

ORDINANCE NO. 24 - 40

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 26.21 ACRES LOCATED AT 101 SOUTH UNION BOULEVARD FROM R-5 P (MULTI-FAMILY HIGH AND PLANNED PROVISION OVERLAY) AND R-5 (MULTI-FAMILY HIGH) TO MX-L (MIXED-USE LARGE SCALE) ZONE DISTRICT.

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

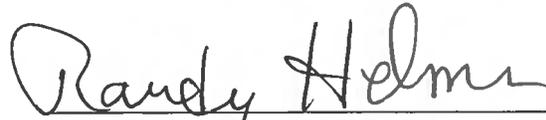
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 26.21 acres located at 101 South Union Boulevard, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R-5 P (Multi-Family High and Planned Provision Overlay) and R-5 (Multi-Family High) to MX-L (Mixed-Use Large Scale), 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.

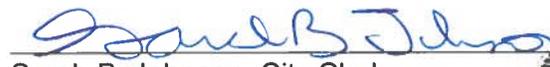
Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 11<sup>th</sup> day of June 2024.

**Finally passed:** June 25, 2024

  
Randy Helms, Council President

ATTEST:

  
Sarah B. Johnson, City Clerk



**EXHIBIT "A"**

LEGAL DESCRIPTION

**THE COMBINED DESCRIPTION OF PARCELS A AND B**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO AND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17; THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16; TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO; INCLUDING LOTS 1 THROUGH 10, BLOCK A, AN UN-NUMBERED 100 FOOT WIDE TRACT, LOTS 1 THROUGH 28, BLOCK B, A PORTION OF TRACT C AND BLOCK E OF THE REFILED PLAT OF THE FIRST ADDITION TO KNOB HILL AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN BOOK N AT PAGE 9 OF THE EL PASO COUNTY RECORDS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SECTION 16;

THENCE NORTH 00°24'54" EAST ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 60 FEET;

THENCE SOUTH 89°32'31" WEST A DISTANCE OF 174.55 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD EXTENDED SOUTHERLY;

THENCE NORTH 02°25'41" EAST ON SAID SOUTHERLY EXTENSION AND THE EASTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD, A DISTANCE OF 1,362.74 FEET TO THE SOUTHWEST CORNER OF LOT 1, MEMORIAL HOSPITAL PRINTERS PARKWAY SUBDIVISION, FILING NO. 4 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED UNDER RECEPTION NO. 209712995 OF THE EL PASO COUNTY RECORDS;

THENCE CONTINUE NORTH 02°25'41" EAST ON SAID EASTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD AND THE WESTERLY LINE OF SAID LOT 1, MEMORIAL HOSPITAL PRINTERS PARKWAY FILING NO. 4, A DISTANCE OF 546.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THE PREVIOUS COURSE IS THE BASIS OF BEARINGS FOR THIS DESCRIPTION. THE DIRECTION IS BASED ON THE RECORDED PLAT OF MEMORIAL HOSPITAL PRINTERS PARKWAY FILING NO. 4 AND THE LINE IS MONUMENTED BY A PK NAIL AND WASHER "CCES PLS 30118" ON THE SOUTH AND A 5/8 DIAMETER REBAR AND 1-1/2" DIAMETER ALUMINUM CAP "CCES PLS 30118" ON THE NORTH.

THENCE SOUTH 87°46'27" EAST A DISTANCE OF 20.00 FEET TO THE APPARENT EASTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD AS PRODUCED SOUTHERLY FROM THE REFILED PLAT OF THE FIRST ADDITION TO KNOB HILL AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK N AT PAGE 9 OF SAID EL PASO COUNTY RECORDS AND THE **POINT OF BEGINNING** OF THE TRACT DESCRIBED HEREIN;

THENCE NORTH 02°25'41" EAST ON THE EASTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD A DISTANCE OF 832.93 FEET TO THE NORTHWEST CORNER OF BLOCK E OF SAID REFILED PLAT AND A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 100' WIDE PIKES PEAK AVENUE;

THENCE SOUTH 87°34'10" EAST ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF PIKES PEAK AVENUE AND THE NORTH LINE OF SAID BLOCK E, BLOCK A, THE UN-NUMBERED 100 FOOT WIDE TRACT, BLOCK B AND BLOCK C OF SAID REFILEING PLAT A DISTANCE OF 1201.61 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 2, MEMORIAL HOSPITAL PRINTERS PARKWAY SUBDIVISION, FILING NO. 2 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED UNDER RECEPTION NO. 205027952 OF THE EL PASO COUNTY RECORDS;

THENCE SOUTH 01°02'53" WEST ON SAID NORTHERLY EXTENSION A DISTANCE OF 5.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;

THE FOLLOWING SIX (6) COURSES ARE ALONG THE WESTERLY BOUNDARY OF SAID LOT 32 AND LOT 1 OF MEMORIAL HOSPITAL PRINTERS PARKWAY FILING NO. 2;

- 1.) THENCE SOUTH 01°02'53" WEST A DISTANCE OF 284.26 FEET;
- 2.) THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 31°55'06", AN ARC DISTANCE OF 206.12 FEET; THE LONG CHORD OF WHICH BEARS SOUTH 47°59'34" EAST A DISTANCE OF 203.47 FEET;
- 3.) THENCE SOUTH 63°57'07" EAST A DISTANCE OF 127.14 FEET;
- 4.) THENCE SOUTH 26°02'53" WEST A DISTANCE OF 58.00 FEET;
- 5.) THENCE NORTH 88°19'45" WEST A DISTANCE OF 161.00 FEET;
- 6.) THENCE SOUTH 04°53'13" WEST A DISTANCE OF 321.63 FEET TO THE NORTHEASTERLY CORNER OF THE AFORESAID LOT 1, MEMORIAL HOSPITAL PRINTERS PARKWAY SUBDIVISION, FILING NO. 4;

THE FOLLOWING SEVEN (7) COURSES ARE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1 OF MEMORIAL HOSPITAL PRINTERS PARKWAY FILING NO. 4;

- 1.) THENCE SOUTH 56°32'14" WEST A DISTANCE OF 203.47 FEET;
- 2.) THENCE NORTH 86°29'30" WEST A DISTANCE OF 249.10 FEET;
- 3.) THENCE SOUTH 51°48'50" WEST A DISTANCE OF 118.50 FEET;
- 4.) THENCE NORTH 84°32'23" WEST A DISTANCE OF 90.33 FEET;
- 5.) THENCE NORTH 03°46'16" EAST A DISTANCE OF 196.77 FEET;
- 6.) THENCE NORTH 86°13'44" WEST A DISTANCE OF 228.36 FEET;
- 7.) THENCE NORTH 87°46'27" WEST A DISTANCE OF 466.13 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 26.209 ACRES, (1,141,666 SQUARE FEET), MORE OR LESS.



I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 26.21 ACRES LOCATED AT 101 SOUTH UNION BOULEVARD FROM R-5 P (MULTI-FAMILY HIGH AND PLANNED PROVISION OVERLAY) AND R-5 (MULTI-FAMILY HIGH) TO MX-L (MIXED-USE LARGE SCALE) ZONE DISTRICT” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on June 11, 2024; 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 June 2024, 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 25<sup>th</sup> day of June 2024.

  
Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: June 14, 2024  
2<sup>nd</sup> Publication Date: June 28, 2024

Effective Date: July 3, 2024

Initial:   
City Clerk

