ORDINANCE NO. 18-54

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 8.7 ACRES LOCATED SOUTHEAST OF OLD RANCH ROAD AND MILAM ROAD INTERESECTION FROM PUD (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY DETACHED RESIDENTIAL, MAXIMUM DESITY OF 2.98 DWELLING UNITS PER ACRE, AND MAXIMUM BUILDING HEIGHT OF 35 FEET) TO PK (PUBLIC PARK)

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 8.7 acres located southeast of the Old Ranch Road and Milam Road intersection 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: Single-family detached residential, maximum density of 2.98 dwelling units per acre, and maximum building height of 35 feet) to PK (Public Park), 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 22^{nd} day of May, 2018.

Finally passed: June 12th, 2018

Council President

ATTEST:

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AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO

8.7 ACRES LOCATED SOUTHEAST OF OLD RANCH ROAD AND MILAM ROAD

INTERESECTION FROM PUD (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY

DETACHED RESIDENTIAL, MAXIMUM DESITY OF 2.98 DWELLING UNITS PER ACRE,

AND MAXIMUM BUILDING HEIGHT OF 35 FEET) TO PK (PUBLIC PARK)" was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on May 22nd, 2018; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 12th day of June, 2018, 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 June, 2018.

Sarah B. Johnson, City Glerk

1st Publication Date: May 25th, 2018 2nd Publication Date: June 15th, 2018

Effective Date: June 20th, 2018

Initial:

City Clerk



20 Boulder Crescent, STE 110 Colorado Springs, CO 80903 Mail to: PO Box 1360 Colorado Springs, CO 80901 719.955.5485

BRADLEY RANCH PROPOSED PUBLIC PARK PARCEL 8.710 ACRES

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4, NW 1/4) AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW 1/4, NE 1/4) SECTION 25, T12S, R66W OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) SECTION 25, T12S, R66W OF THE 6TH P.M., EL PASO COUNTY, COLORADO. SAID LINE WAS FOUND TO BE MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 25 WITH A 3.25 INCH ALUMINUM CAP PLS NO. 10377 AND AT THE NORTH QUARTER CORNER OF SECTION 25 WITH A DISTURBED STONE TIED IN WITH REFERENCES FROM MONUMENT RECORD. SAID LINE IS ASSUMED TO BEAR N89°18'50"E A DISTANCE OF 2639.63 FEET.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 25, T12S, R66W OF THE 6TH P.M., EL PASO COUNTY, COLORADO;

THENCE S40°22'30"E A DISTANCE OF 65.06 FEET TO A POINT THAT IS 50.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 25, TO THE POINT OF BEGINNING;

THENCE N89°24'10"E ALONG A LINE 50.00 FEET SOUTH OF AND PARALELL TO SAID SECTION LINE, 417.84 FEET;

THENCE CONTINUE N89°29'25"E ALONG SAID PARALELL LINE 207.56 FEET;

THENCE S00°37'16"E A DISTANCE OF 181.74 FEET;

THENCE S54°11'32"W, A DISTANCE OF 74.34 FEET:

THENCE \$44°46'38"W A DISTANCE OF 74.41 FEET:

THENCE S36°04'04"W A DISTANCE OF 74.42 FEET:

THENCE S27°21'28"W A DISTANCE OF 74.42 FEET;

THENCE \$18°38'48"W A DISTANCE OF 74.43 FEET;

THENCE S75°42'32"E A DISTANCE OF 115.00 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 04°35'20", (THE CHORD OF WHICH BEARS S11°59'48"W, 30.03 FEET), AN ARC DISTANCE OF 30.03 FEET:

THENCE N80°19'58"W NON-RADIAL TO THE PREVIOUS COURSE 15.94 FEET;

THENCE S83°26'45"W A DISTANCE OF 76.32 FEET:

THENCE S81°26'31"W A DISTANCE OF 36.62 FEET:

THENCE S69°46'47"W A DISTANCE OF 395.45 FEET;

THENCE S69°48'16"W A DISTANCE OF 59.51 FEET:

THENCE S73°20'10"W A DISTANCE OF 54.76 FEET;

THENCE S79°18'53"W A DISTANCE OF 54.76 FEET:

THENCE S86°23'30"W A DISTANCE OF 54.71 FEET;

THENCE S88°22'07"W A DISTANCE OF 65.00 FEET;

