

RESOLUTION NO. 171 - 23

A RESOLUTION MAKING CERTAIN LEGISLATIVE FINDINGS AND APPROVING A SUBSTANTIAL MODIFICATION TO THE AMENDED GOLD HILL MESA URBAN RENEWAL PLAN

WHEREAS, by Resolution No. 68-15 (attached and incorporated herein as "Exhibit A"), the City Council approved the Amended Gold Hill Mesa Urban Renewal Plan (the "Plan") on June 23, 2015; and

WHEREAS, the Colorado Springs Urban Renewal Authority ("CSURA"), in an effort to reduce the vacant land area contained within the Plan, caused the preparation of a substantial modification to the Plan; and

WHEREAS, the CSURA has proposed the "Plan Amendment #1 to Amended Gold Hill Mesa Urban Renewal Plan" (attached and incorporated herein as "Exhibit B") (the "Amendment") as a substantial modification to the Plan; and

WHEREAS, on February 8, 2023, pursuant to Colorado Revised Statutes ("C.R.S.") § 31-25-107 (2), the City of Colorado Springs City Planning Commission found that the Amendment is consistent with the Comprehensive Plan of the City of Colorado Springs and recommended its adoption; and

WHEREAS, notice of the City Council's public hearing on the substantial modification to the Plan was published at least thirty (30) days prior to the public hearing as required by C.R.S. § 31-25-107 (3); and

WHEREAS, the City Council has considered the evidence presented in support of and in opposition to the substantial modification to the Plan, the CSURA recommendation, City staff recommendations, the legislative record and has given appropriate weight to the evidence.

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

Section 1. City Council makes the legislative finding that the substantial modification to the Plan is in compliance with the Colorado Urban Renewal Law, Colorado Revised Statutes ("C.R.S.") § 31-25-101, et seq. (the "Act").

Section 2. City Council specifically finds that the substantial modification only reduces the land area contained in the Plan and does not materially alter any of the findings contained in the attached and incorporated Resolution No. 68-15 (which incorporated by reference the findings made in Resolution No. 99-04), and, to the extent not expressly

amended hereby, the terms, conditions, and provisions of the Plan and Resolution No. 68-15 are hereby restated and reaffirmed.

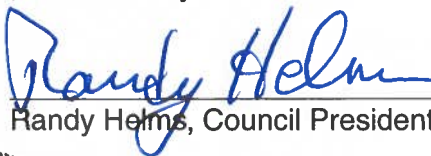
Section 3. City Council has conducted a public hearing in compliance with C.R.S. § 31-25-107.

Section 4. City Council finds that, pursuant to C.R.S. § 31-25-107(9.5), CSURA has notified the Board of County Commissioners of El Paso County and the governing boards of each other taxing entity whose incremental property tax revenues would be allocated under the Plan as amended by the Amendment. Representatives of CSURA and the governing body of each such taxing entity have met and attempted to negotiate an agreement governing the sharing of incremental property tax revenue allocated to the special fund established in accordance with the Plan and the Act. CSURA has reached an agreement with each taxing entity whose incremental property tax revenues would be allocated under the Plan as amended by the Amendment.

Section 5. City Council has reviewed and considered the substantial modification to the Plan and formally adopts the "Plan Amendment #1 to Amended Gold Hill Mesa Urban Renewal Plan" as attached at "Exhibit B".

Section 6. City Council accepts and puts into action the amended Amended Gold Hill Mesa Urban Renewal Plan. The CSURA is hereby authorized to take any and all action pursuant to the Act to carry out the Amended Gold Hill Mesa Urban Renewal Plan as amended hereby.

Dated at Colorado Springs, Colorado, this 24th day of October 2023.

