

ORDINANCE NO. 21-01

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 3.43 ACRES LOCATED AT THE NORTHWEST CORNER OF LOWER GOLD CAMP ROAD AND WEST MORENO AVENUE FROM R-5/M-1/R1-6/HR/DF (MULTI-FAMILY RESIDENTIAL, LIGHT INDUSTRIAL, SINGLE-FAMILY RESIDENTIAL WITH HIGH-RISE AND DESIGN FLEXIBILITY OVERLAYS) TO R-5 (MULTI-FAMILY RESIDENTIAL)

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 3.43 acres located at the northwest corner of Lower Gold Camp Road and West Moreno Avenue, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R-5/M-1/R1-6/HR/DF (Multi-family Residential, Light Industrial, Single-family Residential with High-Rise and Design Flexibility Overlays) to R-5 (Multi-family Residential, 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 12<sup>th</sup> day of January, 2021.

**Finally passed:** January 26<sup>th</sup> 2021

  
Council President

ATTEST:

  
Sarah B. Johnson, City Clerk





Date: November 3rd, 2020  
To: City Of Colorado Springs  
Planning & Community Development Department  
Attn: Tasha Brackin, AICP  
Senior Planner / South Team  
Project: Vue Des Monts Apartments  
Location: 1110, 1124, 1138, 1152, 1166, 1180 Lower Gold Camp Road  
Colorado Springs, CO 80905

**RE: Vue Des Monts Apartments - ZONE CHANGE REQUEST**

**SUBJECT PROPERTY LEGAL DESCRIPTION:**

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 13 AND THE SOUTHEAST ONE-QUARTER OF SECTION 14, ALL IN TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF CROWNHILL MESA SUBDIVISION FILING NO. 4 (RECEPTION NO 202104477, EL PASO COUNTY, COLORADO RECORDS), SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF LOWER GOLD CAMP ROAD (80' R.O.W.) AS PLATTED IN CROWN HILL MESA SUBDIVISION FILING NO.1 (RECEPTION NO. 99015212, SAID EL PASO COUNTY RECORDS);

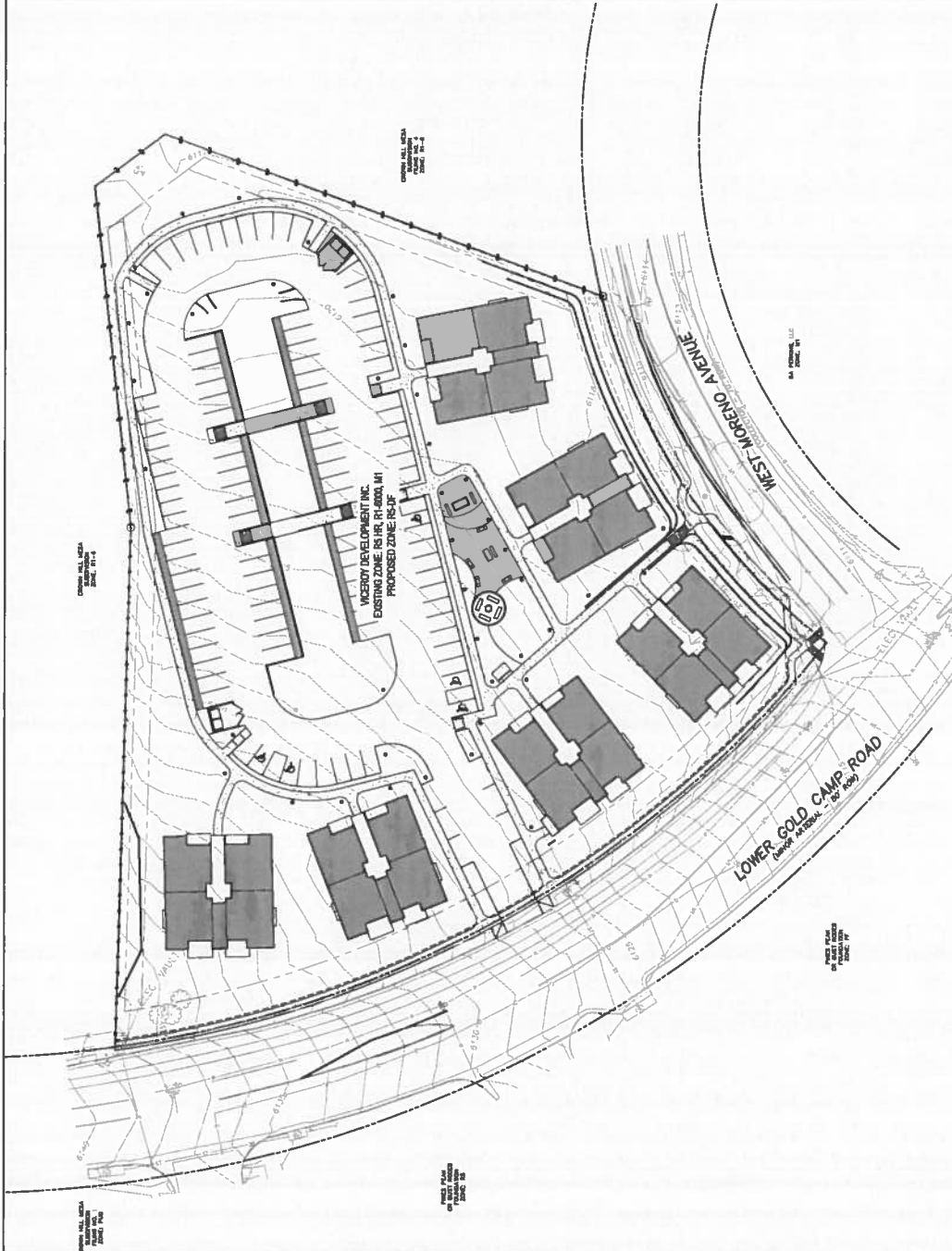
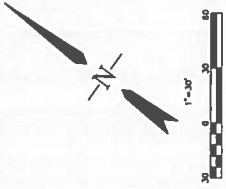
THE FOLLOWING FOUR COURSES ARE ALONG THE SOUTHERLY BOUNDARY OF FILING NO.4;

