

ORDINANCE NO. 23 - 06

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 5.5 ACRES LOCATED NORTHEAST OF FEDERAL DRIVE AND OLD RANCH ROAD FROM PIP-1 (PLANNED INDUSTRIAL PARK) TO PUD (PLANNED UNIT DEVELOPMENT: MULTI-FAMILY, 46.5 DWELLING UNITS PER ACRE, AND A MAXIMUM BUILDING HEIGHT OF 50 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 5.5-acres located northeast of Federal Drive and Old Ranch Road, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PIP-1 (Planned Industrial Park) to PUD (Planned Unit Development: Multi-Family Residential, 46.5 dwelling units per acre, and a maximum building height of 50 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.

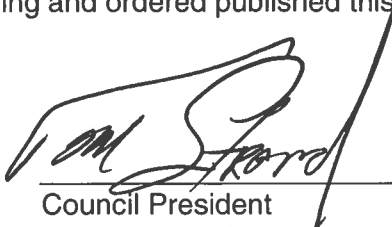
Introduced, read, passed on first reading and ordered published this 14<sup>th</sup> day of February 2023.

**Finally passed:** February 28, 2023

ATTEST:

  
Sarah B. Johnson, City Clerk



  
Council President



JOB NO. 2130.38-01  
SEPTEMBER 16, 2022  
PAGE 1 OF 2  
ZONE-22-0011

619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

**LEGAL DESCRIPTION:**

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** A PORTION OF THE SOUTHERLY RIGHT OF WAY LINE OF FEDERAL DRIVE AS PLATTED IN FAIRLANE TECHNOLOGY PARK FILING NO. 1 RECORDED IN PLAT BOOK E-5 AT PAGE 216 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A 1" YELLOW PLASTIC SURVEYORS CAP STAMPED "PLS 13225" AND AT THE EASTERLY END BY A 1 1/2" ALUMINUM SURVEYORS CAP STAMPED "R.G. OBERING PLS 13226" AND IS ASSUMED TO BEAR S86°01'18"E, A DISTANCE OF 286.97 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF FAIRLANE TECHNOLOGY PARK FILING NO. 3 RECORDED IN PLAT BOOK H-6 AT PAGE 35 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF FEDERAL DRIVE AS PLATTED IN FAIRLANE TECHNOLOGY PARK FILING NO. 1 RECORDED IN PLAT BOOK E-5 AT PAGE 216 SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°52'22"E, A DISTANCE OF 535.50 FEET TO THE NORTHEASTERLY CORNER OF TROPICAL SUN IMPORTS RECORDED UNDER RECEPTION NO. 205159017;  
THENCE S89°07'38"W, ON THE NORTHERLY BOUNDARY OF SAID TROPICAL SUN IMPORTS, A DISTANCE OF 451.92 FEET;  
THENCE N00°52'22"W, A DISTANCE OF 243.67 FEET;  
THENCE N10°38'26"E, A DISTANCE OF 327.72 FEET TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID FEDERAL DRIVE;

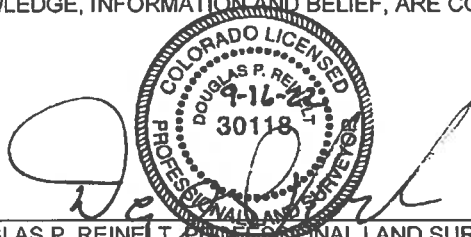
THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID FEDERAL DRIVE THE FOLLOWING TWO (2) COURSES:

- 1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S00°00'00"W, HAVING A DELTA OF 03°58'42", A RADIUS OF 1450.50 FEET AND A DISTANCE OF 100.72 FEET TO A POINT OF TANGENT;
- 2. S86°01'18"E, A DISTANCE OF 286.97 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5.501 ACRES (239,638 SF).

