

ORDINANCE NO. 19-46

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 29.9 ACRES LOCATED SOUTH OF RIDGELINE DRIVE AND NORTH OF BLACK SQUIRREL CREEK FROM A/CR/PUD (AGRICULTURAL WITH CONDITIONS OF RECORD AND PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL, 2-3.49 DWELLING UNITS PER ACRE, AND A 35-FOOT MAXIMUM BUILDING HEIGHT)

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 29.9 acres located south of Ridgeline Drive and north of Black Squirrel Creek as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from A/cr/PUD (Agricultural with conditions of record and Planned Unit Development) to PUD (Planned Unit Development: Single-Family Residential, 2-3.49 dwelling units per acre, and a 35-foot maximum building height), 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 25th day of June, 2019.

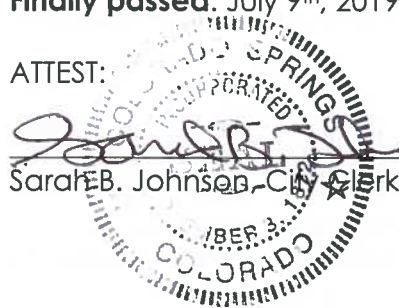
Finally passed: July 9th, 2019

ATTEST:


Sarah B. Johnson, City Clerk



Council President



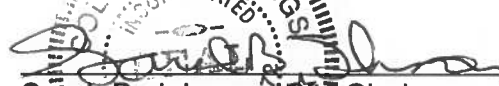
I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 29.9 ACRES LOCATED SOUTH OF RIDGELINE DRIVE AND NORTH OF BLACK SQUIRREL CREEK FROM A/CR/PUD (AGRICULTURAL WITH CONDITIONS OF RECORD AND PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL, 2-3.49 DWELLING UNITS PER ACRE, AND A 35-FOOT MAXIMUM BUILDING HEIGHT)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on June 25th, 2019; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 9th day of July, 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 9th day of July, 2019.

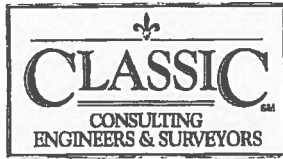
1st Publication Date: June 28th, 2019

2nd Publication Date: July 12th, 2019

Effective Date: July 17th, 2019


Sarah B. Johnson, City Clerk

Initial: SBS
City Clerk



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0780 (719)785-0799(fax)

JOB NO. 2399.00-73
JANUARY 11, 2019
PAGE 1 OF 4

LEGAL DESCRIPTION: THE FARM FILING NO. 7

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE EASTERLY BOUNDARY OF THE GATHERING PLACE AT THE FARM FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714206, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR AND 1 ½" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" IS ASSUMED TO BEAR N30°31'35"E, A DISTANCE OF 206.79 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF RIDGELINE DRIVE AS PLATTED IN THE FARM FILING NO. 2, RECORDED UNDER RECEPTION NO. 218713819 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHEASTERLY CORNER OF RIDGELINE DRIVE AS PLATTED IN THE FARM FILING NO. 4 RECORDED UNDER RECEPTION NO. 217713987, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE GATHERING PLACE AT THE FARM FILING NO. 1 RECORDED UNDER RECEPTION NO. 218714206, SAID POINT ALSO BEING A POINT ON CURVE SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF RIDGELINE DRIVE AS PLATTED IN SAID THE FARM FILING NO. 2, THE FOLLOWING (5) FIVE COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N28°02'21"E, HAVING A DELTA OF 14°07'31", A RADIUS OF 463.50 FEET AND A DISTANCE OF 114.27 FEET TO A POINT OF TANGENT;
2. S78°05'10"E, A DISTANCE OF 607.42 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 18°47'36", A RADIUS OF 363.50 FEET AND A DISTANCE OF 119.23 FEET TO A POINT OF REVERSE CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 34°39'07", A RADIUS OF 306.50 FEET AND A DISTANCE OF 185.37 FEET TO A POINT OF COMPOUND CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 23°08'40", A RADIUS OF 471.50 FEET AND A DISTANCE OF 190.46 FEET TO A POINT ON CURVE, SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID RIDGELINE DRIVE AS PLATTED IN THE FARM FILING NO. 2, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF RIDGELINE DRIVE AS PLATTED IN THE FARM FILING NO. 1A RECORDED UNDER RECEPTION NO. 214713494;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID RIDGELINE DRIVE AS PLATTED IN THE FARM FILING NO. 1A AND THE SOUTHWESTERLY BOUNDARY OF SAID THE FARM 1A, THE FOLLOWING (6) SIX COURSES:

1. CONTINUING ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S52°55'00"W, HAVING A DELTA OF 31°52'37", A RADIUS OF 471.50 FEET AND A DISTANCE OF 262.32 FEET TO A POINT OF TANGENT;
2. THENCE S05°12'23"E, A DISTANCE OF 87.39 FEET TO A POINT OF CURVE;
3. THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 49°14'02", A RADIUS OF 363.50 FEET AND A DISTANCE OF 312.35 FEET TO A POINT ON CURVE;
4. S00°00'00"E, A DISTANCE OF 199.83 FEET TO A POINT ON CURVE;

5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S16°24'37"E, HAVING A DELTA OF 147°10'46", A RADIUS OF 50.00 FEET AND A DISTANCE OF 128.44 FEET TO A POINT ON CURVE;
6. S00°00'00"E, A DISTANCE OF 22.59 FEET TO THE MOST NORTHERLY CORNER OF A PARCEL OF LAND DESCRIBED AS THE PEDESTRIAN BRIDGE IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213152280;

THENCE S20°21'01"W, ON THE NORTHWESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED AS THE PEDESTRIAN BRIDGE, A DISTANCE OF 70.25 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 214100431;

THENCE ON SAID NORTHERLY BOUNDARY, THE FOLLOWING (8) EIGHT COURSES:

1. S41°00'00"W, A DISTANCE OF 34.20 FEET;
2. S71°00'00"W, A DISTANCE OF 41.00 FEET;
3. N90°00'00"W, A DISTANCE OF 35.00 FEET;
4. N63°20'00"W, A DISTANCE OF 137.00 FEET;
5. N81°50'00"W, A DISTANCE OF 68.00 FEET;
6. S84°20'00"W, A DISTANCE OF 122.00 FEET;
7. S88°40'00"W, A DISTANCE OF 77.00 FEET;
8. N82°30'00"W, A DISTANCE OF 83.50 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 217062420;

THENCE ON SAID NORTHERLY BOUNDARY, THE FOLLOWING (8) EIGHT COURSES:

1. N79°21'00"W, A DISTANCE OF 156.84 FEET;
2. N68°26'00"W, A DISTANCE OF 49.96 FEET;
3. N50°23'00"W, A DISTANCE OF 38.00 FEET;
4. N32°07'00"W, A DISTANCE OF 47.00 FEET;
5. N19°40'00"W, A DISTANCE OF 65.00 FEET;
6. N22°52'00"W, A DISTANCE OF 61.00 FEET;
7. N43°22'00"W, A DISTANCE OF 68.00 FEET;
8. N60°37'00"W, A DISTANCE OF 169.55 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218083226;

THENCE ON SAID NORTHERLY BOUNDARY, THE FOLLOWING (28) TWENTY-EIGHT COURSES:

1. CONTINUING N60°37'00"W, A DISTANCE OF 92.01 FEET;
2. N71°00'00"W, A DISTANCE OF 24.58 FEET;
3. N83°00'00"W, A DISTANCE OF 15.00 FEET;
4. N63°00'00"W, A DISTANCE OF 19.50 FEET;
5. N67°30'00"W, A DISTANCE OF 25.00 FEET;
6. N89°00'00"W, A DISTANCE OF 45.00 FEET;
7. N78°00'00"W, A DISTANCE OF 21.00 FEET;
8. N50°30'00"W, A DISTANCE OF 51.50 FEET;
9. N33°00'00"W, A DISTANCE OF 67.00 FEET;
10. N49°30'00"W, A DISTANCE OF 82.00 FEET;
11. N01°00'00"E, A DISTANCE OF 53.00 FEET;
12. N16°00'00"E, A DISTANCE OF 43.00 FEET;
13. N37°30'00"E, A DISTANCE OF 55.50 FEET;
14. N26°00'00"E, A DISTANCE OF 85.00 FEET;
15. N10°30'00"W, A DISTANCE OF 92.00 FEET;
16. N48°00'00"W, A DISTANCE OF 45.00 FEET;
17. N79°00'00"W, A DISTANCE OF 86.00 FEET;
18. N52°00'00"W, A DISTANCE OF 27.00 FEET;
19. N70°30'00"W, A DISTANCE OF 57.00 FEET;
20. N82°00'00"W, A DISTANCE OF 15.00 FEET;
21. N39°00'00"E, A DISTANCE OF 20.00 FEET;
22. N53°45'00"E, A DISTANCE OF 122.00 FEET;
