

ORDINANCE NO. 25 - 35

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 16.71 ACRES LOCATED NORTHEAST OF THE SOUTH UNION BOULEVARD AND SOUTH CIRCLE DRIVE INTERSECTION FROM PDZ (PLANNED DEVELOPMENT ZONE; SINGLE-FAMILY RESIDENTIAL; MAXIMUM DENSITY OF 5.37 DWELLING UNITS PER ACRE; MAXIMUM BUILDING HEIGHT OF THIRTY (30) FEET) DISTRICT TO PDZ (PLANNED DEVELOPMENT ZONE; RESIDENTIAL; MAXIMUM DENSITY OF TWELVE (12) UNITS PER ACRE; MAXIMUM BUILDING HEIGHT OF THIRTY (30) FEET) DISTRICT

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

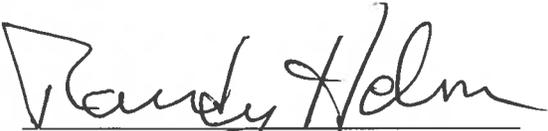
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 16.71 acres located northeast of the South Union Boulevard and South Circle Drive intersection as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PDZ (Planned Development Zone; Single-Family Residential; maximum density of 5.37 dwelling units per acre; maximum building height of thirty (30) feet) District to PDZ (Planned Development Zone; Residential; maximum density of twelve (12) dwelling units per acre; maximum building height of thirty (30) feet) District, 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 11<sup>th</sup> day of March 2025.

**Finally passed:** March 25, 2025

  
Randy Helms, Council President

ATTEST:

  
Sarah B. Johnson, City Clerk



**ZONE CHANGE LEGAL DESCRIPTION – EXHIBIT A**

A parcel of land being a portion of the Southeast Quarter of Section 28, Township 14 South, Range 66 West of the Sixth Principal Meridian, El Paso County, Colorado, being described as follows:

Bearings are based upon the West line of Tract C Spring Creek Filing No. 1, recorded at Book Z-3 at Page 124, Records of El Paso County, monumented at the North and South ends with a No. 4 rebar and yellow plastic cap stamped "LS 13225" and is assumed to bear S 01°16'23" E, a measured distance of 225.04 feet.

BEGINNING at the Northwest corner of the East Half of the Southeast Quarter of said Section 28, said point being on the Westerly Right of Way Line of South Circle Drive;

Thence along said Right of Way line the following two (2) courses:

- 1) S 00°10'40" E, a distance of 500.74 feet;
- 2) 666.06 feet along the arc of a 604.50 foot radius curve to the right, having a central angle of 63°07'49" and a chord that bears S 31°23'15" W, a distance of 632.87 feet to a point on the Northwesterly boundary of a tract of land recorded in Book 5117 at Page 1206 and Book 5396 at Page 1416 of the records of El Paso County;

thence along said northwesterly boundary line the following ten (10) courses:

- 1) 74.27 feet along the arc of a 604.50 foot radius curve to the right, having a central angle of 07°02'22" and a chord that bears S 66°28'20" W, a distance of 74.22 feet;
- 2) S 69°59'31" W, a distance of 216.24 feet;
- 3) S 70°17'45" W, a distance of 85.48 feet;
- 4) S 72°19'37" W, a distance of 73.41 feet;
- 5) S 75°28'00" W, a distance of 46.19 feet;
- 6) S 78°22'10" W, a distance of 36.65 feet;
- 7) S 81°16'20" W, a distance of 46.14 feet;
- 8) S 84°24'44" W, a distance of 73.52 feet;
- 9) S 86°24'07" W, a distance of 74.67 feet;
- 10) S 86°45'23" W, a distance of 165.82 feet to a point on the Easterly Right of Way line of Hancock Expressway, as platted in Spring Creek Filing No. 4, recorded in Plat Book E-4 at Page 45 in the records of El Paso County;

thence along said Right of Way line the following six (6) courses:

- 1) N 54°22'05" W, a distance of 23.95 feet;
- 2) N 07°05'41" W, a distance of 274.33 feet;
- 3) N 11°13'32" W, a distance of 180.47 feet;
- 4) N 07°05'41" W, a distance of 36.13 feet;
- 5) 44.72 feet along the arc of a 7699.45 foot radius curve to the left, having a central angle of 00°19'58" and a chord that bears N 07°15'40" W, a distance of 44.72 feet;
- 6) N 05°38'15" W, a distance of 128.20 feet to the Southwesterly corner of Tract G, as platted in Spring Creek Traditional Neighborhood Filing No. 5 as recorded under Reception No. 204194100 in the records of El Paso County;

thence N 84°20'33" E, along the Southerly boundary line of said Tract G, a distance of 277.50 feet to a point on the Westerly Boundary of said Spring Creek Filing No. 1;

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SHEET 1 OF 3**

**EXHIBIT A**

thence along said boundary the following five (5) courses:

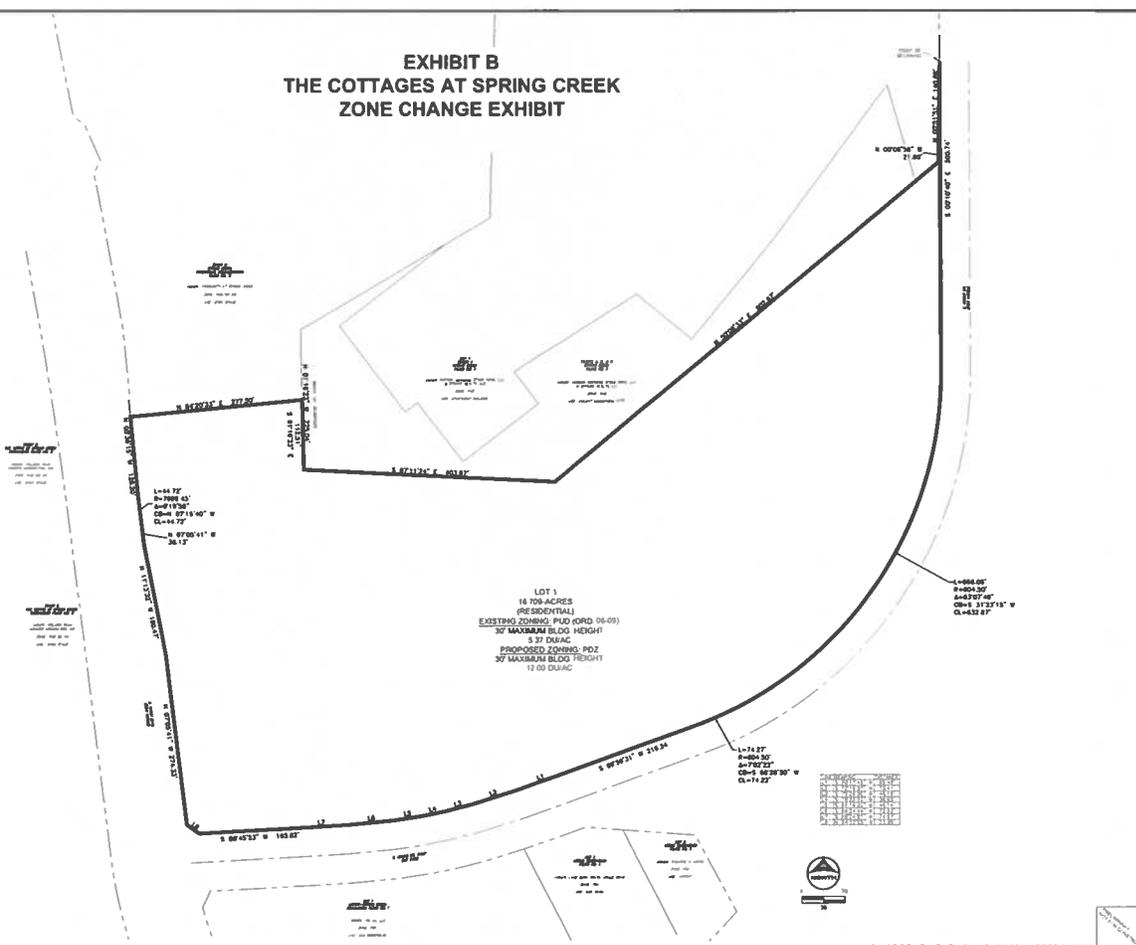
- 1) S 01°16'23" E, a distance of 112.51 feet;
- 2) S 87°11'24" E, a distance of 403.97 feet;
- 3) N 50°08'33" E, a distance of 802.67 feet;
- 4) N 00°06'58" W, a distance of 21.60 feet;
- 5) N 00°51'51" E, a distance of 140.88 feet to the POINT OF BEGINNING.

Containing a calculated area of 727,852 square feet (16.709 acres) of land, more or less.

**CITY FILE NUMBER: PDZZ-24-0004**  
**SHEET 2 OF 3**

**EXHIBIT A**

**EXHIBIT B  
THE COTTAGES AT SPRING CREEK  
ZONE CHANGE EXHIBIT**



LOT 3  
16.708 ACRES  
(RESIDENTIAL)  
EXISTING ZONING: PUD (ORD 08-09)  
37' MAXIMUM BLDG HEIGHT  
5.37 DU/AC  
PROPOSED ZONING: PDZ  
37' MAXIMUM BLDG HEIGHT  
12.00 DU/AC

NO.	DATE	BY	REVISION DESCRIPTION



LAND USE REVIEW FILE NO. LULR-24-0014 / PDZ-24-0004

DRAWN BY: <u>          </u>	JOB DATE: <u>1/19/2025</u>	SCALE: <u>AS SHOWN</u>
APPROVED: <u>          </u>	JOB NUMBER: <u>302308</u>	DATE: <u>1/19/2025</u>
CAD FILE: <u>          </u>	PROJECT: <u>          </u>	PLANNING: <u>          </u>

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen  
1475 ASPEN DRIVE  
COLORADO SPRINGS CO 80919  
PHONE: 719.586.4100  
FAX: 719.586.1567

THE COTTAGES AT SPRING CREEK  
GOODWIN KNIGHT  
COLORADO SPRINGS, COLORADO

ZONING MAP AMENDMENT (REZONE)  
ZONE CHANGE EXHIBIT

SHEET  
ZC  
3

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 16.71 ACRES LOCATED NORTHEAST OF THE SOUTH UNION BOULEVARD AND SOUTH CIRCLE DRIVE INTERSECTION FROM PDZ (PLANNED DEVELOPMENT ZONE; SINGLE-FAMILY RESI-DENTIAL; MAXIMUM DENSITY OF 5.37 DWELLING UNITS PER ACRE; MAXIMUM BUILDING HEIGHT OF THIRTY (30) FEET) DISTRICT TO PDZ (PLANNED DEVELOPMENT ZONE; RESIDENTIAL; MAXIMUM DENSITY OF TWELVE (12) UNITS PER ACRE; MAXIMUM BUILDING HEIGHT OF THIRTY (30) FEET) DISTRICT.”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **March 11, 2025**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **25<sup>th</sup> day of March 2025**, and that the same was published by title and in summary or in full, 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, **25<sup>th</sup> day of March 2025**.

  
Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: **March 14, 2025**

2<sup>nd</sup> Publication Date: **March 28, 2025**

Effective Date: **April 2, 2025**

Initial:   
City Clerk

