

I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 18.272 ACRES LOCATED BETWEEN SPACE CENTER DRIVE AND NORTH POWERS BOULEVARD FROM PUD/AO (PLANNED UNIT DEVELOPMENT: OFFICE AND COMMERCIAL, MAXIMUM BUILDING HEIGHT 98-FEET, MAXIMUM GROSS FLOOR AREA 297,000 SQUARE FEET WITH AIRPORT OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT: MULTI-FAMILY RESIDENTIAL, INDUSTRIAL, AND COMMERCIAL, MAXIMUM BUILDING HEIGHT 65-FEET, 25-35 DWELLING UNITS PER ACRE, AND 90,000 SQUARE FEET OF INDUSTRIAL/COMMERCIAL SPACE WITH AIRPORT OVERLAY)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on February 22, 2022; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 8th day of March 2022, 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 8th day of March 2022.


Sarah B. Johnson, City Clerk

1st Publication Date: February 25, 2022

2nd Publication Date: March 11, 2022

Effective Date: March 16, 2022

Initial: SBJ
City Clerk

ORDINANCE NO. 22-14

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 18.272 ACRES LOCATED BETWEEN SPACE CENTER DRIVE AND NORTH POWERS BOULEVARD FROM PUD/AO (PLANNED UNIT DEVELOPMENT: OFFICE AND COMMERCIAL, MAXIMUM BUILDING HEIGHT 98-FEET, MAXIMUM GROSS FLOOR AREA 297,000 SQUARE FEET WITH AIRPORT OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT: MULTI-FAMILY RESIDENTIAL, INDUSTRIAL, AND COMMERCIAL, MAXIMUM BUILDING HEIGHT 65-FEET, 25-35 DWELLING UNITS PER ACRE, AND 90,000 SQUARE FEET OF INDUSTRIAL/COMMERCIAL SPACE WITH AIRPORT OVERLAY)

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

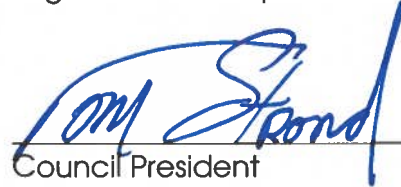
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 18.272 acres located between Space Center Drive and North Powers Boulevard, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PUD/AO (Planned Unit Development: Office and Commercial, maximum building height 98-feet, maximum gross floor area 297,000 square feet with Airport Overlay) to PUD/AO (Planned Unit Development: Multi-Family Residential, Industrial, and Commercial, maximum building height 65-feet, 25-35 dwelling units per acre, and 90,000 square feet of Industrial/Commercial space with Airport Overlay), 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 22nd day of February 2022.

Finally passed: March 8, 2022



Council President

ATTEST:



Sarah B. Johnson, City Clerk



Exhibit A

Legal Descriptions

PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON A PORTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST PLATTE AVENUE, MONUMENTED ON THE WEST END BY A FOUND CDOT RIGHT-OF-WAY 3 1/4" ALUMINUM CAP STAMPED PLS 28276, AND ON THE EAST END BY A FOUND 1 1/4" ALUMINUM CAP, STAMPED MATRIX PLS 32822, AND IS ASSUMED TO BEAR S89°58'10"E.:

COMMENCING AT THE SAID 3 1/4" CDOT MONUMENT, THENCE N42°48'56"E A DISTANCE OF 1099.39 FEET TO A POINT THE EAST RIGHT OF WAY LINE OF SPACE CENTER DRIVE AND A NON-TANGENT POINT OF CURVATURE AND BEING THE **POINT OF BEGINNING**;

THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 482.50 FEET, A CENTRAL ANGLE OF 03°27'50", A DISTANCE OF 29.17, A CHORD BEARING OF N16°03'29"E WITH A CHORD DISTANCE OF 29.17 FEET;
2. THENCE N14°19'34"E, A DISTANCE OF 261.87 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 417.50 FEET, A CENTRAL ANGLE OF 17°25'13", A DISTANCE OF 126.94, A CHORD BEARING OF N23°02'10"E WITH A CHORD DISTANCE OF 126.45 FEET;
4. THENCE N31°44'47"E, A DISTANCE OF 542.48 FEET TO A POINT OF CURVATURE;
5. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 482.50 FEET, A CENTRAL ANGLE OF 37°27'07", A DISTANCE OF 315.39, A CHORD BEARING OF N13°01'14"E WITH A CHORD DISTANCE OF 309.81 FEET TO A POINT ON THE SOUTH LINE OF SCIENCE PARK SUBDIVISION NO. 1 FILING NO. 1, PHASE 2, RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER OFFICE AT BOOK E-5, PAGE 21 AND RECEPTION NO. 2078454;

THENCE N89°36'41"E ALONG SAID SOUTH LINE, A DISTANCE OF 459.45 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH POWERS BOULEVARD;

THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE S00°20'33"E, A DISTANCE OF 174.98 FEET;

2. THENCE S04°25'18"W, A DISTANCE OF 598.82 FEET TO A NON-TANGENT POINT OF CURVATURE;

3. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1057.12 FEET, A CENTRAL ANGLE OF 36°38'23", A DISTANCE OF 676.01, A CHORD BEARING OF S24°55'19"W WITH A CHORD DISTANCE OF 664.55 FEET TO A POINT ON THE NORTH LINE OF PATRIOT PARK SUBDIVISION FILING NO. 2 RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER OFFICE AT RECEPTION NO. 206712430;

THENCE N45°52'23"W ALONG THE SAID NORTH LINE, A DISTANCE OF 307.80 FEET AND S89°24'46"W, A DISTANCE OF 390.94 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 795,909 SQUARE FEET OR 18.272 ACRES, MORE OR LESS.