

ORDINANCE NO. 22 - 25

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 2.97 ACRES LOCATED AT THE NORTHWEST CORNER OF SOUTH UNION BOULEVARD AND HANCOCK EXPRESSWAY FROM PUD (PLANNED UNIT DEVELOPMENT: COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT: RESIDENTIAL, 11.79 DWELLING UNITS PER ACRE WITH A MAXIMUM BUILDING HEIGHT OF 36 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 2.97 acres located at the northwest corner of South Union Boulevard and Hancock Expressway, 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: Commercial) to PUD (Planned Unit Development: Residential, 11.79 dwelling units per acre with a maximum building height of 36 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 26th day of
April 2022.

Finally passed: May 10, 2022



Council President

ATTEST:



Sarah B. Johnson, City Clerk



I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 2.97 ACRES LOCATED AT THE NORTHWEST CORNER OF SOUTH UNION BOULEVARD AND HANCOCK EXPRESSWAY FROM PUD (PLANNED UNIT DEVELOPMENT: COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT: RESIDENTIAL, 11.79 DWELLING UNITS PER ACRE WITH A MAXIMUM BUILDING HEIGHT OF 36 FEET).” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on April 26, 2022; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 10th day of May 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 10th day of May 2022.



Sarah E. Johnson, City Clerk

1st Publication Date: April 29, 2022

2nd Publication Date: May 13, 2022

Effective Date: May 18, 2022

Initial: SBS
City Clerk

ZONE CHANGE LEGAL DESCRIPTION - EXHIBIT A

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF MONTEREY ROAD, DEDICATED TO THE PUBLIC IN BROADMOOR VIEW AT SPRING CREEK FILING NO. 1 AS RECORDED AT RECEPTION NO. 209713010 OF THE RECORDS OF SAID EL PASO COUNTY, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD, DEDICATED TO THE PUBLIC IN SPRING CREEK FILING NO. 4 AS RECORDED IN PLAT BOOK E-4 AT PAGE 45 OF THE RECORDS OF SAID EL PASO COUNTY, THE FOLLOWING SIX (6) COURSES ARE ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE: 1) S22°32'04"E A DISTANCE OF 1.51 FEET; 2) S51°55'36"E A DISTANCE OF 23.91 FEET; 3) S14°34'38"E A DISTANCE OF 106.02 FEET; 4) S10°26'47"E A DISTANCE OF 180.47 FEET; 5) S14°34'38"E A DISTANCE OF 251.06 FEET; 6) S22°46'20"W A DISTANCE OF 23.82 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HANCOCK EXPRESSWAY, DEDICATED TO THE PUBLIC IN SAID SPRING CREEK FILING NO. 4, THE FOLLOWING TWO (2) COURSES ARE ON THE NORTHERLY AND NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID HANCOCK EXPRESSWAY; THENCE: 1) S75°24'36"W, A DISTANCE OF 37.14 FEET TO A POINT OF CURVE; 2) ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°34'24", A RADIUS OF 666.20 FEET FOR AN ARC DISTANCE OF 262.47 FEET, WHOSE CHORD BEARS S86°41'48"W TO THE SOUTHEAST CORNER OF THE TRACT OF LAND RECORDED AT RECEPTION NO. 208136780 OF THE RECORDS OF SAID EL PASO COUNTY, THE FOLLOWING TWO (2) COURSES ARE ON THE EASTERLY LINE OF SAID TRACT OF LAND; THENCE: 1) N14°10'57"E A DISTANCE OF 165.07 FEET TO A POINT OF CURVE; 2) ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28°46'33", A RADIUS OF 232.00 FEET FOR AN ARC DISTANCE OF 116.52 FEET, WHOSE CHORD BEARS N00°12'19"W;

THENCE N 14°35'36" W, A DISTANCE OF 269.09 FEET TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MONTEREY ROAD;

THENCE N75°24'24"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE AND ITS SOUTHWESTERLY EXTENSION, A DISTANCE OF 175.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.975 ACRES OR 129,578 SQUARE FEET OF LAND, MORE OR LESS.