23. N46°00'00"E, A DISTANCE OF 33.00 FEET;
24. N66°30'00"E, A DISTANCE OF 58.00 FEET;
25. N49°15'00"E, A DISTANCE OF 35.00 FEET;
26. N11°15'00"W, A DISTANCE OF 44.00 FEET;

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JANUARY 11, 2019
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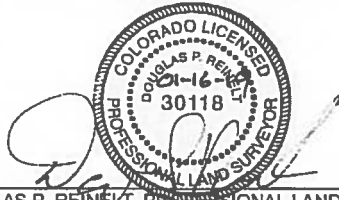
27. S75°00'00"W, A DISTANCE OF 81.00 FEET;
28. S70°00'00"W, A DISTANCE OF 52.00 FEET TO A POINT ON THE EASTERLY
BOUNDARY OF SAID THE GATHERING PLACE AT THE FARM FILING NO. 1;

THENCE N30°31'35"E, ON SAID EASTERLY BOUNDARY, A DISTANCE OF 206.79 FEET TO
THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 29.917 ACRES

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE
OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND
ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON
THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



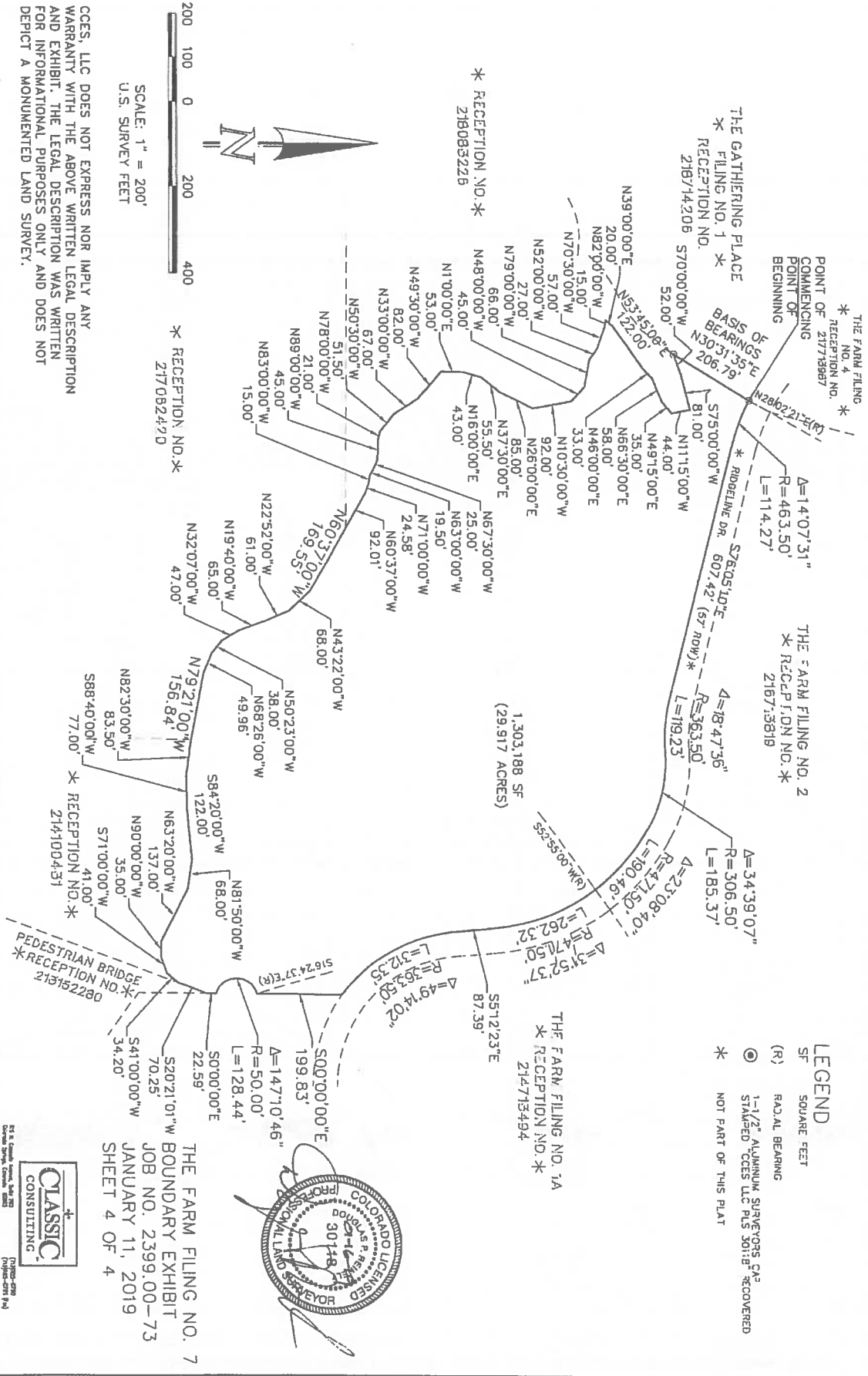
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

