

ORDINANCE NO. 19-18

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 183.14 ACRES LOCATED SOUTHWEST OF INTERSTATE 25 AND NORTH GATE BOULEVARD ESTABLISHING A PUD (PLANNED UNIT DEVELOPMENT; COMMERCIAL, OFFICE, RETAIL, INSTITUTIONAL, HOSPITALITY AND OPEN SPACE; MAXIMUM BUILDING HEIGHT AND DIMENSIONAL CONTROLS PER TRUE NORTH COMMONS MASTER PLAN CPC MP 18-00138) ZONE

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 the establishment of the PUD (Planned Unit Development; Commercial, Office, Retail, Institutional, Hospitality, and Open Space; maximum building height and dimensional controls per True North Commons Master Plan CPC MP 18-00138) zone district consisting of 183.14 acres located southwest of Interstate 25 and North Gate Boulevard, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, 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 final adoption 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 be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 26th day of February, 2019.

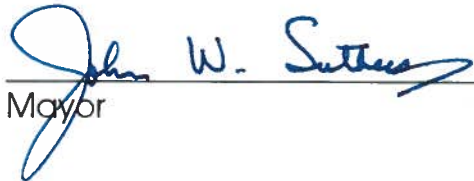
Finally passed: March 12th, 2019



Council President

Mayor's Action:

- Approved on March 15, 2019.
- Disapproved on _____, based on the following objections:



Mayor

Council Action After Disapproval:

- Council did not act to override the Mayor's veto.
- Finally adopted on a vote of _____, on _____.
- Council action on _____ failed to override the Mayor's veto.

Council President

ATTEST:

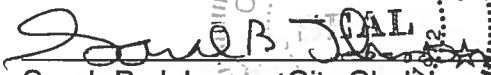


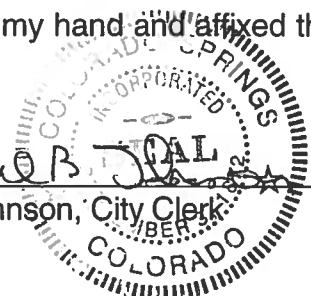
Sarah B. Johnson, City Clerk



I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 183.14 ACRES LOCATED SOUTHWEST OF INTERSTATE 25 AND NORTH GATE BOULEVARD ESTABLISHING A PUD (PLANNED UNIT DEVELOPMENT; COMMERCIAL, OFFICE, RETAIL, INSTITUTIONAL, HOSPITALITY AND OPEN SPACE; MAXIMUM BUILDING HEIGHT AND DIMENSIONAL CONTROLS PER TRUE NORTH COMMONS MASTER PLAN CPC MP 18-00138) ZONE”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on February 26th, 2019; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 12th day of March, 2019, 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 15th day of March, 2019.


Sarah B. Johnson, City Clerk



1st Publication Date: March 1st, 2019
2nd Publication Date: March 20th, 2019

Effective Date: March 25th, 2019

Initial: SBJ
City Clerk

ANNEXATION PARCEL 1:

A PARCEL OF LAND LOCATED IN THE EAST ONE-HALF OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 67 WEST AND THE WEST ONE-HALF OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 WEST BEING MONUMENTED ON THE NORTH END BY A FOUND 6 INCH CONCRETE MONUMENT EMBEDDED WITH A 3-1/2 INCH METAL DISC STAMPED WITH SYMBOLOGY INDICATING IT BEING THE NORTH ONE-QUARTER CORNER OF SECTION 1 AND "1970 U.S. AIR FORCE 6786 BDY 47" AND ON THE SOUTH END BY FOUND REBAR CAPPED WITH A 3-1/4 INCH METAL AND 6 INCH CONCRETE MONUMENT EMBEDDED WITH A BRASS DISC STAMPED WITH SYMBOLOGY INDICATING IT BEING THE CENTER OF SECTION 1 AND "U.S. DEPT. OF INTERIOR - BUREAU OF LAND MANAGEMENT 1966" - BEARING SOUTH 0°12'17" EAST A DISTANCE OF 2674.46 FEET

