

I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 28.55 ACRES LOCATED AT 1300 WEST FILLMORE STREET FROM PUD (PLANNED UNIT DEVELOPMENT: HOSPITAL, OFFICE, MEDICAL OFFICE, AND GENERAL COMMERCIAL USES WITH A MAXIMUM BUILDING HEIGHT OF 165 FEET AND MAXIMUM GROSS FLOOR AREA OF 1,850,000 SQUARE FEET) TO PUD (PLANNED UNIT DEVELOPMENT: RESIDENTIAL, 25-33.99 DWELLING UNITS PER ACRE, MAXIMUM BUILDING HEIGHT OF 75-FEET; AND OFFICE/COMMERCIAL, MAXIMUM BUILDING HEIGHT OF 45-FEET, MAXIMUM GROSS FLOOR AREA OF 20,000 SQUARE FEET)” 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.

  
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Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: February 25, 2022

2<sup>nd</sup> Publication Date: March 11, 2022

Effective Date: March 16, 2022

Initial: SBJ  
City Clerk

ORDINANCE NO. 22-12

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 28.55 ACRES LOCATED AT 1300 WEST FILLMORE STREET FROM PUD (PLANNED UNIT DEVELOPMENT: HOSPITAL, OFFICE, MEDICAL OFFICE, AND GENERAL COMMERCIAL USES WITH A MAXIMUM BUILDING HEIGHT OF 165 FEET AND MAXIMUM GROSS FLOOR AREA OF 1,850,000 SQUARE FEET) TO PUD (PLANNED UNIT DEVELOPMENT: RESIDENTIAL, 25-33.99 DWELLING UNITS PER ACRE, MAXIMUM BUILDING HEIGHT OF 75- FEET; AND OFFICE/COMMERCIAL, MAXIMUM BUILDING HEIGHT OF 45- FEET, MAXIMUM GROSS FLOOR AREA OF 20,000 SQUARE FEET)

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

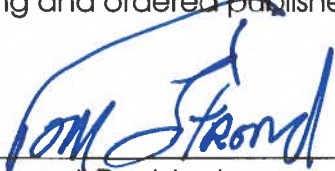
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 28.55 acres located at 1300 West Fillmore Street, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PUD (Planned Unit Development: Hospital, Office, Medical Office, and General Commercial, maximum building height 165-feet, and maximum gross floor area of 1,850,000 square feet) to PUD (Planned Unit Development: Residential, 25-33.99 dwelling units per acre, maximum building height 75-feet; and Office/Commercial, maximum building height of 45-feet, maximum gross floor area 20,00 square 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 22nd day of February 2022.

**Finally passed:** March 8, 2022

  
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Council President

ATTEST:

  
\_\_\_\_\_  
Sarah B. Johnson, City Clerk



# ZONE CHANGE LEGAL DESCRIPTION - EXHIBIT A

THAT PORTION OF THE WEST ONE HALF OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF 6<sup>TH</sup> P.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36: THENCE NORTH 88 DEGREES 53 MINUTES 40 SECONDS EAST ON THE NORTH LINE THEREOF, 2,186.47 FEET: THENCE SOUTH 0 DEGREES ONE MINUTE 48 SECONDS WEST ON A LINE THAT IS PARALLEL WITH AND 400 FEET WESTERLY OF THE EAST LINE OF THE WEST ONE HALF OF SAID SECTION 36, 1,167.33 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY: THENCE CONTINUES SOUTH 0 DEGREES ONE MINUTE 48 SECONDS WEST, 252.67 FEET: THENCE NORTH 79 DEGREES 35 MINUTES 46 SECONDS EAST, 406.73 FEET TO THE SAID EAST LINE OF THE WEST ONE-HALF: THENCE SOUTH 0 DEGREES ONE MINUTE 48 SECONDS WEST ON SAID EAST LINE, 708.47 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FILLMORE STREET AS DESCRIBED BY DEED RECORDED IN BOOK 1889 AT PAGE 476 IN THE RECORDS OF EL PASO COUNTY, COLORADO AND BY EL PASO COUNTY RESOLUTION DATED AUGUST 27, 1970: THENCE SOUTH 87 DEGREES 33 MINUTES 10 SECONDS WEST ON SAID NORTH RIGHT-OF-WAY LINE, 1,424.77 FEET: THENCE NORTH 0 DEGREES ONE MINUTE 48 SECONDS EAST, 928.77 FEET: THENCE NORTH 88 DEGREES 53 MINUTES 40 SECONDS EAST, 1,023.86 FEET TO THE POINT OF BEGINNING.

A TOTAL CALCULATED AREA OF 28.55 ACRES MORE OR LESS.



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## FILLMORE EAST OUTLOOK COMMONS ZONE CHANGE EXHIBIT A

# 1

SHEET 1 OF 2

DATE: 11/15/2021

CPC PUZ 21-00069