**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, LLC

SEPT 16, 2022  
DATE

# Saxon Multifamily CITY OF COLORADO SPRINGS, COLORADO ZONE CHANGE



N.E.S., Inc.  
819 N. Cascade Avenue, Suite 100  
Colorado Springs, CO 80904  
Tel: 719-571-0071  
Fax: 719-571-0257  
www.nesinc.com  
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## SAXON MULTIFAMILY

ZONE CHANGE  
EXHIBIT  
FISCAL DRIVE  
OTHER INFO

DATE PREPARED BY  
DATE REVIEWED BY

### ENTITLEMENT

DATE REVIEWED BY

### SHEET TITLE

1

1 of 2

CPC PUZZ-02-0008

#### SITE DATA

Parcel ID Number: 0129000001  
 Legal Description: S 1/4 of Section 12, T13N, R10E, W1E, Colorado Springs, CO 80904  
 Assessor's Parcel Number: 0129000001  
 Owner: N.E.S., Inc.  
 Address: 819 N. Cascade Avenue, Suite 100, Colorado Springs, CO 80904  
 Phone: 719-571-0071  
 E-mail: nes@nesinc.com  
 Project Name: Saxon Multifamily  
 Project Address: 1800 S. Academy Avenue, Colorado Springs, CO 80905  
 Project Description: 100-unit multifamily residential development  
 Project Status: Under Construction  
 Project Start Date: 2010  
 Project Completion Date: 2011  
 Project Architect: [Redacted]  
 Project Engineer: [Redacted]  
 Project Surveyor: [Redacted]  
 Project Planner: [Redacted]

#### VICINITY MAP



#### LEGAL DESCRIPTION

The following is a legal description of the land shown on the attached plat, which is a portion of the property owned by NES, Inc. and is located in the City of Colorado Springs, Colorado. The property is located in the Southeast Quarter of Section 12, Township 13 North, Range 10 East, and is shown as Parcel 0129000001. The property is bounded on the north by the 18th Street Right-of-Way, on the east by the 18th Street Right-of-Way, on the south by the 18th Street Right-of-Way, and on the west by the 18th Street Right-of-Way. The property is shown as a 1.00-acre parcel. The legal description is as follows: S 1/4 of Section 12, T13N, R10E, W1E, Colorado Springs, CO 80904. The property is shown as a 1.00-acre parcel. The legal description is as follows: S 1/4 of Section 12, T13N, R10E, W1E, Colorado Springs, CO 80904.

#### GENERAL NOTES

1. ALL MEASUREMENTS ON DEVELOPMENT PLANS ARE TO BE COMPLETED BY THE PROPERTY OWNER.
2. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF COLORADO SPRINGS.
3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF COLORADO SPRINGS.
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9. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF COLORADO SPRINGS.
10. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF COLORADO SPRINGS.

PROJECT TEAM  
 OWNER: NES, Inc.  
 ARCHITECT: [Redacted]  
 ENGINEER: [Redacted]  
 SURVEYOR: [Redacted]  
 PLANNER: [Redacted]

#### SHEET INDEX

Sheet 1 of 2  
 Sheet 2 of 2  
 Zone Change



N.E.S., Inc.  
 619 N. Cascade Avenue, Suite 200  
 Colorado Springs, CO 80901  
 Tel: 719.471.6073  
 Fax: 719.471.6267  
 www.nesarchitects.com  
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**SAXON  
 MULTIFAMILY**

**ZONE CHANGE  
 EXHIBIT**

9 FEDERAL DRIVE

OTHER INFO

DATE: 11.09.12  
 DRAWN BY: [Name]  
 APPROVED BY: [Name]