COMMENCE AT THE CENTER OF SAID SECTION 1; THENCE SOUTH 40°07'17" EAST A DISTANCE OF 4,501.50 FEET TO AN ANGLE POINT ON THE EXTERIOR OF THE UNITED STATES AIR FORCE ACADEMY PROPERTY BEING MONUMENTED BY A 6 INCH CONCRETE MONUMENT EMBEDDED WITH A 3-1/2 INCH METAL DISC STAMPED "1970 U.S. AIR FORCE 6786 BDY 38"; THENCE SOUTH 25°23'28" EAST, ALONG SAID THE EXTERIOR A DISTANCE OF 21.63 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE SOUTH 25°23'28" EAST, ALONG SAID EXTERIOR, A DISTANCE OF 566.18 FEET TO THE NORTHWEST CORNER OF LOT 4 OF BASS PRO AT NORTHGATE FILING NO. 1 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JULY 18, 2012 UNDER RECEPTION NUMBER 212713238 SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE CURRENT COLORADO SPRING CORPORATE CITY LIMITS;

THENCE CONTINUE SOUTH 25°23'28" EAST, ALONG SAID UNITED STATES AIR FORCE ACADEMY EXTERIOR AND COLORADO SPRINGS CORPORATE CITY LIMITS, A DISTANCE OF 2,290.00 FEET;
THENCE SOUTH 66°17'28" WEST A DISTANCE OF 1,184.56 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE FORMER ATCHISON TOPEKA AND SANTA FE RAILROAD AS DEPICTED IN THAT CERTAIN BOUNDARY SURVEY OF THE UNITED STATES AIR FORCE ACADEMY RECORDED DECEMBER 3, 1970 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS IN PLAT BOOK O2 PAGE 84 (RECEPTION NUMBER 768143) ALSO BEING THE WESTERLY LINE OF THAT CERTAIN EASEMENT GRANTED BY THE UNITED STATES AIR FORCE ACADEMY FOR ROAD, STREET AND HIGHWAY RECORDED AUGUST 11, 1958 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN BOOK 1691 PAGE 594;

THENCE NORTH 23°42'32" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 304.96 FEET;

THENCE LEAVING SAID RAILROAD RIGHT-OF-WAY LINE SOUTH 66°17'28" WEST, ALONG THE SAID HIGHWAY EASEMENT LINE, A DISTANCE OF 70.00 FEET;

THENCE NORTHWESTERLY, ALONG SAID HIGHWAY EASEMENT LINE BEING 20 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE PREVIOUSLY CITED RAILROAD RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES;

1. THENCE NORTH 23°42'32" WEST A DISTANCE OF 886.71 FEET TO A TANGENT 1,990.08 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHWESTERLY;
2. THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°00'57" AN ARC DISTANCE OF 660.49 FEET;
3. THENCE NORTH 42°43'29" WEST A DISTANCE OF 1,023.31 FEET;

LEGAL DESCRIPTION
ANNEXATION PARCEL

THENCE NORTH 64°36'31" EAST A DISTANCE OF 1,613.43 FEET TO THE **POINT OF BEGINNING**.
THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 3,712,960 SQUARE FEET (85.23783 ACRES),
MORE OR LESS.

TOGETHER WITH:

ANNEXATION PARCEL 2:

A PARCEL OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 1 AND THE NORTH ONE-HALF OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 WEST BEING MONUMENTED ON THE NORTH END BY A FOUND 6 INCH CONCRETE MONUMENT EMBEDDED WITH A 3-1/2 INCH METAL DISC STAMPED WITH SYMBOLOGY INDICATING IT BEING THE NORTH ONE-QUARTER CORNER OF SECTION 1 AND "1970 U.S. AIR FORCE 6786 BDY 47" AND ON THE SOUTH END BY FOUND REBAR CAPPED WITH A 3-1/4 INCH METAL AND 6 INCH CONCRETE MONUMENT EMBEDDED WITH A BRASS DISC STAMPED WITH SYMBOLOGY INDICATING IT BEING THE CENTER OF SECTION 1 AND "U.S. DEPT. OF INTERIOR - BUREAU OF LAND MANAGEMENT 1966" - BEARING SOUTH 0°12'17" EAST A DISTANCE OF 2674.46 FEET