  
Randy Helms, Council President

ATTEST:

  
Sarah B. Johnson, City Clerk



EXHIBIT A

RESOLUTION NO. 68-15

EXHIBIT B

PLAN AMENDMENT #1 TO AMENDED GOLD HILL MESA URBAN RENEWAL PLAN

RESOLUTION NO. 68-15

**A RESOLUTION MAKING CERTAIN LEGISLATIVE FINDINGS AND APPROVING A SUBSTANTIAL MODIFICATION TO THE GOLD HILL MESA URBAN RENEWAL PLAN**

WHEREAS, the Colorado Springs Urban Renewal Authority ("CSURA") approved the Gold Hill Mesa Urban Renewal Plan (the "Plan") on January 22, 2004; and

WHEREAS, by Resolution No. 99-04 (attached and incorporated herein as "Exhibit A"), the City Council approved the Plan on May 24, 2004; and

WHEREAS, the CSURA, in an effort to reduce the land area contained within the Plan, caused the preparation of a substantial modification to the Plan; and

WHEREAS, the CSURA adopted through the "Amended Gold Hill Mesa Urban Renewal Plan" (attached and incorporated herein as "Exhibit B") the substantial modification to the Plan on February 25, 2015; and

WHEREAS, on May 21, 2015, pursuant to Colorado Revised Statutes ("C.R.S.") § 31-25-107 (2), the City of Colorado Springs City Planning Commission found that the substantial modification to the Plan is consistent with the Comprehensive Plan of the City of Colorado Springs and recommended its adoption; and

WHEREAS, notice of the City Council's public hearing on the substantial modification to the Plan was published at least thirty (30) days prior to the public hearing as required by C.R.S. § 31-25-107 (3); and

WHEREAS, written notice of the public hearing was mailed to each property owner, business, and resident of the area included in the Plan at least thirty (30) days prior to the public hearing; and

WHEREAS, the City Council has considered the evidence presented in support of and in opposition to the substantial modification to the Plan, the Conditions Survey, the City's Comprehensive Plan, the CSURA recommendation, City staff recommendations, the legislative record and has given appropriate weight to the evidence.

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

Section 1. City Council makes the legislative finding that the substantial modification to the Plan is in compliance with the Colorado Urban Renewal Law, Colorado Revised Statutes ("C.R.S.") § 31-25-101, *et seq.* ("the Act").

Section 2. City Council specifically finds that the substantial modification only reduces the land area contained in the Plan and does not materially alter any of the findings

contained in the attached and incorporated Resolution No. 99-04, and, to the extent not expressly amended hereby, the terms, conditions, and provisions of the Plan and Resolution No. 99-04 are hereby restated and reaffirmed.

Section 3. City Council has conducted a public hearing in compliance with C.R.S. § 31-25-107.

Section 4. City Council finds that the substantial modification to the Plan is consistent with the Comprehensive Plan of the City of Colorado Springs.

Section 5. City Council has reviewed and considered the substantial modification to the Plan and formally adopts the "Amended Gold Hill Mesa Urban Renewal Plan" as attached at "Exhibit B".

Section 6. City Council accepts and puts into action the Amended Gold Hill Mesa Urban Renewal Plan. The CSURA is hereby authorized to take any and all action pursuant to the Act to carry out the Amended Gold Hill Mesa Urban Renewal Plan.

Dated at Colorado Springs, Colorado, this 23<sup>rd</sup> day of June, 2015.

  
\_\_\_\_\_  
Council President Pro Tem

ATTEST:

  
Sarah B. Johnson, City Clerk



## **Plan Amendment #1 for**

# **Amended Gold Hill Mesa Urban Renewal Plan**

*The Economics of Land Use*



**Prepared for:**

Colorado Springs Urban Renewal Authority

**Prepared by:**

Economic & Planning Systems, Inc.

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**EPS #213144**

**November 23, 2022**

**EXHIBIT B**

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# 1. Plan Amendment #1

In accordance with C.R.S. 31-25-107(7) in which an urban renewal plan may be modified at any time, the Amened Gold Hill Mesa Urban Renewal Plan (January 27, 2015) ("Plan") may be modified pursuant to the provisions of the Act governing such modification as the same may be amended from time to time. Capitalized terms used herein and not otherwise defined shall have the meanings given to such terms in the Plan.

