

ORDINANCE NO. 23 - 43

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 11.1073 ACRES LOCATED AT 2210 OLD RANCH ROAD ESTABLISHING THE R-5/SS (MULTI-FAMILY RESIDENTIAL WITH STREAMSIDE OVERLAY) ZONE DISTRICT

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 the establishment of the R5/SS (Multi-family Residential with Streamside Overlay) zone district consisting of 11.1073 acres located at the 2210 Old Ranch Road, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, 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 final adoption 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 be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 25th day of July 2023.

Finally passed: August 8, 2023


Randy Helms, Council President

Mayor's Action:

- Approved on _____.
- Disapproved on _____, based on the following objections:



Blessing A. Mobolade, Mayor

Council Action After Disapproval:

- Council did not act to override the Mayor's veto.
- Finally adopted on a vote of _____, on _____.
- Council action on _____ failed to override the Mayor's veto.

Randy Helms, Council President

ATTEST:



Sarah B. Johnson, City Clerk

CAO: MS
COS: _____



ZONE CHANGE LEGAL DESCRIPTION
EXHIBIT A

PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING ALL OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 221030892 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MONUMENTED AT NORTHEAST CORNER OF SECTION 28 BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10956", AND AT THE NORTH QUARTER OF SECTION 28 BY A 1-1/2" BRASS CAP STAMPED "LS 2078", SAID LINE BEARS N89°12'01"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 28 S00°15'22"E A DISTANCE OF 308.91 FEET, TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF THE PENDELETON SUBDIVISION, RECORDED UNDER RECEPTION NO. 719194 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WEST LINE, S00°15'22"E A DISTANCE OF 466.40 FEET, TO A POINT ON THE CENTERLINE OF VACATED BURGESS ROAD RECORDED IN BOOK 3173 AT PAGE 561;

THENCE ON THE CENTERLINE OF SAID VACATED BURGESS ROAD, THE FOLLOWING FOUR (4) COURSES:

1. N83°53'46"W A DISTANCE OF 87.08 FEET;
2. S71°12'16"W A DISTANCE OF 222.56 FEET;
3. S50°22'37"W A DISTANCE OF 224.95 FEET;
4. S69°45'31"W A DISTANCE OF 234.36 FEET;

THENCE S20°14'29"E A DISTANCE OF 30.21 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD RANCH ROAD AS RECORDED IN BOOK 2288 AT PAGE 416, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