COMMENCE AT THE CENTER OF SAID SECTION 1; THENCE SOUTH 40°07'17" EAST A DISTANCE OF 4,501.50 FEET TO AN ANGLE POINT ON THE EXTERIOR OF THE UNITED STATES AIR FORCE ACADEMY PROPERTY BEING MONUMENTED BY A 6 INCH CONCRETE MONUMENT EMBEDDED WITH A 3-1/2 INCH METAL DISC STAMPED "1970 U.S. AIR FORCE 6786 BDY 38"; THENCE SOUTH 25°23'28" EAST, ALONG SAID THE EXTERIOR A DISTANCE OF 2,877.81 FEET; THENCE SOUTH 66°17'28" WEST A DISTANCE OF 1,184.56 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE FORMER ATCHISON TOPEKA AND SANTA FE RAILROAD AS DEPICTED IN THAT CERTAIN BOUNDARY SURVEY OF THE UNITED STATES AIR FORCE ACADEMY RECORDED DECEMBER 3, 1970 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS IN PLAT BOOK O2 PAGE 84 (RECEPTION NUMBER 768143) ALSO BEING THE WESTERLY LINE OF THAT CERTAIN EASEMENT GRANTED BY THE UNITED STATES AIR FORCE ACADEMY FOR ROAD, STREET AND HIGHWAY RECORDED AUGUST 11, 1958 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN BOOK 1691 PAGE 594 SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE CONTINUE SOUTH 66°17'28" WEST A DISTANCE OF 300.00 FEET TO THE WESTERLY LINE OF SAID RAILROAD RIGHT OF WAY;

THENCE NORTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING SEVEN (7) COURSES;

1. THENCE NORTH 23°42'32" WEST A DISTANCE OF 336.78 FEET;
2. THENCE NORTH 66°17'28" EAST A DISTANCE OF 50.00 FEET;
3. THENCE NORTH 23°42'32" WEST A DISTANCE OF 854.90 FEET TO A TANGENT 1,810.08 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHWESTERLY;
4. THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°00'57" AN ARC DISTANCE OF 600.75 FEET;
5. THENCE NORTH 42°43'29" WEST A DISTANCE OF 1,023.31 FEET;
6. THENCE NORTH 47°16'31" EAST A DISTANCE OF 50.00 FEET;
7. THENCE NORTH 42°43'29" WEST A DISTANCE OF 343.87 FEET TO A 80.00 RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 42°07'25" EAST;

THENCE SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 47°52'38" AN ARC DISTANCE OF 66.85 FEET;

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LEGAL DESCRIPTION
ANNEXATION PARCEL

THENCE SOUTH 00°00'03" EAST A DISTANCE OF 140.37 FEET TO A 175.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 23°10'30" WEST;

THENCE WESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 83°30'14" AN ARC DISTANCE OF 255.05 FEET;

THENCE SOUTH 29°40'16" WEST A DISTANCE OF 37.92 FEET TO A TANGENT 650.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 60°19'44" EAST;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°20'36" AN ARC DISTANCE OF 219.44 FEET;

THENCE SOUTH 10°19'41" WEST A DISTANCE OF 132.87 FEET;

THENCE SOUTH 73°39'41" WEST A DISTANCE OF 229.00 FEET TO A 400.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 42°55'43" WEST;

THENCE WESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 52°11'39" AN ARC DISTANCE OF 364.38 FEET;

THENCE SOUTH 80°44'03" WEST A DISTANCE OF 155.40 FEET TO A TANGENT 250.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 09°15'57" EAST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°38'16" AN ARC DISTANCE OF 242.77 FEET;

