWELLING UNITS PER ACRE, 35-FOOT MAXIMUM BUILDING HEIGHT WITH AIRPORT OVERLAY)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on March 23rd, 2021; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 13th day of April 2021, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Gazette on April 16th, 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 April 2021.


Sarah B. Johnson, City Clerk



1st Publication Date: March 26th, 2021
2nd Publication Date: April 16th, 2021
Effective Date: April 21st, 2021

Initial: SBJ
City Clerk

EXHIBIT A

Legal Description – Templeton Gap Townhomes

Parcel A:

That portion of the Southwest Quarter of the Northeast Quarter of Section 7 in Township 13 South, Range 65 West of the 6th P.M., lying southeasterly of the southeasterly line of State Highway No. 189 and lying southerly of the following described line: Beginning at a point on the east line of the Southwest Quarter of said Northeast Quarter which is 971.84 feet southerly thereon from the northeast corner thereof; thence westerly parallel with the north line of the Southwest Quarter of said Northeast Quarter to intersect the west line of said Northeast Quarter, in El Paso County, Colorado.

Except any portion lying within Dublin North Kwan Parcel Filing No. 8, recorded May 12, 2016 under Reception No. 216713766.

Parcel B:

That tract in the Southeast Quarter of the Northwest Quarter lying southeasterly of Highway 189, Section 7 in Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado.

Except any portion lying within Dublin North Kwan Parcel Filing No. 8, recorded May 12, 2016 under Reception No. 216713766.

The above is described by metes and bounds as follows:

Commencing at the northeast corner of said Southwest Quarter of the Northeast Quarter; thence along the east line of said Southwest Quarter of the Northeast Quarter South 0 degrees 17 minutes 47 seconds East, 971.84 feet to the point of beginning;

- 1) thence continuing along said east line South 0 degrees 17 minutes 47 seconds East, 365.68 feet to the north line of Wolf Ridge Road as recorded at Reception Number 216713766 (the following six courses are along said north line);
- 2) thence along a non-tangent curve concave to the north, said curve having a central angle of 1 degrees 29 minutes 03 seconds, a radius of 417.00 feet, for an arc length of 10.80 feet (the center of said curve bears North 0 degrees 55 minutes 26 seconds West);
- 3) thence North 89 degrees 26 minutes 23 seconds West, 617.33 feet;
- 4) thence along a tangential curve concave to the south, said curve having a central angle of 2 degrees 57 minutes 12 seconds, a radius of 483.00 feet, for an arc length of 24.90 feet;
- 5) thence South 87 degrees 36 minutes 26 seconds West, 518.28 feet;
- 6) thence along a tangential curve concave to the north, said curve having a central angle of 32 degrees 21 minutes 55 seconds, a radius of 432.00 feet, for an arc length of 244.03 feet;
- 7) thence North 60 degrees 01 minutes 39 seconds West, 38.17 feet to the southeasterly line of Templeton Gap Road (formerly known as State Highway 189);
- 8) thence along said southeasterly line North 29 degrees 49 minutes 32 seconds East, 289.66 feet;
- 9) thence North 87 degrees 36 minutes 29 seconds East, 1,292.90 feet to the point of beginning.

Containing a calculated area of 463,505 square feet (10.64061 acres), more or less.

TEMPLETON GAP TOWNHOMES
ZONE CHANGE EXHIBIT B

2020/09/04

TNE JOB #: 1893.00

UNPLATTED
ZONE: C6 AO
STORAGE FACILITY

UNPLATTED
ZONE: R-5
RURAL RESIDENTIAL

N 87°36'29" E 1292.90

LOT 1 TUTT BLVD
INDUSTRIAL PARK FIL #1...
ZONE: M1 AO
COMMERCIAL BLDG

45' INGRESS & EGRESS EASEMENT (BOOK
5939, PAGE 1489) TO BE VACATED

UNPLATTED
REZONE: PUD
AO TO PUD/AO
SITE
 $\Delta=32^{\circ}21'55''$
 $R=432.00$
 244.83

UNPLATTED
REZONE: A/AO TO PUD/AO
SITE

PERMANENT EASEMENT
(REC. No. 209102444)

$\Delta=2^{\circ}57'12''$
 $R=483.00$
 24.90

S 87°36'26" W 518.28

N 89°27'09" W 628.13

TEMPLETON GAP ROAD 35' EOA TO EOA
93' PUB ROW, 35' EOA TO EOA
WOLF RIDGE ROAD
65' PUB ROW, 44' CURB TO CURB

DUBLIN NORTH KWAN
PARCEL #18
ZONE: PUD AO
RESIDENTIAL

UNPLATTED
ZONE: PUD AO
SCHOOL

LOT 9
HORSESHOE RANCHEROS
ZONE: R-5
UNDEVELOPED

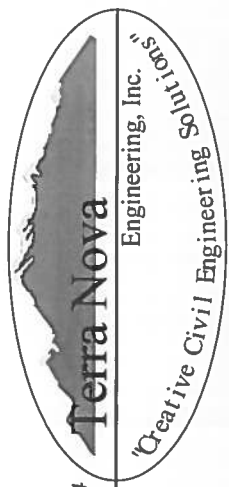
S 017°47' F 365.68



SCALE: 1"=200'

NOTES:

1. THE CURRENT ZONING ORDINANCE IS: 06-177.
2. THE CURRENT MASTER PLAN IS CPC MP 06-00069.
3. PROPOSED PUD INFO: PUD/AO (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY AND MULTI-FAMILY TOWNHOMES, 35-FOOT MAXIMUM BUILDING HEIGHT, MAX DENSITY 20 DU/AC, WITH AIRPORT OVERLAY)



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CPC PUZ 20-00012