JAN 16, 2019
DATE

EXHIBIT A

CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

SCALE: 1" = 200'
U.S. SURVEY FEET



- LEGEND**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - 1-1/2" ALUMINUM SURVEYORS CAP
 - STAMPED "CCES LLC PLS 3011B" RECOVERED
 - * NOT PART OF THIS PLAT



THE FARM FILING NO. 7
BOUNDARY EXHIBIT
JOB NO. 2399.00-73
JANUARY 11, 2019
SHEET 4 OF 4



1110 S. Tejon Avenue, Suite 200
Colorado Springs, Colorado 80905
Phone: 719.575.1111
Fax: 719.575.1112

THE FARM FILING NO. 7 ZONE CHANGE EXHIBIT

THE FARM FILING NO. 4
* RECEPTION NO. *
217713987

POINT OF COMMENCING POINT OF BEGINNING

THE FARM FILING NO. 2
* RECEPTION NO. *
216715619

EX. ZONE, PUD

THE GATHERING PLACE FILING NO. 1 *
* RECEPTION NO. *
218714206

EX. ZONE, PUD

ZONING:
EXISTING: A/CR/PUD
PROPOSED: PUD

MAXIMUM BUILDING HEIGHT = 35'
PROPOSED DENSITY = 2-3.49 DU/AC
PROPOSED LAND USE: SINGLE FAMILY DETACHED

THE FARM FILING NO. 1A
* RECEPTION NO. *
214713494

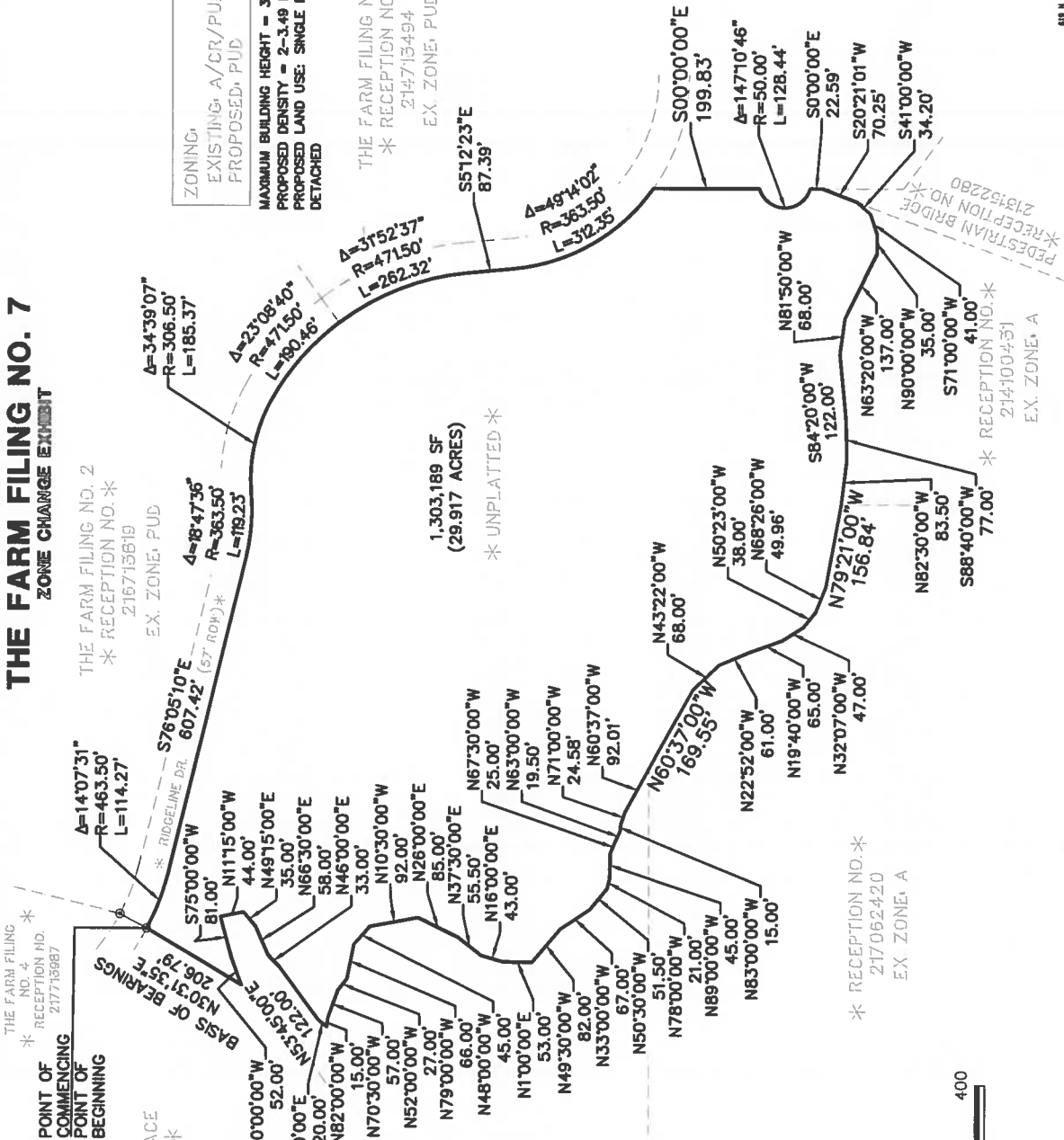
EX. ZONE, PUD

* RECEPTION NO. *
218083226

EX. ZONE, A

1,303,189 SF
(29.917 ACRES)

* UNPLATTED *



* RECEPTION NO. *
217052420

EX. ZONE, A

* RECEPTION NO. *
214100431

EX. ZONE, A

* RECEPTION NO. *
213152280

PEDESTRIAN BRIDGE

THE FARM FILING NO. 7
PUD ZONE LEGAL EXHIBIT
JOB NO. 2399.70
JANUARY 10, 2019
SHEET 1 OF 1
CPC PUZ 19-00020



819 N. Capital Avenue, Suite 200
Davenport, Iowa 52801
(719)785-0798
(719)785-0799 (fax)



SCALE: 1" = 200'
U.S. SURVEY FEET

EXHIBIT B