Contemporaneously with this Plan Amendment #1 for Amended Gold Hill Mesa Urban Renewal Plan ("Amendment #1"), a portion of the Urban Renewal Area is intended to be incorporated into a new urban renewal plan known as the Gold Hill Mesa Commercial Urban Renewal Plan. Such portion of the Urban Renewal Area is to be removed from the Urban Renewal Area by this Amendment #1. Accordingly, the Plan is hereby amended as follows:

## **Amended Gold Hill Mesa Urban Renewal Plan Amendment #1**

### **Description of Study Area**

The boundaries of the amended Plan are shown in Appendix A: Amendment #1 Amended Gold Hill Mesa Urban Renewal Plan Legal Description and Map. Effective as of the date of this Amendment #1, Appendix A with Exhibits A and B attached hereto replaces the legal description and map of the Urban Renewal Area in the Plan as originally adopted.

From and after the effective date of this Amendment #1, all references in the Plan to the "Urban Renewal Area," "Urban Renewal Plan," or "Plan" shall refer to such terms as amended by this Amendment #1. Except as expressly modified by this Amendment #1, the Plan shall remain in full force and effect.

**Appendix A: Amendment #1 Amended  
Gold Hill Mesa Urban Renewal Plan  
Legal Description and Map**

# GOLD HILL MESA URBAN RENEWAL AREA EXHIBIT A

That certain parcel of land situated in the East Half of Section 14 and the West Half of the West Half of Section 13, both in Township 14 South, Range 67 West of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado, described as follows (all recorded documents hereon are recorded in the El Paso County Clerk and Records Office):

Bearings are based on the East line of 21st Street, monumented at the Northwest corner of Gold Hill Mesa Filing No. 3, also being the Northeast corner of 21st Street and Gold Hill Mesa Drive, recorded at Reception No. 212713224, records of El Paso County, with a No. 5 rebar and blue plastic cap, stamped "PLS 32820", and at the Southeast corner of Broadway Street and 21st Street as recorded in that Warranty Deed recorded at Reception No. 218000953 of said records, with a No. 4 rebar and is assumed to bear N 00°02'05" E.

BEGINNING at said Northeast corner of 21st Street and Gold Hill Mesa Drive;  
 thence S 89°28'34" E, along the North line of said Gold Hill Mesa Drive, a distance of 46.50 feet;  
 thence along the Northeasterly line of said Gold Hill Mesa Drive, 278.93 feet along the arc of a 335.00 foot radius tangent curve to the right, having a central angle of 47°42'21", with a chord that bears S 65°37'24" E, 270.94 feet to the North corner of Villa de Mesa Drive and Gold Hill Mesa Drive;  
 thence along the North and Northwesterly line of said Villa De Mesa Drive the following two (2) courses:  
 1) N 53°09'48" E, a distance of 195.86 feet;  
 2) N 90°00'00" E, a distance of 35.96 feet to a point on the Northwest corner of Tract E of Gold Hill Mesa Filing No. 3, recorded at Reception No. 212713224, records of El Paso County;  
 thence S 30°43'06" W, along the Northwest line of said Tract E, a distance of 43.24 feet;  
 thence S 00°00'00" E, along the West line of said Tract E, a distance of 42.95 feet;  
 thence S 89°59'26" E, along the South line of said Tract E, a distance of 48.31 feet to the Northwest corner of Common Area "C", Villa de Mesa Filing No. 1 as recorded in Plat Book K-2 at Page 46;  
 thence S 19°29'12" W, along the Southwest line of said Common Area "C", a distance of 82.11 feet to the Southwest corner of said Villa de Mesa Filing No. 1, also being a point on the North line of Tract B of said Gold Hill Mesa Filing No. 3;  
 thence S 70°34'01" E, along said North line, a distance of 732.95 feet to the Northeast corner of said Tract B, said point also being on the Westerly line of Gold Hill Mesa Filing No. 6, recorded at Reception No. 215713677, El Paso County records;  
 thence along the Westerly line of said Gold Hill Mesa Filing No. 6 the following two (2) courses:  
 1) N 18°07'03" E, a distance of 600.14 feet to the most Westerly Northwest corner of said Gold Hill Mesa Filing No. 6;  
 2) N 66°23'44" E, a distance of 0.05 feet to the most Westerly Southwest corner of Gold Hill Mesa Filing No. 10, recorded at Reception No. 220714607, El Paso County Records;  
 thence along said Gold Hill Mesa Filing No. 10 Westerly lines and extensions and Northerly lines and extensions the following four (4) courses:  
 1) 62.36 feet along the arc of a 387.50 foot radius non-tangent curve to the right, having a central angle of 09°13'14", with a chord that bears N 18°59'39" W, 62.29 feet;  
 2) N 14°23'02" W, a distance of 184.29 feet;  
 3) N 75°36'58" E, a distance of 400.65 feet;  
 4) 196.15 feet along the arc of a 612.00 foot radius tangent curve to the right, having a central angle of 18°21'50", with a chord that bears N 84°47'53" E, 195.31 feet;  
 thence N 04°46'48" E, a distance of 297.40 feet;  
 thence N 89°17'31" E, a distance of 90.90 feet;  
 thence S 62°26'45" E, a distance of 1,348.15 feet to a point on the Westerly line of that tract of land described in Book 2889 at Page 547;  
 thence S 00°05'19" E, along said Westerly line, a distance of 464.42 feet to the Southerly line thereof, said Southerly line being the North line of the Southwest Quarter of Section 13, Township 14 South, Range 67 West of the 6th P.M.;  
 thence S 89°49'27" E, along said Southerly line, a distance of 30.88 feet to a point on the Westerly line of Portland Heights as recorded in Plat Book I at Page 55;  
 thence S 00°15'40" E, along said Westerly line, a distance of 673.02 feet to the Northeasterly corner of Crown Hill Mesa Subdivision Filing No. 5, recorded at Reception No. 203085273;