TO BE PLATTED AS "OVERLOOK AT SPRING CREEK"

LAND USE REVIEW FILE NO: CPC PUZ 21-00081



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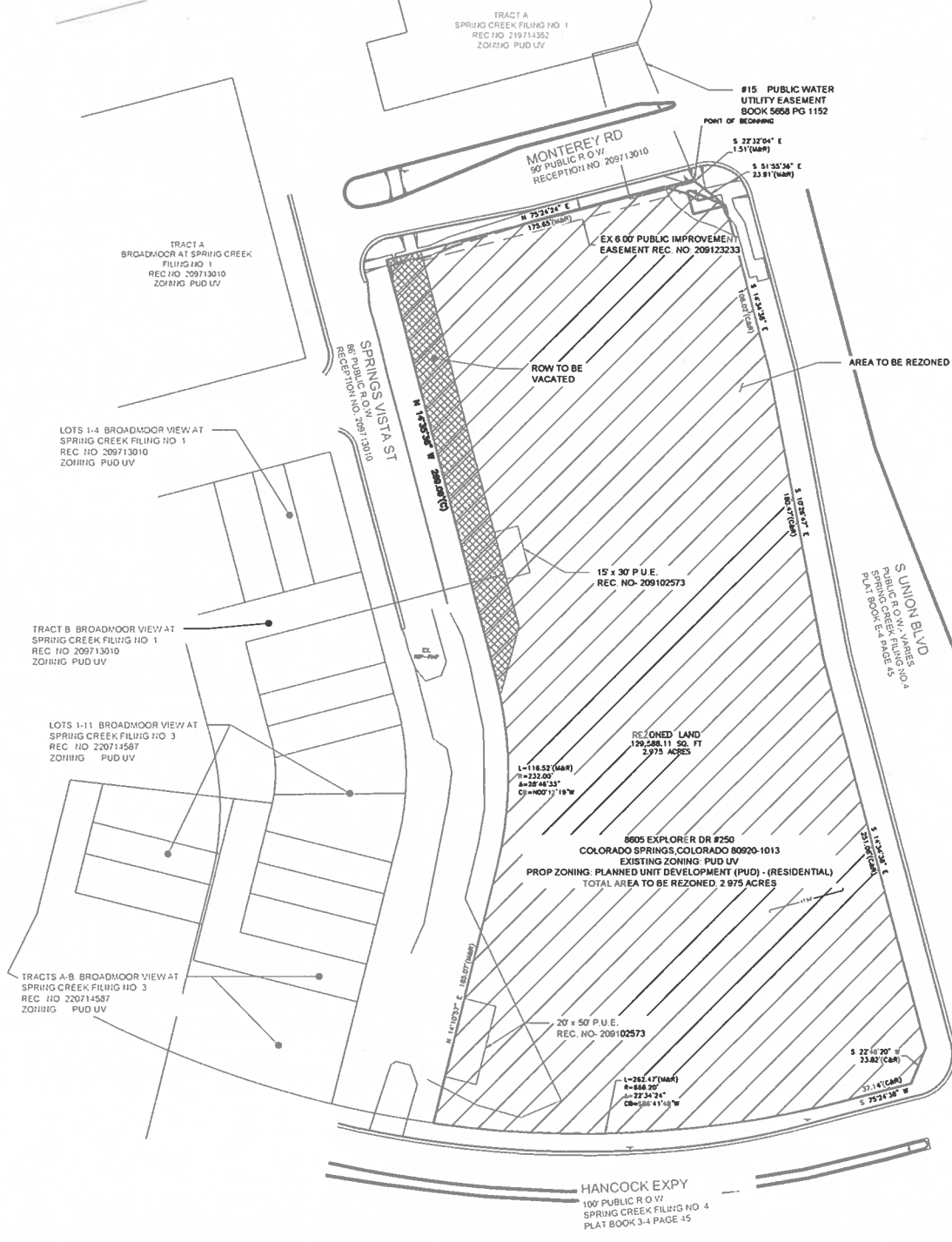


SHEET
1 OF 2

SCALE: N/A
DATE: 03/01/2022

EXHIBIT A

ZONE CHANGE EXHIBIT - EXHIBIT B



MAX BUILDING HEIGHT: 36' AS MEASURED 5' BELOW THE PEAK GABLE ROOF
 DENSITY: 11.76 DU/AC (35 LOTS)

LAND USE REVIEW FILE NO: CPC PUZ 21-00081



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SHEET
2 OF 2

SCALE: 1"=100'
DATE: 03/01/2022

EXHIBIT B

Xrefs: 8.5x11_Titleblock; legal_description; xc-row; xv-row; xv-dsgn