**ENTITLEMENT**

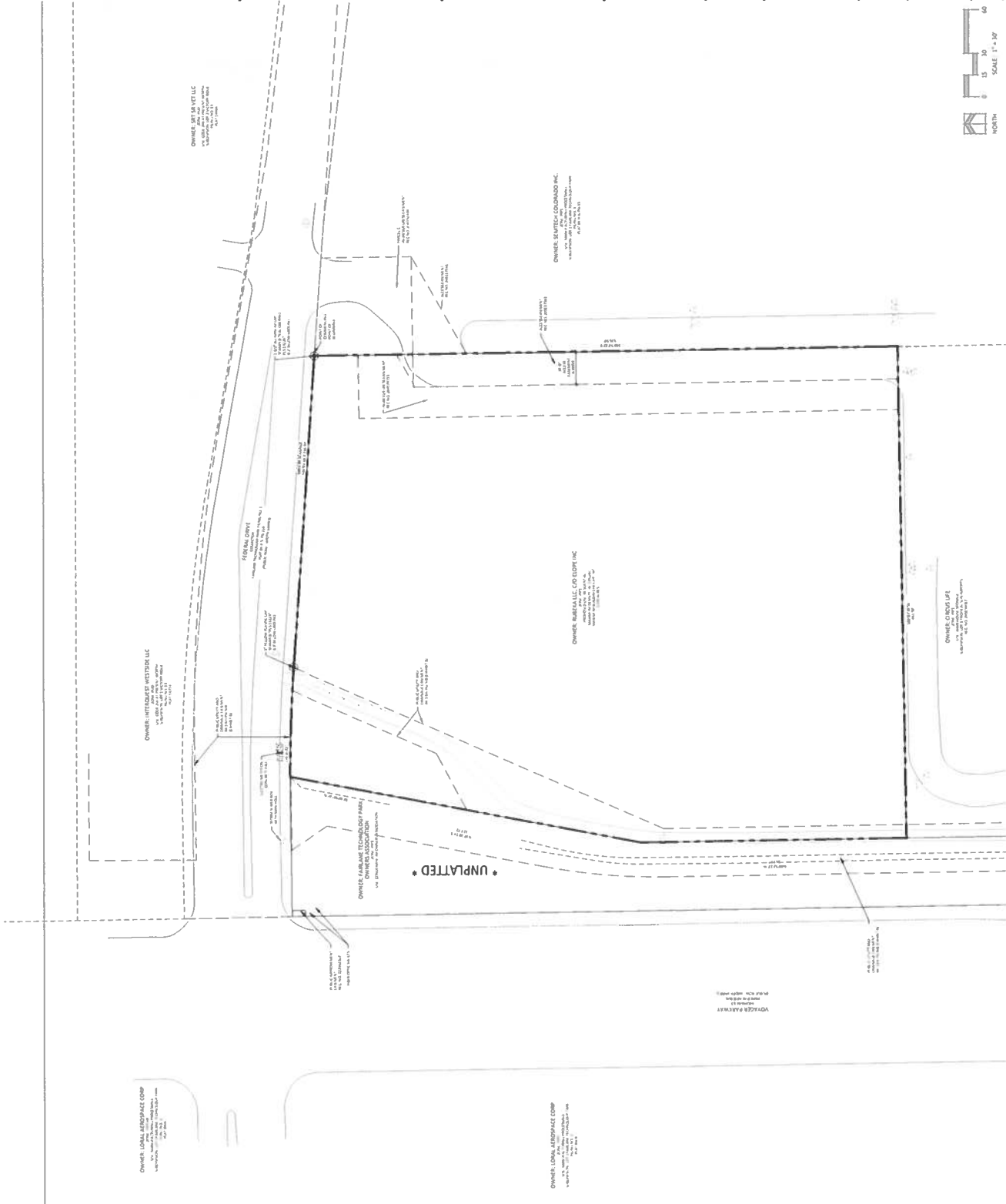
11.09.12 AR CITY COMMENTS

**EXHIBIT B  
 ZONE CHANGE**

2

2 of 2

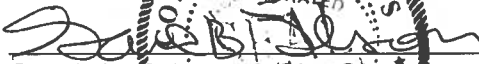
CPC-PUD-22-0008

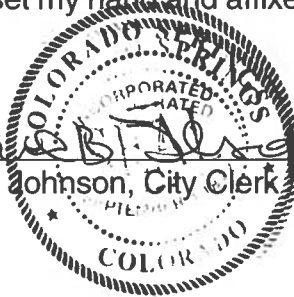


**EXHIBIT B**

I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 5.5 ACRES LOCATED NORTHEAST OF FEDERAL DRIVE AND OLD RANCH ROAD FROM PIP-1 (PLANNED INDUSTRIAL PARK) TO PUD (PLANNED UNIT DEVELOPMENT: MULTI-FAMILY, 46.5 DWELLING UNITS PER ACRE, AND A MAXIMUM BUILDING HEIGHT OF 50 FEET)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on February 14, 2023; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 28<sup>th</sup> day of February 2023, 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 28<sup>th</sup> day of February 2023.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: February 17, 2023

2<sup>nd</sup> Publication Date: March 3, 2023

Effective Date: March 8, 2023

Initial: SBS  
City Clerk