

ORDINANCE NO. 22 - 75

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 5.814 ACRES LOCATED APPROXIMATELY 420 FEET NORTHEAST OF THE CENTENNIAL BOULEVARD AND MESA VALLEY ROAD INTERSECTION FROM PUD/HS (PLANNED UNIT DEVELOPMENT WITH HILLSIDE OVERLAY) TO PUD (PLANNED UNIT DEVELOPMENT: MULTI-FAMILY RESIDENTIAL, 9 MAXIMUM DWELLING UNITS PER ACRE, AND 50 FOOT MAXIMUM BUILDING HEIGHT WITH HILLSIDE OVERLAY)

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

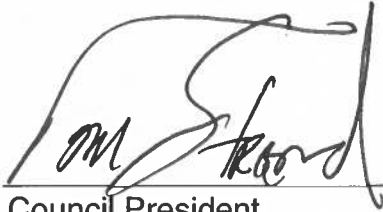
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 5.814 acres, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PUD/HS (Planned Unit Development with Hillside Overlay) to PUD/HS (Planned Unit Development: Multi-Family Residential, 9 maximum dwelling units per acre, and 50 foot maximum building height with Hillside 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 October 2022.

Finally passed: October 25, 2022



Council President

ATTEST:



Sarah B. Johnson, City Clerk

ZONE CHANGE LEGAL DESCRIPTION – EXHIBIT A

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 209021243 EXCEPT ANY PORTION RECORDED UNDER RECEPTION NOS. 212002016 AND 215065588 ALL IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658" AT THE CENTER 1/4 CORNER AND A 1/2" IRON PIPE IN CONCRETE AT THE SOUTH 1/4 CORNER, SAID LINE BEING ASSUMED TO BEAR S00°02'13"W.

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 36;

THENCE ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, S00°02'13"W A DISTANCE OF 985.32 FEET, TO THE NORTHEASTERLY CORNER OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 209021243 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID EAST LINE, S00°02'13"W A DISTANCE OF 492.55 FEET, TO THE NORTHEASTERLY CORNER OF INDIAN HILLS VILLAGE RECORDED UNDER RECEPTION NO. 204192335;

THENCE ON THE NORTHERLY LINE OF SAID INDIAN HILLS VILLAGE, S89°28'53"W A DISTANCE OF 456.03 FEET, TO A POINT OF NON-TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD AS RECORDED UNDER RECEPTION NO. 212002016;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S86°38'18"W, HAVING A RADIUS OF 1094.74 FEET, A CENTRAL ANGLE OF 00°18'18" AND AN ARC LENGTH OF 5.83 FEET, TO A POINT OF COMPOUND CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 953.90 FEET, A CENTRAL ANGLE OF 26°39'48" AND AN ARC LENGTH OF 443.91 FEET, TO A POINT OF TANGENT;
3. N30°19'48"W A DISTANCE OF 72.07 FEET, TO THE NORTHWESTERLY CORNER OF SAID PROPERTY RECORDED UNDER RECEPTION NO. 209021243;

THENCE ON SAID NORTHERLY LINE, N89°16'00"E A DISTANCE OF 621.74 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 253,269 SQUARE FEET OR 5.8143 ACRES.

