

ORDINANCE NO. 23 - 05

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 2.33 ACRES LOCATED AT THE SOUTHEAST CORNER OF EAST CHEYENNE MOUNTAIN BOULEVARD AND QUAIL LAKE LOOP FROM PIP-1 (PLANNED INDUSTRIAL PARK) TO PUD (PLANNED UNIT DEVELOPMENT: MULTI-FAMILY RESIDENTIAL WITH CONDOMINIUM GARAGES, MAXIMUM OF 11.6 DWELLING UNITS PER ACRE, MAXIMUM BUILDING HEIGHT OF 45 FEET)

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 2.33 acres located at the southeast corner of East Cheyenne Mountain Boulevard and Quail Lake Loop, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PIP-1 (Planned Industrial Park) to PUD (Planned Unit Development: Multi-family Residential with condominium garages, maximum of 11.6 dwelling units per acre, maximum building height of 45 feet), 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 14<sup>th</sup> day of February 2023.

**Finally passed:** February 28, 2023



Council President

ATTEST:

  
Sarah B. Johnson, City Clerk

**OLIVER E. WATTS PE-LS**

OLIVER E. WATTS, CONSULTING ENGINEER, INC.  
CIVIL ENGINEERING AND SURVEYING  
614 ELKTON DRIVE  
COLORADO SPRINGS, COLORADO 80907  
(719) 593-0173  
FAX (719) 265-9660  
CELL (719) 964-0733  
[olliewatts@aol.com](mailto:olliewatts@aol.com)

**Celebrating over 42 years in business**

LEGAL DESCRIPTION

DATE: September 23, 2021

JOB NO.: 21-5587

CLIENT: Neibur Development

LOT 11, IN BLOCK 1, QUAIL LAKE BUSINESS CENTER, IN THE CITY OF COLORADO  
SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.


Total Acreages: 2.33

**EXHIBIT A**



I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 2.33 ACRES LOCATED AT THE SOUTHEAST CORNER OF EAST CHEYENNE MOUNTAIN BOULEVARD AND QUAIL LAKE LOOP FROM PIP-1 (PLANNED INDUSTRIAL PARK) TO PUD (PLANNED UNIT DEVELOPMENT: MULTI-FAMILY RESIDENTIAL WITH CONDOMINIUM GARAGES, MAXIMUM OF 11.6 DWELLING UNITS PER ACRE, MAXIMUM BUILDING HEIGHT OF 45 FEET)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on February 14, 2023; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 28<sup>th</sup> day of February 2023, 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 28<sup>th</sup> day of February 2023.

  
Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: February 17, 2023

2<sup>nd</sup> Publication Date: March 3, 2023

Effective Date: March 8, 2023

Initial: SBS  
City Clerk