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**EXHIBIT B**

# GOLD HILL MESA URBAN RENEWAL AREA EXHIBIT A

thence along the Northwesterly and Northerly lines of said Crown Hill Mesa Subdivision Filing No. 5 the following four (4) courses:

- 1) S 72°53'24" W, a distance of 847.36 feet;
  - 2) S 35°03'23" W, a distance of 244.08 feet;
  - 3) N 89°58'15" W, a distance of 292.46 feet;
  - 4) S 36°22'39" W, a distance of 335.19 feet to the Northerly right of way line of Lower Gold Camp Road as shown on Crown Hill Mesa Subdivision Filing No. 3, recorded at Reception No. 200156380;
- thence along the Northerly and Westerly lines of said Crown Hill Mesa Subdivision Filing No. 3 the following four (4) courses:

- 1) 580.48 feet along the arc of a 740.00 foot radius non-tangent curve to the left, having a central angle of 44°56'39", with a chord that bears N 76°10'47" W, 565.71 feet;
- 2) S 81°20'53" W, along the forward tangent, a distance of 94.83 feet;
- 3) 45.80 feet along the arc of a 1,145.00 foot radius tangent curve to the right, having a central angle of 02°17'31", with a chord that bears S 82°29'38" W, 45.80 feet;
- 4) S 00°05'53" W, a distance of 50.39 feet to the Northerly line of that tract of land described in Book 2786 at Page 137;

thence along the Northerly line of said tract the following four (4) courses:

- 1) 238.46 feet along the arc of a 1,195.00 foot radius non-tangent curve to the right, having a central angle of 11°26'00", with a chord that bears S 89°37'53" W, 238.07 feet;
- 2) N 84°39'07" W, a distance of 188.00 feet;
- 3) 112.70 feet along the arc of a 1,230.00 foot radius tangent curve to the left, having a central angle of 05°15'00", with a chord that bears N 87°16'37" W, 112.67 feet;
- 4) N 89°54'07" W, along the forward tangent, a distance of 30.00 feet to a point on the Easterly line of Gold Hill Plaza Filing No. 1 as recorded in Plat Book B-3 at Page 69;

thence N 00°05'53" E, along the Easterly line of said Gold Hill Plaza Filing No. 1, a distance of 50.00 feet to the Northeast corner of said Gold Hill Plaza Filing No. 1;

thence N 89°54'07" W, along the Northerly line of said Gold Hill Plaza Filing No. 1, a distance of 537.23 feet to a point on the Easterly right of way line of South 21st Street;

thence along said Easterly right of way line, the following three (3) courses:

- 1) N 00°00'00" W, a distance of 869.89 feet;
- 2) N 89°36'52" E, a distance of 9.59 feet;
- 3) N 00°02'05" E, a distance of 646.90 feet to the POINT OF BEGINNING;

Containing a total calculated area of 5,247,276 square feet (120.461 acres) of land, more or less.



Spencer J. Barron  
State of Colorado Professional Land Surveyor No. 38141  
For and on behalf of Barron Land, LLC

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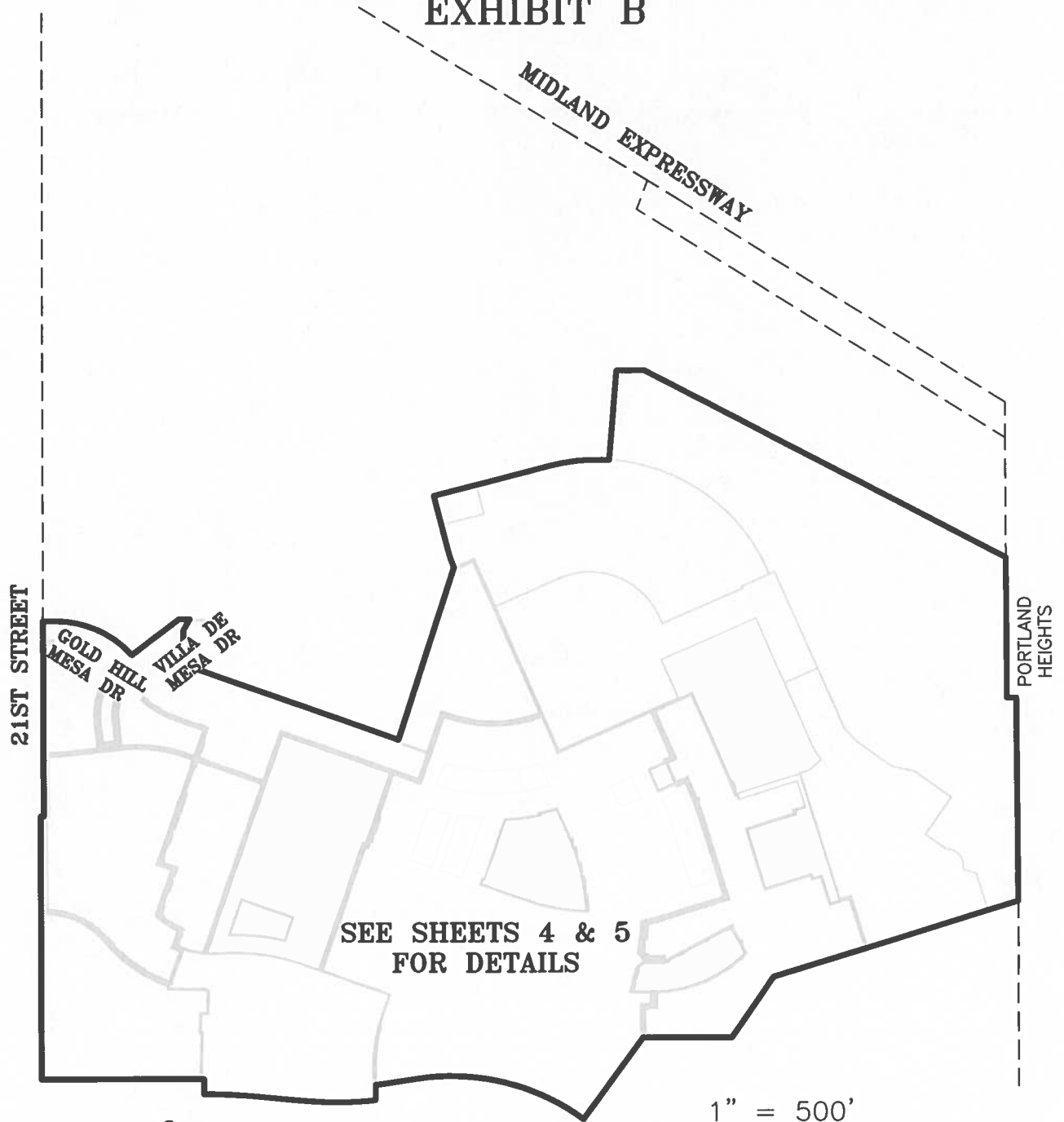
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SHEET 2 OF 5

