

ORDINANCE NO. 20-66

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 32.44 ACRES LOCATED AT REDCLOUD PEAK DRIVE AND BANNING LEWIS PARKWAY FROM R5/SS/AO (MULTI-FAMILY RESIDENTIAL WITH STREAMSIDE AND AIRPORT OVERLAYS) TO PUD/AO (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY DETACHED, 3.5-7.99 DWELLING UNITS PER ACRE, 35-FOOT MAXIMUM BUILDING HEIGHT WITH AN 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 32.44 acres located at Redcloud Peak Drive and Banning Lewis Parkway, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R5/SS/AO (Multi-family residential with Streamside and Airport Overlays) to PUD/AO (Planned Unit Development: Single-family detached, 3.5-7.99 dwelling units per acre, 35-foot maximum building height with an 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 22nd day of
September 2020.

Finally passed: October 13th 2020



Council President

ATTEST:



Sarah B. Johnson, City Clerk



I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 32.44 ACRES LOCATED AT REDCLOUD PEAK DRIVE AND BANNING LEWIS PARKWAY FROM R5/SS/AO (MULTI-FAMILY RESIDENTIAL WITH STREAMSIDE AND AIRPORT OVERLAYS) TO PUD/AO (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY DETACHED, 3.5-7.99 DWELLING UNITS PER ACRE, 35-FOOT MAXIMUM BUILDING HEIGHT WITH AN AIRPORT OVERLAY)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on September 22nd 2020; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 13th day of October 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 13th day of October 2020.


Sarah B. Johnson, City Clerk

1st Publication Date: September 25th, 2020

2nd Publication Date: October 16th, 2020

Effective Date: October 21st, 2020

Initial: SBS
City Clerk



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Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

LEGAL DESCRIPTION: BANNING LEWIS RANCH VILLAGE B

A PARCEL OF LAND BEING PORTIONS OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513 RECORDS OF EL PASO COUNTY, COLORADO, VISTA DEL ORO BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3, TRACT B AS PLATTED IN BANNING LEWIS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 205009006 AND A PORTION OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF BANNING LEWIS RANCH FILING NO. 16B RECORDED UNDER RECEPTION NO. 218714161 RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" IS ASSUMED TO BEAR N89°51'27"E, A DISTANCE OF 446.21 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF BANNING LEWIS RANCH FILING NO. 16B RECORDED UNDER RECEPTION NO. 218714161 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513;

THENCE N89°51'27"E, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS PARKWAY A DISTANCE OF 142.00 FEET TO THE POINT OF BEGINNING;

THENCE N89°51'27"E, A DISTANCE OF 592.60 FEET.
THENCE S32°25'57"E, A DISTANCE OF 874.56 FEET;
THENCE S48°52'50"E, A DISTANCE OF 73.27 FEET;
THENCE S33°33'50"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S33°33'50"E, HAVING A DELTA OF 20°45'08", A RADIUS OF 470.00 FEET AND A DISTANCE OF 170.23 FEET TO A POINT OF TANGENT;
THENCE S35°41'02"W, A DISTANCE OF 221.41 FEET;
THENCE S54°18'58"E, A DISTANCE OF 3.50 FEET;
THENCE S35°41'02"W, A DISTANCE OF 691.97 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 54°18'58", A RADIUS OF 368.50 FEET AND A DISTANCE OF 349.34 FEET TO A POINT OF TANGENT;
THENCE N90°00'00"W, A DISTANCE OF 104.20 FEET;
THENCE N00°26'27"E, A DISTANCE OF 67.00 FEET;
THENCE N00°09'21"E, A DISTANCE OF 116.44 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°50'00", A RADIUS OF 2071.00 FEET AND A DISTANCE OF 283.14 FEET TO A POINT OF TANGENT;
THENCE N07°40'39"W, A DISTANCE OF 391.39 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 07°50'00", A RADIUS OF 2929.00 FEET AND A DISTANCE OF 400.45 FEET TO A POINT OF TANGENT;
THENCE N00°09'21"E, A DISTANCE OF 596.92 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,412,909 S.F. (32.436 ACRES)

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF ARE CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

Nov 27, 2019
DATE