- 1) N 55 DEGREES 37 MINUTES 36 SECONDS E, 307.46 FEET;
- 2) N 47 DEGREES 45 MINUTES 17 SECONDS E, 202.57 FEET;
- 3) S 72 DEGREES 34 MINUTES 29 SECONDS E, 52.07 FEET;
- 4) S 15 DEGREES 57 MINUTES 10 SECONDS E, 276.25 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MORENO STREET (70' R.O.W.) AS DESCRIBED BY DOCUMENT (BOOK 3963 AT PAGE 847, SAID RECORDS);

THENCE SOUTHWESTERLY ON NON-TANGENT CURVE TO THE LEFT AND ALONG SAID MORENO STREETS NORTHERLY RIGHT OF WAY LINE, SAID CURVE HAVING A CENTRAL ANGLE OF 38 DEGREES 04 MINUTES 24 SECONDS, A RADIUS OF 376.25 FEET, AN ARC LENGTH OF 250.02 FEET (THE CHORD OF SAID CURVE BEARS S 20 DEGREES 30 MINUTES 40 SECONDS W, A DISTANCE OF 245.44 FEET) TO A POINT ON SAID LOWER GOLD CAMP ROAD'S NORTHERLY RIGHT OF WAY LINE; THENCE WESTERLY ON A NON-TANGENT CURVE TO THE RIGHT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, SAID CURVE HAVING A CENTRAL ANGLE OF 43 DEGREES 17 MINUTES 29 SECONDS, A RADIUS OF 660.00 FEET, AN ARC LENGTH OF 498.68 FEET (THE CHORD OF SAID CURVE BEARS N 65 DEGREES 34 MINUTES 41 SECONDS W, A DISTANCE OF 486.90 FEET) TO THE POINT OF BEGINNING.

PLAT CONTAINS 149,412 SQ. FT. OR 3.430 ACRES OF LAND MORE OR LESS.

# ZONE CHANGE EXHIBIT




**SE** Springs Engineering  
 PROJECT: Via del Monte  
 SHEET TITLE: ZONE MAP  
 FROM: J/A TO: J/A  
 JOB NO.: 123-11-10 SHEET 1 OF 1


DESIGNED BY: DL DATE: 12-1-17  
 DRAWN BY: DL DATE: 12-1-17  
 CHECKED BY: JSE DATE: 12-1-18  
 APPROVED BY: JSE DATE: 12-1-18  
 CITY OF SPRINGS ENGINEERING DEPARTMENT

REVISION	DATE	DESCRIPTION

I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 3.43 ACRES LOCATED AT THE NORTHWEST CORNER OF LOWER GOLD CAMP ROAD AND WEST MORENO AVENUE FROM R-5/M-1/R1-6/HR/DF (MULTI-FAMILY RESIDENTIAL, LIGHT INDUSTRIAL, SINGLE-FAMILY RESIDENTIAL WITH HIGH-RISE AND DESIGN FLEXIBILITY OVERLAYS) TO R-5 (MULTI-FAMILY RESIDENTIAL)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 12<sup>th</sup>, 2021; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 26<sup>th</sup> day of January 2021, 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 26<sup>th</sup> day of January 2021.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: January 15<sup>th</sup>, 2021

2<sup>nd</sup> Publication Date: January 29<sup>th</sup>, 2021

Effective Date: February 3<sup>rd</sup>, 2021

Initial: SBS  
City Clerk