**EXHIBIT B**

# GOLD HILL MESA URBAN RENEWAL AREA EXHIBIT B



SEE SHEETS 4 & 5  
FOR DETAILS

1" = 500'

500 0 500 1000



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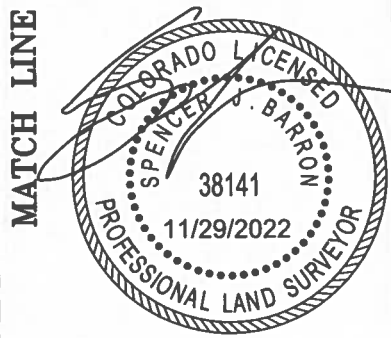
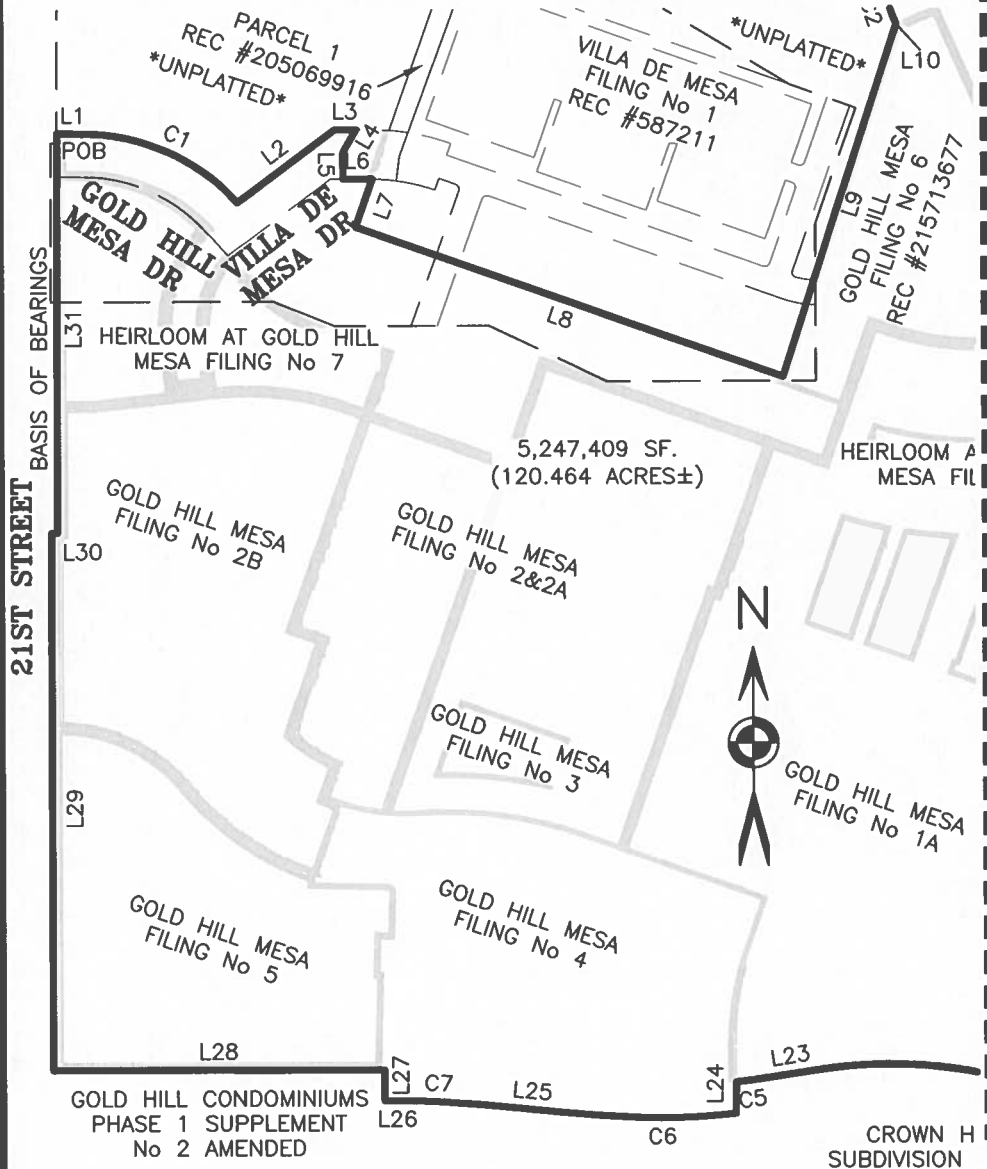
SHEET 3 OF 5

