

ORDINANCE NO. 22-02

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 11.7 ACRES LOCATED SOUTHWEST OF EAST WOODMEN ROAD AND BLACK FOREST ROAD FROM A/A0 (AGRICULTURAL WITH AIRPORT OVERLAY) TO PBC/AO (PLANNED BUSINESS CENTER 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 11.7 acres located southwest of East Woodmen Road and Black Forest Road, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from A/AO (Agricultural with Airport Overlay) to PBC/AO (Planned Business Center 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 11th day of January 2022.

Finally passed: January 25, 2022



Council President

ATTEST:



Sarah B. Johnson, City Clerk


SEAL
SEPTEMBER 3, 1872
COLORADO

“Exhibit A”
Zone Change Legal Description
SHEET 1 OF 3

THAT PORTION OF LAND DESCRIBED AS LOT 3, GLOVER SUBDIVISION, RECORDED PLAT BOOK F3, AT PAGE 51 IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, AND THAT PORTION OF LOT 4, ADJACENT TO LOT 3, GLOVER SUBDIVISION, EXCEPT PORTIONS CONVEYED IN WARRANTY DEED RECORDED DECEMBER 01, 2002 UNDER RECEPTION NO. 202214345 IN THE EL PASO CLERK AND RECORDER'S OFFICE, AS WELL AS A PARCEL OF LAND REFERRED TO AS NO. 101R OF THE EL PASO DEPARTMENT OF TRANSPORTATION, AS DESCRIBED UNDER RECEPTION NO. 200133477 IN THE EL PASO CLERK AND RECORDER'S OFFICE, AND LOTS 1, 2, 6, AND TRACT B OF BLACKWOOD CROSSING SUBDIVISION AS SHOWN ON BLACKWOOD CROSSING, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE NORTHEAST LINE OF LOT 2 BLACKWOOD CROSSING. SAID LINE BEARING SOUTH 00°07'28" EAST, AS MONUMENTED AT THE NORTH END, BY A NO. 5 REBAR WITH NO CAP AND ON THE SOUTH END, BY A NAIL AND TAG STAMPED "PLS 14142".

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SECTION 7;

THENCE NORTH 15°56'18" WEST A DISTANCE OF 1282.31 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BLACKWOOD CROSSING, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE EAST LINE OF SAID LOT 2, SOUTH 00°07'28" EAST, A DISTANCE OF 102.31 FEET;

THENCE CONTINUING ALONG THE EAST LINE OF SAID LOT 2, SOUTH 11°15'57" EAST, A DISTANCE OF 109.97 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 6;

THENCE ALONG THE EAST LINE OF SAID LOT 6, SOUTH 00°07'31" EAST, A DISTANCE OF 342.83 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6 AND A THE NORTH RIGHT-OF-WAY OF TEMPLETON GAP ROAD;

THENCE ALONG SAID NORTH RIGHT-OF-WAY AND THE SOUTH LINE OF SAID LOT 6, TRACT B BLACKWOOD SUBDIVISION AND LOT 3, SOUTH 87°32'13" WEST, A DISTANCE OF 881.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE CONTINUING ALONG THE SAID NORTH RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID LOT 3, NORTH 00°07'26" WEST, A DISTANCE OF 9.55 FEET;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF SAID LOT 4 AND SAID PARCEL 101R AND ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13°11'10", A RADIUS OF 960.00 FEET, AN ARC LENGTH OF 220.93 FEET, A CHORD WHICH BEARS NORTH 77°44'41" WEST A DISTANCE OF 220.45 FEET TO THE SOUTHWESTERLY

“Exhibit A”
Zone Change Legal Description
SHEET 2 OF 3

LINE OF SAID PARCEL 101R AND THE NORTHEASTERLY RIGHT-OF-WAY OF SAID TEMPLETON GAP ROAD;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY AND ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 101R, NORTH 18°37'00" WEST, A DISTANCE OF 60.63 FEET TO THE WESTERLY LINE OF SAID PARCEL 101R AND THE EASTERLY RIGHT-OF-WAY OF TEMPLETON GAP ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG THE WESTERLY LINE OF SAID PARCEL 101R, NORTH 34°03'33" EAST, A DISTANCE OF 167.16 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 101R;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY AND ALONG THE NORTH LINE OF SAID PARCEL 101R AND SAID LOT 4, NORTH 89°41'28" EAST, A DISTANCE OF 140.52 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 4;

THENCE ALONG THE WEST LINE OF SAID LOT 3, NORTH 00°19'12" WEST, A DISTANCE OF 154.21 FEET;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 3 AND ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19°56'14", A RADIUS OF 850.00 FEET, AN ARC LENGTH OF 295.78 FEET, A CHORD WHICH BEARS NORTH 57°48'59" EAST A DISTANCE OF 294.29 FEET TO THE NORTH LINE OF SAID LOT 3 AND THE SOUTH RIGHT-OF-WAY OF EAST WOODMEN ROAD;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY AND ALONG THE NORTH LINE OF SAID LOT 3, NORTH 87°32'16" EAST, A DISTANCE OF 172.78 FEET;

THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY AND ALONG THE NORTH LINE OF SAID LOT 3, NORTH 00°07'26" WEST, A DISTANCE OF 0.61 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1, BLACKWOOD CROSSING;

THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY AND ALONG THE NORTH LINE OF SAID LOT 1 AND 2, NORTH 87°32'13" EAST, A DISTANCE OF 438.77 FEET TO THE **POINT OF BEGINNING**

CONTAINING 509,780 SQ.FT., OR 11.70 ACRES MORE OR LESS.

I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 11.7 ACRES LOCATED SOUTHWEST OF EAST WOODMEN ROAD AND BLACK FOREST ROAD FROM A/A0 (AGRICULTURAL WITH AIRPORT OVERLAY) TO PBC/AO (PLANNED BUSINESS CENTER WITH AIRPORT OVERLAY)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 11, 2022; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 25th day of January 2022, and that the same was published by title and in summary, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in the Gazette, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 25th day of January 2022.


Sarah B. Johnson, City Clerk

1st Publication Date: January 14, 2022
2nd Publication Date: January 28th, 2022

Effective Date: February 2nd, 2022

Initial: SBJ
City Clerk