TO BE PLATTED AS CENTENNIAL NORTH



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**ZONE CHANGE
 EXHIBIT B**

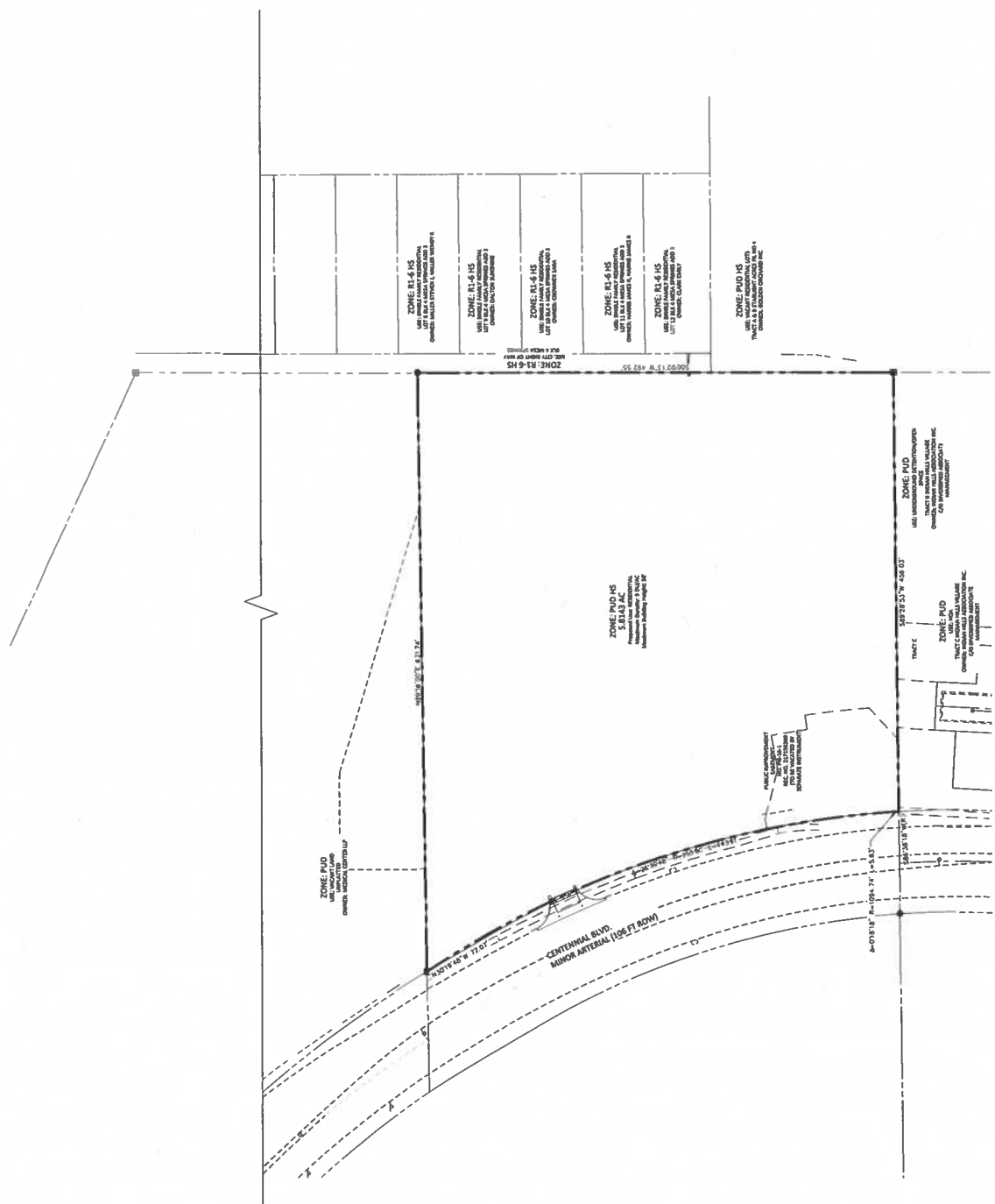


EXHIBIT B

I HEREBY CERTIFY that the foregoing ordinance entitled **“ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 5.814 ACRES LOCATED APPROXIMATELY 420 FEET NORTHEAST OF THE CENTENNIAL BOULEVARD AND MESA VALLEY ROAD INTERSECTION FROM PUD/HS (PLANNED UNIT DEVELOPMENT WITH HILLSIDE OVERLAY) TO PUD (PLANNED UNIT DEVELOPMENT: MULTI-FAMILY RESIDENTIAL, 9 MAXIMUM DWELLING UNITS PER ACRE, AND 50 FOOT MAXIMUM BUILDING HEIGHT WITH HILLSIDE OVERLAY)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on October 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 October 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 October 2022.



Sarah B. Johnson, City Clerk



1st Publication Date: October 14, 2022

2nd Publication Date: October 28, 2022

Effective Date: November 2, 2022

Initial: SBJ
City Clerk