### EXHIBIT B

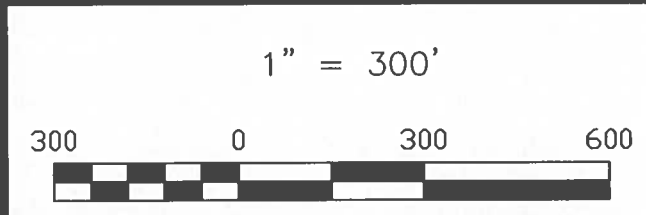
# GOLD HILL MESA URBAN RENEWAL AREA EXHIBIT B

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	278.93'	335.00'	47°42'21"	S 65°37'24" E	270.94'
C2	62.36'	387.50'	09°13'14"	N 18°59'39" W	62.29'
C3	196.15'	612.00'	18°21'50"	N 84°47'53" E	195.31'
C4	580.48'	740.00'	44°56'39"	N 76°10'47" W	565.71'
C5	45.80'	1145.00'	02°17'31"	S 82°29'38" W	45.80'
C6	238.46'	1195.00'	11°26'00"	S 89°37'53" W	238.07'
C7	112.70'	1230.00'	05°15'00"	N 87°16'37" W	112.66'

LINE	BEARING	DISTANCE
L1	S 89°28'34" E	46.50'
L2	N 53°09'48" E	195.86'
L3	N 90°00'00" E	35.96'
L4	S 30°43'06" W	43.24'
L5	S 00°00'00" E	42.95'
L6	S 89°59'26" E	48.31'
L7	S 19°29'12" W	82.11'
L8	S 70°34'01" E	732.95'
L9	N 18°07'03" E	600.14'
L10	N 66°23'44" E	0.05'
L11	N 14°23'02" W	184.29'
L12	N 75°36'58" E	400.65'
L13	N 04°46'48" E	297.40'
L14	N 89°17'31" E	90.90'
L15	S 62°26'45" E	1348.15'
L16	S 00°05'19" E	464.42'
L17	S 89°49'27" E	30.88'
L18	S 00°15'40" E	673.02'
L19	S 72°53'24" W	847.36'
L20	S 35°03'23" W	244.08'
L21	N 89°58'15" W	292.46'
L22	S 36°22'39" W	335.19'
L23	S 81°20'53" W	94.83'
L24	S 00°05'53" W	50.39'
L25	N 84°39'07" W	188.00'
L26	N 89°54'07" W	30.00'
L27	N 00°05'53" E	50.00'
L28	N 89°54'07" W	537.23'
L29	N 00°00'00" W	869.89'
L30	N 89°36'52" E	9.59'
L31	N 00°02'05" E	646.90'