THENCE NORTH 84°11'55" WEST A DISTANCE OF 248.27 FEET TO A 190.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 61°24'42" WEST;

THENCE NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 104°37'40" AN ARC DISTANCE OF 346.96 FEET;

THENCE NORTH 04°36'41" WEST A DISTANCE OF 679.72 FEET;

THENCE NORTH 00°09'17" EAST A DISTANCE OF 248.27 FEET;

THENCE NORTH 25°23'30" EAST A DISTANCE OF 961.56 FEET TO A 1,030.26 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 78°39'45" WEST;

THENCE NORTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°03'07" AN ARC DISTANCE OF 324.60 FEET;

THENCE NORTH 06°02'06" WEST A DISTANCE OF 315.66 FEET TO A 445.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 59°36'21" WEST;

THENCE NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 66°46'46" AN ARC DISTANCE OF 518.66 FEET;

THENCE NORTH 75°12'03" WEST A DISTANCE OF 194.56 FEET;

THENCE NORTH 03°34'03" WEST A DISTANCE OF 290.66 FEET;

THENCE NORTH 30°07'25" EAST A DISTANCE OF 404.21 FEET TO A 435.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 08°07'17" WEST;

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matrixdesigngroup.com

LEGAL DESCRIPTION
ANNEXATION PARCEL

THENCE NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 71°29'15" AN ARC DISTANCE OF 542.75 FEET;

THENCE SOUTH 89°03'22" EAST A DISTANCE OF 256.21 FEET TO THE EASTERLY LINE OF THE PREVIOUSLY CITED RAILROAD RIGHT-OF-WAY;

THENCE SOUTHEASTERLY, ALONG SAID RIGHT-OF-WAY, THE FOLLOWING FOUR (4) COURSES;

1. THENCE SOUTH 12°37'36" EAST A DISTANCE OF 2,150.77 FEET TO A TANGENT 1,382.69 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 77°22'24" EAST;
2. THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°05'53" AN ARC DISTANCE OF 726.34 FEET;
3. THENCE SOUTH 42°43'29" EAST A DISTANCE OF 904.60 FEET;
4. THENCE NORTH 47°16'31" EAST A DISTANCE OF 30.00 FEET TO THE PREVIOUSLY CITED WESTERLY LINE OF THAT CERTAIN EASEMENT GRANTED BY THE UNITED STATES AIR FORCE ACADEMY FOR ROAD, STREET AND HIGHWAY RECORDED AUGUST 11, 1958 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN BOOK 1691 PAGE 594;

THENCE SOUTHEASTERLY, ALONG SAID HIGHWAY EASEMENT, THE FOLLOWING FOUR (4) COURSES;

1. THENCE SOUTH 42°43'29" EAST A DISTANCE OF 1,023.31 FEET TO A TANGENT 1,990.08 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHWESTERLY;
2. THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°00'57" AN ARC DISTANCE OF 660.49 FEET;
3. THENCE SOUTH 23°42'32" EAST A DISTANCE OF 886.71 FEET;
4. THENCE NORTH 66°17'28" EAST A DISTANCE OF 70.00 FEET TO THE PREVIOUSLY CITED RAILROAD RIGHT-OF-WAY;

THENCE SOUTH 23°42'32" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 304.96 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 4,264,564 SQUARE FEET (97.90091 ACRES), MORE OR LESS.

THE COMBINED DESCRIPTIONS PRODUCE A CALCULATED AREA OF 7,977,524 SQUARE FEET (183.13875 ACRES), MORE OR LESS.