THENCE N00°37'16"W A DISTANCE OF 57.00 FEET;

THENCE N89°22'44"E A DISTANCE OF 120.00 FEET;

THENCE N25°17'42"E A DISTANCE OF 94.54 FEET:

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 205°54'58", (THE CHORD OF WHICH BEARS N12°20'13"E, 97.45 FEET), AN ARC DISTANCE OF 179.70 FEET TO A POINT OF TANGENT:

3/27/18

THENCE S89°22'44"W ALONG SAID TANGENT 30.40 FEET;

THENCE N00°37'16"W A DISTANCE OF 207.12 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 126°41'47", (THE CHORD OF WHICH BEARS N09°16'15"E, 89.37 FEET), AN ARC DISTANCE OF 110.56 FEET;

THENCE N47°37'34"E NON-TANGENT TO THE PREVIOUS COURSE 137.00 FEET;

THENCE N00°37'16"W A DISTANCE OF 99.93 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 8.710 ACRES MORE OR LESS.

PREPARED BY:

VERNON P. TAYLOR, COLORADO P.L.S. NO. 25966

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC

20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903

BRADLEY RANCH PARK REZONE EXHIBIT LOT 2, LEIBURG SUBDIVISION LOT 1, PROSPECT POINT SUB REC. NO. 204192860 BOOK V-3, PAGE 36 UNPLATTED (NOT A PART) POINT OF COMMENCEMENT 1/4 CORNER (NOT A PART) (NOT A PART) ZONE: RR-5 (RESIDENTIAL RURAL) FOUND STONE DISTURBED ZONE: RR-5 (RESIDENTIAL RURAL) ZONE: RESET FROM MON RR-5 (RESIDENTIAL RURAL) NW SEC 25 FOUND 3 1/4" ALUMINUM CAP RECORD TIES FOUND FOUND ALUMINUM -1/2" ALUMINUM PLS 10377 CAP LS 32820 ON LINE CAP LS 2183 ON LINE S40'22'30"E 65.06' N89°18'50"E 2639.63' N89°24'10"E 459.51' 23 7/24 BASIS OF BEARINGS 26 1 25 FUTURE PUBLIC RIGHT OF WAY 25 N89*29'25"E 207.56 N89'24'10"E 417.84 POINT OF BEGINNING N00'37'16"W 99.93 181 FUTURE BRADLEY RANCH FUTURE BRADLEY RANCH EX ZONE: PUD (PLANNED UNIT DEVELOPMENT) SUBDIVISION SUBDIVISION PROPOSED ZONE: PK (PUBLIC PARK) ZONE: PUD (PLANNED UNIT PUD (PLANNED UNIT DEVELOPMENT) DEVELOPMENT) 8.710 AC 379,387 SF S54"11'32"W 74.34 N47*37'34"E 137.00 S44'46'38"W 74.41 Δ=126*41'47" R = 50.00'1 = 110.56S36'04'04"W ZONE. 74.42 Ch=N9'16'15"E PUD (PLANNED UNIT DEVELOPMENT) Chl.=89.37 S27'21'28"W 74.42 FUTURE BRADLEY RANCH N00-37 S75*42'32"E 115.00 SUBDIVISION S89'22'44"W 30.40 S18'38'48"W 74.43 Δ=205*54'58" Δ=4°35'20" R = 50.00'R=375.00 L=179.70 S81°26'31"W 36.62 L=30.03' Ch=N12°20'13"E Ch=S11°59'48"W ChL=97.45 ChL=30.03' ZONE PUD (PLANNED UNIT DEVELOPMENT) -N25*17'42"F 94 54 S83'26'45"W 76.32 N80°19'58"W 15.94'-N89°22'44"E 120.00 S69'46'47"W 395.45 -N00°37'16"W 57.00 S69'48'16"W 59.51 FUTURE BRADLEY RANCI S73'20'10"W 54.76 SUBDIVISION S86'23'30"W ZONE Sile PUD (PLANNED UNIT DEVELOPMENT) S88'22'07"W 65.00 20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485 CPC ZC 18-00019 PARK REZONE EXHIBIT **BRADLEY RANCH** JOB NO. 43-093 CIVIL CONSULTANTS, INC. DATE PREPARED: 02/19/2018 SCALE =1"=150" SHEET 1 OF 1 DATE REVISED: 3/22/2018