**LEGEND**  
POB POINT OF BEGINNING



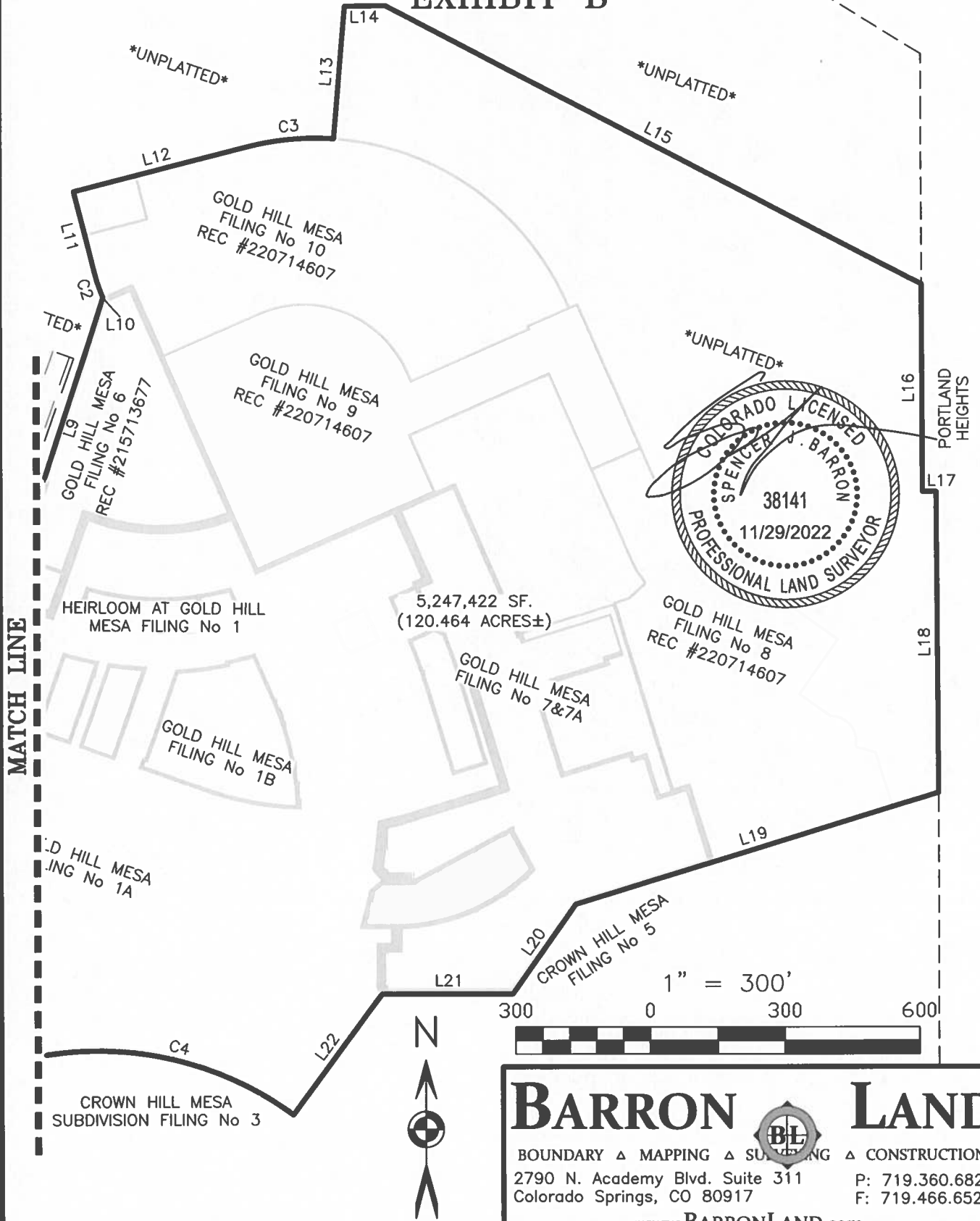
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## EXHIBIT B

# GOLD HILL MESA URBAN RENEWAL AREA EXHIBIT B



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