

ORDINANCE NO. 16-70

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 135.63 ACRES LOCATED EAST OF MARKSHEFFEL BOULEVARD AND SOUTH OF THE BARNES ROAD EXTENSION FROM PIP-2/SS/AO (PLANNED INDUSTRIAL PARK WITH STREAMSIDE AND AIRPORT OVERLAYS) TO PUD/SS/AO (PLANNED UNIT DEVELOPMENT: RESIDENTIAL – 3.5 – 7.99 DWELLING UNITS PER ACRE WITH A MAXIMUM BUILDING HEIGHT OF 36 FEET WITH STREAMSIDE AND AIRPORT OVERLAYS)

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 135.63 acres located east of Marksheffel Boulevard and south of the Barnes Road extension as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof by reference, from PIP-2/SS/AO (Planned Industrial Park with Streamside and Airport Overlays) to PUD/SS/AO (Planned Unit Development: Residential – 3.5 – 7.99 dwelling units per acre with a maximum building height of 36 feet with Streamside and Airport Overlays), 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 28th
day of June, 2016.

Finally passed: July 12, 2016



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 135.63 ACRES LOCATED EAST OF MARKSHEFFEL BOULEVARD AND SOUTH OF THE BARNES ROAD EXTENSION FROM PIP-2/SS/AO (PLANNED INDUSTRIAL PARK WITH STREAMSIDE AND AIRPORT OVERLAYS) TO PUD/SS/AO (PLANNED UNIT DEVELOPMENT: RESIDENTIAL – 3.5 – 7.99 DWELLING UNITS PER ACRE WITH A MAXIMUM BUILDING HEIGHT OF 36 FEET WITH STREAMSIDE AND AIRPORT OVERLAYS)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on June 28, 2016; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 12th day of July, 2016, 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 12th day of July, 2016.


Sarah B. Johnson, City Clerk



1st Publication Date: July 1, 2016
2nd Publication Date: July 15, 2016

Effective Date: July 20, 2016

Initial: SBJ
City Clerk

RESIDENCIAL LEGAL DESCRIPTION:

A parcel of land being a portion of Sections 21 and 28, T.13S., R.65W., of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado and more particularly described as follows:

Basis of Bearing:

The South line of the Southwest Quarter of Section 21, T.13S., R.65W., of the 6th P.M., Being monument a on the west by a 2.5" aluminum cap "Stamped PLS 22095" and on the east by a 2.5" aluminum cap "Stamped PLS 22095" and considered to bear N89°48'29"E.

Commencing at the Southwest Quarter corner of said section 21;

Thence S00°14'48"E along the west line of the Northwest Quarter of said section 28, a distance of 104.20 feet and S89°18'49"E, a distance of 747.19 feet to a point on the east line of a 50.00 foot Colorado Interstate Gas right of way easement as recorded at the El Paso County Clerk and Recorders Office in Book 1981 at Page 9 and Amended in Book 2115 at Pages 142 and 144, being the **Point of Beginning**:

Thence S89°18'49"E, a distance of 602.43 feet;

Thence N00°02'33"W, a distance of 1320.13 feet to a point on the south line of an ingress and egress easement as recorded at the El Paso County Clerk and Recorders Office in Book 5563 at Page 571;

Thence along said south line the following three (3) courses;

1. Thence along said south line S89°18'51"E, a distance of 152.88 feet to a point of curvature;
2. Thence along said curve to the right, having a radius of 2970.00 feet, a central angle of 24°43'46", a distance of 1281.88 feet, a chord bearing of S76°56'58"E and a chord distance of 1271.95 feet;
3. Thence S64°35'05"E, a distance of 1060.08 feet to a point on the west line of a 75.00 foot easement as recorded at the El Paso County Clerk and Recorders Office at Receptions Number 206178643;

Thence along said west line the following three (3) courses;

1. Thence S04°47'26"W, a distance of 290.13 feet;
2. Thence S07°52'47"W, a distance of 1361.20 feet;
3. Thence S01°11'12"E, a distance of 131.04 feet to a point on the south line of the north half of the northeast quarter of said section 28;

Thence S89°48'20"W along said south line, a distance of 879.06 feet to the southwest corner of the north half of the northeast quarter of said section 28;

Thence S89°48'15"W along the south line of the north half of the northwest quarter of said section 28, a distance of 1912.73 feet to a point on the east line of said Colorado Interstate Gas right of way easement;

Thence N00° 01'38"E along said Colorado Interstate Gas right of way easement, a distance of 1209.10 feet to the **Point of Beginning**.

Parcel Contains 5,908,141.13 Square Feet or 135.633 Acres more or less.

Prepared for and on behalf of Galloway & Company

By Lyle G. Bissegger, PLS# 38038

Vicinity Map