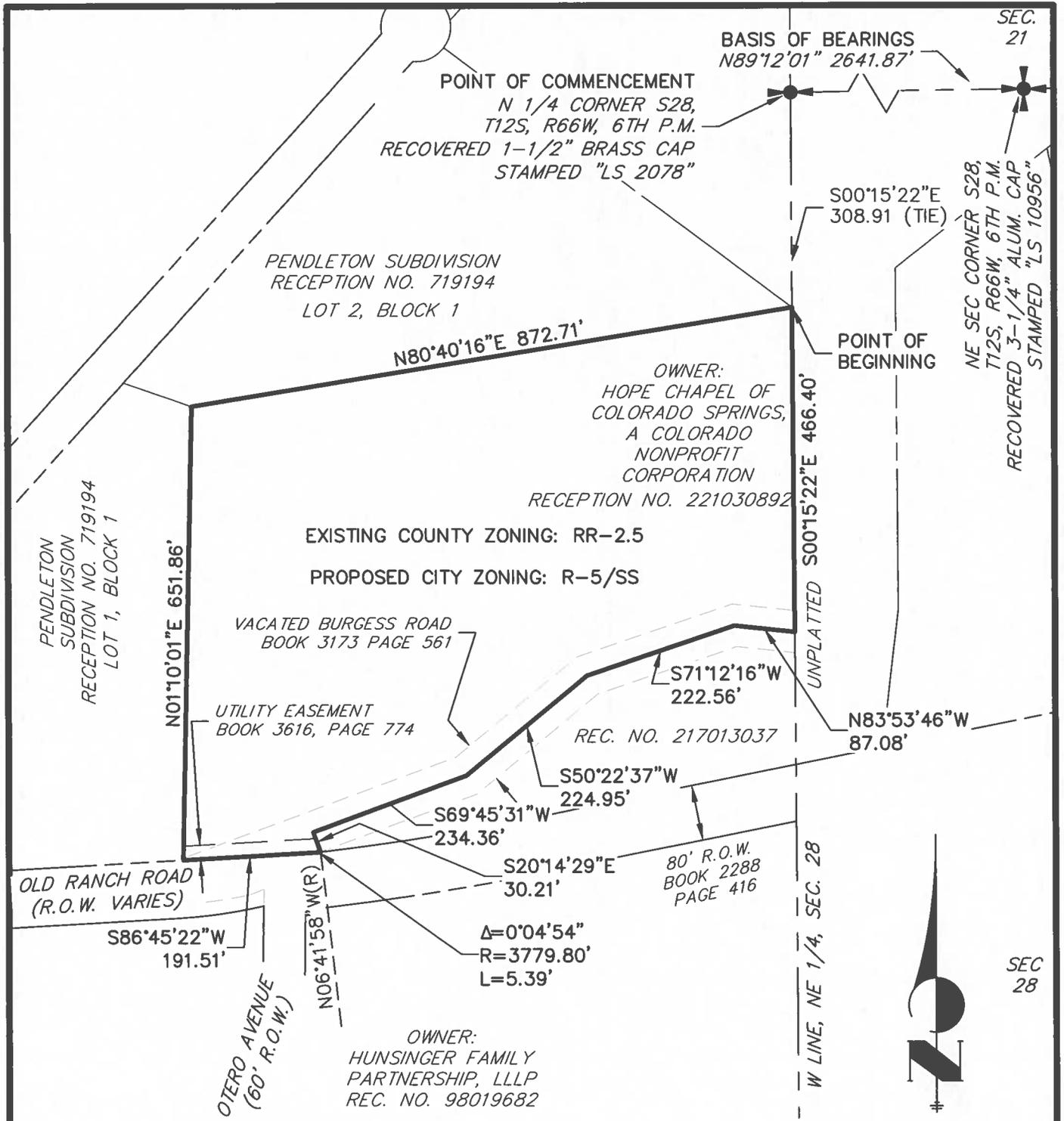
1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N06°41'58"W, HAVING A RADIUS OF 3779.80 FEET, A CENTRAL ANGLE OF 00°04'54" AND AN ARC LENGTH OF 5.39 FEET, TO A POINT OF NON-TANGENT;
2. S86°45'22"W A DISTANCE OF 191.51 FEET, TO THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK 1, OF SAID PENDLETON SUBDIVISION RECORDED UNDER RECEPTION NO. 719194;

THENCE ON THE EASTERLY LINE OF SAID PENDLETON SUBDIVISION, THE FOLLOWING TWO (2) COURSES:

1. N01°10'01"E A DISTANCE OF 651.86;
2. N80°40'16"E A DISTANCE OF 872.71 FEET, TO THE POINT OF BEGINNING

CONTAINING A CALCULATED AREA OF 483,833 SQUARE FEET OR 11.1073 ACRES.

ZONE CHANGE EXHIBIT B



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

200 100 0 200



ORIGINAL SCALE: 1" = 200'

SHEET: 2 OF 2

KETTLE CREEK
 PROJECT NO.: 25214.00
 DATE: 06/10/2022

CITY FILE NO. ZONE-22-0008
J-R ENGINEERING
 A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

EXHIBIT B

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 11.1073 ACRES LOCATED AT 2210 OLD RANCH ROAD ESTABLISHING THE R-5/SS (MULTI-FAMILY RESIDENTIAL WITH STREAMSIDE OVERLAY) ZONE DISTRICT”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on July 25, 2023; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 8th day of August 2023, 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 8^h day of August 2023.


Sarah B. Johnson, City Clerk



1st Publication Date: July 28, 2023
2nd Publication Date: August 16, 2023

Effective Date: August 21, 2023

Initial: SBS
City Clerk