**TRUE NORTH COMMONS ZONE CHANGE EXHIBIT
USFA ANNEXATION PARCELS**

A PORTION OF THE SOUTH ONE-HALF OF SECTION 1 AND THE NORTH ONE-HALF OF SECTION 12,
TOWNSHIP 12 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

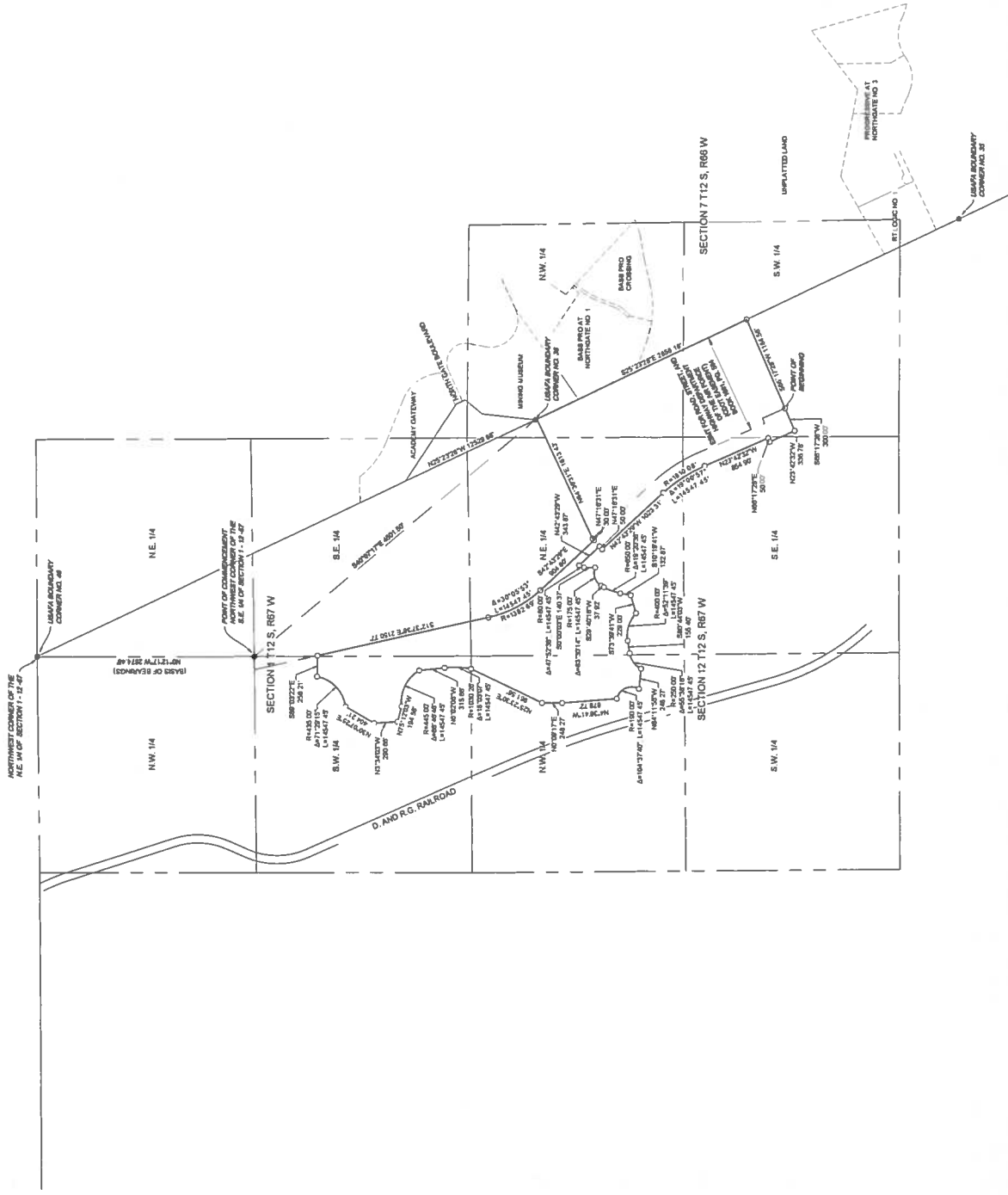


EXHIBIT B
CPC PUZ 18-00137

PREPARED BY: **Matrix** DESIGN GROUP

APPROVED BY: [Signature] DATE: [Date]

DATE: [Date]

SCALE: 1" = 60'

SHEET 1 OF 1