

ORDINANCE NO. 20-58

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 38.98 ACRES GENERALLY LOCATED SOUTH OF WOODMEN ROAD AND EAST OF THE ADVENTURE WAY AND NEVADA LANE INTERSECTION FROM A/SS/AO (AGRICULTURE WITH STREAMSIDE AND AIRPORT OVERLAYS) TO PUD/SS/AO (PLANNED UNIT DEVELOPMENT: 45-FOOT MAXIMUM HEIGHT; PBC LAND USES AND MULTI-FAMILY; 9.15 DWELLING UNITS PER ACRE WITH STREAMSIDE AND AIRPORT OVERLAYS)

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 38.98 acres located south of Woodmen Road and east of the Adventure Way and Nevada Lane intersection, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from A/SS/AO (Agriculture with Streamside and Airport Overlays) to PUD/SS/AO (Planned Unit Development: 45-foot maximum height; PBC land uses and multi-family; 9.15 dwelling units per acre with Streamside and Airport Overlays), 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 25<sup>th</sup> day of August 2020.

**Finally passed:** September 8<sup>th</sup> 2020

  
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Council President


ATTEST:

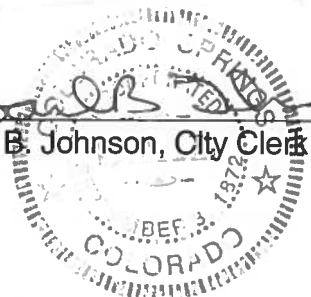
  
Sarah B. Johnson, City Clerk



I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 38.98 ACRES GENERALLY LOCATED SOUTH OF WOODMEN ROAD AND EAST OF THE ADVENTURE WAY AND NEVADA LANE INTERSECTION FROM A/SS/AO (AGRICULTURE WITH STREAMSIDE AND AIRPORT OVERLAYS) TO PUD/SS/AO (PLANNED UNIT DEVELOPMENT: 45-FOOT MAXIMUM HEIGHT; PBC LAND USES AND MULTI-FAMILY; 9.15 DWELLING UNITS PER ACRE WITH STREAMSIDE AND AIRPORT OVERLAYS)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on August 25<sup>th</sup> 2020; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 8<sup>th</sup> day of September 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 8<sup>th</sup> day of September 2020.

  
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Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: August 27<sup>th</sup>, 2020  
2<sup>nd</sup> Publication Date: September 11<sup>th</sup>, 2020  
Effective Date: September 16<sup>th</sup>, 2020

Initial: SBJ  
City Clerk

**EXHIBIT A**

April 24, 2020

DBC Project: 21369-00

**COTTAGES AT WOODMEN HEIGHTS**

**LEGAL DESCRIPTION: ZONING PUD/AO/SS-PARCEL A**

A PARCEL OF LAND INCLUDING THAT TRACT OF LAND AS DESCRIBED UNDER RECEPTION No. 210117435 AND THAT TRACT OF LAND DESCRIBED AS "PROJECT PARCEL 307" UNDER RECEPTION NO. 216023369 AND FURTHER DESCRIBED UNDER RECEPTION NO. 207123363, ALL DOCUMENTS RECORDED IN THE RECORDS OF EL PASO COUNTY, COLORADO AND BEING LOCATED IN THE NORTHEAST 1/4 OF SECTION 8, T13S, R65W OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF SAID SECTION 8 AND CONSIDERING THE EAST LINE OF SAID NE 1/4 IS ASSUMED TO BEAR S00°17'38"E, SAID LINE IS MONUMENTED AT THE NORTH END BY A NUMBER 6 STEEL REBAR WITH A 3.25" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC T13S R65W S5 S4 S8 S9 2015 PLS 38256" AND MONUMENTED AT THE SOUTH END BY A NUMBER 6 STEEL REBAR WITH A 3.25" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC T13S R65W 1/4 S8 S9 2015 PLS 38256" WITH ALL BEARINGS CONTAINED HEREIN RELATIVE TO SAID LINE;

THENCE S00°17'38"E, 30.00 FEET ALONG SAID EAST LINE OF THE NE 1/4 TO THE POINT OF BEGINNING, BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD, AS SHOWN ON THE RIGHT-OF-WAY PLANS THEREOF RECORDED UNDER RECEPTION NO. 205900244 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID RIGHT-OF-WAY LINE BEING 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NE1/4 OF SECTION 8;

THENCE S00°17'38"E, 1297.38 FEET, CONTINUING ALONG THE EAST LINE OF THE NE 1/4 OF SECTION 8, TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE/14 OF SECTION 8; THENCE S89°15'54"W, 1310.10 FEET ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE NE 1/4 TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4; THENCE N00°04'28"W, 1300.16 FEET ALONG THE WEST LINE OF THE NE1/4 OF THE NE 1/4 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD AS DESCRIBED ABOVE; THENCE N89°23'05"E, 1305.10 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 38.985 ACRES OR 1,698,200 SQUARE FEET, MORE OR LESS.

