

ORDINANCE NO. 04-272

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 10.237 ACRES LOCATED SOUTHWEST OF MARKSHEFFEL ROAD AND STETSON HILLS BOULEVARD

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 the property described in Exhibit A, attached hereto and made a part hereof by reference, consisting of 10.237 acres from A/NP (Agricultural with Navigation Preservation Overlay) to PBC/NP (Planned Business Center with Navigation Preservation Overlay) located southwest of Marksheffel Road and Stetson Hills Boulevard, 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

November, 2004



Lionel Rivera, Mayor

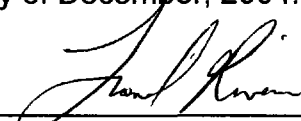
ATTEST



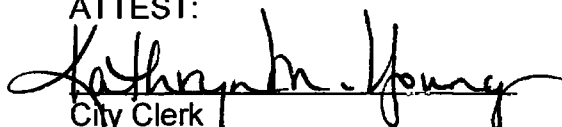
City Clerk

CPC ZC 04-00238/st

Finally passed, adopted and approved this 14th day of December, 2004.



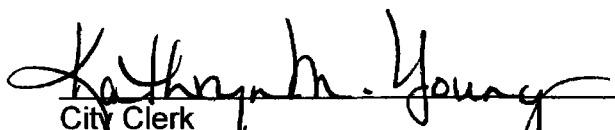
Mayor

ATTEST:


City Clerk

I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 10.237 ACRES LOCATED SOUTHWEST OF MARKSHEFFEL ROAD AND STETSON HILLS BOULEVARD”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on November 23, 2004; that said ordinance was passed at a regular meeting of the City Council of said City, held on the 14th day of December, 2004, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Daily 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 14th day of December, 2004.



City Clerk

**DEVELOPMENT SERVICES
DIVISION
LEGAL DESCRIPTION FORM**

FOR OFFICIAL USE ONLY

DATE REC'D

FILE NO.

CHECKED (FOR LOC. & CONFIG.)

STAFF

EXHIBIT A

JOB NO. 8965.02 - 07

MAY 6, 2004

PAGE 1 OF 1

LEGAL DESCRIPTION: COMMERCIAL SITE

A TRACT OF LAND BEING A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTH END BY A 3-1/4" ALUMINUM CAP IN A MONUMENT BOX, STAMPED "1/4 S20/S21 LS 17664" AND AT THE NORTH END BY A 3-1/4" ALUMINUM CAP IN A MONUMENT BOX, STAMPED "S16/S17/S20/S21 LS 17496", IS ASSUMED TO BEAR N00°35'19"W, A DISTANCE OF 2641.77 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SAID EAST HALF OF SECTION 20; THENCE N02°50'44"W, A DISTANCE OF 2031.48 FEET TO THE POINT OF BEGINNING;
THENCE S89°13'00"W, A DISTANCE OF 807.00 FEET;
THENCE N00°47'00"W, A DISTANCE OF 212.97 FEET;
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 04°09'27", A RADIUS OF 980.00 FEET, A DISTANCE OF 71.11 FEET TO A POINT OF REVERSE CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 04°09'27", A RADIUS OF 920.00 FEET, A DISTANCE OF 66.76 FEET;
THENCE N00°47'00"W, A DISTANCE OF 144.51 FEET;
THENCE N47°13'12"E, A DISTANCE OF 86.64 FEET;
THENCE N89°19'35"E, A DISTANCE OF 749.49 FEET;
THENCE S00°35'19"E, A DISTANCE OF 551.76 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 10.237 ACRES.

3-B-19

INTEROFFICE MEMORANDUM

04-272



CITY OF COLORADO SPRINGS

DATE November 4, 2004

TO: Lorne C Kramer, City Manager

Lorne C Kramer

FROM: William Healy, Planning and Community Development Director
Steve Tuck, Senior Planner

Wm. Healy

ST

RE: Eastview Commercial - File No. CPC ZC 04-00238

SUMMARY

This is a request by N E S., Inc. on behalf of Lennar Colorado LLC to rezone 10.237 acres within the Eastview Master Plan from A/NP (Agricultural with Navigation Preservation Overlay) to PBC/NP (Planned Business Center with Navigation Preservation Overlay). A concept plan showing 74,500 square feet of commercial building area was submitted concurrently with the zone change. The parcel is located on the southwest corner of Stetson Hills Boulevard and Marksheffel Road. The City Council approved the Eastview Master Plan in September 2004. The Master Plan designates the site as Neighborhood Commercial.

BACKGROUND

The attached Planning Commission Record of Decision and Staff Report from the November 4, 2004 meeting provide the background information for the request.

BOARD/COMMISSION RECOMMENDATION.

The Planning Commission approved the zone change and concept plan by a unanimous vote of 7-0 at their meeting of November 4, 2004.

STAKEHOLDER PROCESS

The applications were reviewed through the standard notification and public hearing process. No neighborhood meetings were held. No inquiries were received.

RECOMMENDATION.

As recommended by the Planning Commission, the City Council is requested to adopt the ordinance rezoning the 10.237-acre site from A/NP to PBC/NP.

C: File Nos. CPC ZC 04-00238
Dave Nickerson, Deputy City Manager
Paul Tice, Land Use Review Manager

Enclosures