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JOHN C. DAY PLS 29413  
FOR AND ON BEHALF OF  
DREXEL, BARRELL & CO.  
3 SOUTH 7<sup>TH</sup> STREET  
COLORADO SPRINGS, COLORADO 80905



**CPC PUZ 20-00053**

# EXHIBIT B

## COTTAGES AT WOODMEN HEIGHTS

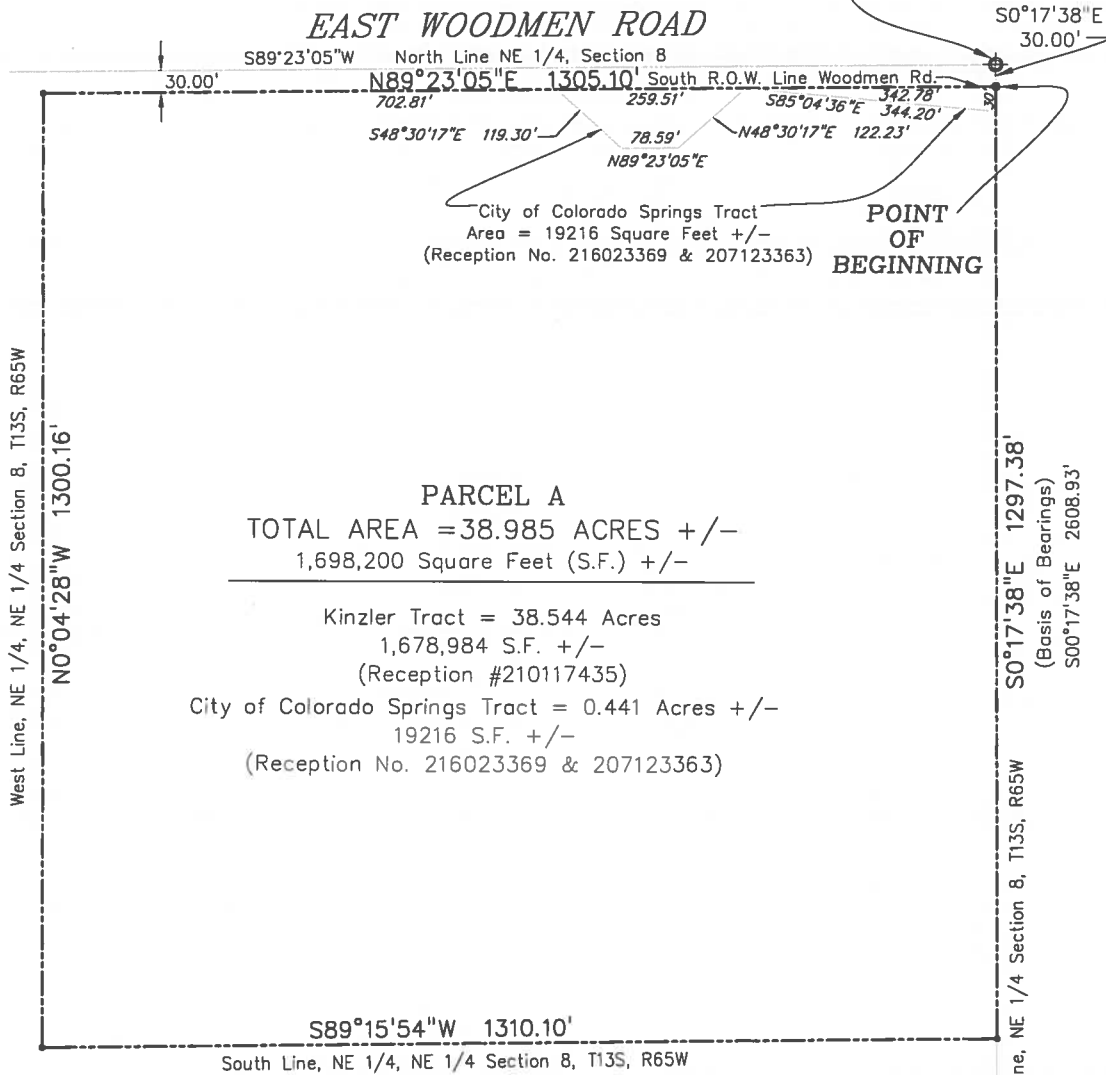
### ZONING PUD/AO/SS-PARCEL A

**POINT OF COMMENCEMENT**

NE Corner, NE 1/4  
Section 8, T13S,  
R65W, Sixth P.M.  
(Found 3 1/4"  
aluminum cap on a  
#6 rebar)



Stamping on Cap



**PARCEL A**  
TOTAL AREA = 38.985 ACRES +/-  
1,698,200 Square Feet (S.F.) +/-

Kinzler Tract = 38.544 Acres  
1,678,984 S.F. +/-  
(Reception #210117435)

City of Colorado Springs Tract = 0.441 Acres +/-  
19216 S.F. +/-  
(Reception No. 216023369 & 207123363)



Stamping on Cap

SE Corner, NE 1/4  
Section 8, T13S, R65W,  
Sixth P.M.  
(Found 3 1/4" aluminum  
cap on a #6 rebar)

**CITY OF COLORADO SPRINGS**  
FILE #: CPC PUZ 20-00053

NOTE: THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



SCALE: 1" = 200'

<b>PREPARED BY:</b> <b>Drexel, Barrell &amp; Co. Engineers/Surveyors</b> 3 SOUTH 7TH STREET COLORADO SPRINGS, COLORADO 80905 (719)280-0887 1600 38TH STREET BOULDER, COLORADO 80301 (303)442-4338 710 11TH AVE, SUITE L-45 GREELEY, COLORADO 80631 (971)351-0645			
Revisions - Date	Date	Drawn By	Job No.
Zoning - 4-24-20	04/24/20	JCD	21369-00
	Scale	Checked By	Drawing No.
	1" = 200'	TDM	21369-00 ZONING