

ORDINANCE NO. 18-106

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 28.58 ACRES LOCATED NORTHWEST OF THE NEW LIFE DRIVE AND FEDERAL DRIVE INTERSECTION FROM PUD/A (PLANNED UNIT DEVELOPMENT AND AGRICULTURAL) TO PUD (PLANNED UNIT DEVELOPMENT; COMMERCIAL AND RESIDENTIAL, 20 DWELLING UNITS PER ACRE, MAXIMUM HEIGHT OF 45-FEET IN PARCEL A AND 70- FEET IN PARCEL B FOR OFFICE AND COMMERCIAL USES)

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 28.58 acres located northwest of the New Life Drive and Federal Drive intersection, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PUD/A (Planned Unit Development and Agricultural) to PUD (Planned Unit Development; commercial and residential, 20 dwelling units per acre, maximum height of 45-feet in Parcel A and 70-feet in Parcel B for office and commercial uses), 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 23rd day of
October, 2018.

Finally passed: November 13th, 2018



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 28.58 ACRES LOCATED NORTHWEST OF THE NEW LIFE DRIVE AND FEDERAL DRIVE INTERSECTION FROM PUD/A (PLANNED UNIT DEVELOPMENT AND AGRICULTURAL) TO PUD (PLANNED UNIT DEVELOPMENT; COMMERCIAL AND RESIDENTIAL, 20 DWELLING UNITS PER ACRE, MAXIMUM HEIGHT OF 45-FEET IN PARCEL A AND 70- FEET IN PARCEL B FOR OFFICE AND COMMERCIAL USES)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on October 23rd, 2018; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 13th day of November, 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 13th day of November, 2018.


Sarah B. Johnson, City Clerk L



1st Publication Date: October 26th, 2018
2nd Publication Date: November 16th, 2018

Effective Date: November 21st, 2018

Initial: SBJ
City Clerk



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JOB NO. 2399.80-01R4
AUGUST 9, 2018
REV. AUGUST 10, 2018
REVISED AUGUST 27, 2018
REVISED AUGUST 28, 2018
PAGE 1 OF 2

LEGAL DESCRIPTION: EXHIBIT A

(2) PARCELS OF LAND BEING PORTIONS OF SECTIONS 17 AND 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTHERLY BOUNDARY OF LOT 1 AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2 RECORDED UNDER RECEPTION NO. 208712786, RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A 1-1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR S49°06'02"W A DISTANCE OF 480.45 FEET.

PARCEL A

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 1 AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2 RECORDED UNDER RECEPTION NO. 208712786, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF THE UNITED STATES AIR FORCE ACADEMY AS RECORDED IN PLAT BOOK O-2 AT PAGE 84, RECORDS OF EL PASO COUNTY, COLORADO.

THENCE N66°38'11"E, A DISTANCE OF 1316.08 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FEDERAL DRIVE AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2 RECORDED UNDER RECEPTION NO. 208712786, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N12°25'13"W, A DISTANCE OF 169.87 FEET;
THENCE S77°39'57"E, A DISTANCE OF 59.33 FEET;
THENCE N37°56'44"E, A DISTANCE OF 49.19 FEET;
THENCE N26°25'00"W, A DISTANCE OF 29.17 FEET;
THENCE N64°30'00"E, A DISTANCE OF 100.00 FEET;
THENCE N82°30'00"E, A DISTANCE OF 73.00 FEET;
THENCE S84°00'00"E, A DISTANCE OF 190.00 FEET;
THENCE N79°00'00"E, A DISTANCE OF 60.91 FEET;
THENCE S69°38'59"E, A DISTANCE OF 117.75 FEET;
THENCE S10°30'00"E, A DISTANCE OF 63.74 FEET;
THENCE S56°05'00"E, A DISTANCE OF 100.00 FEET;
THENCE S44°30'00"E, A DISTANCE OF 106.61 FEET;
THENCE S20°21'01"W, A DISTANCE OF 125.32 FEET;
THENCE S69°38'59"E, A DISTANCE OF 41.64 FEET;
THENCE N84°34'27"E, A DISTANCE OF 94.27 FEET;
THENCE S41°45'32"E, A DISTANCE OF 139.03 FEET TO A POINT ON CURVE SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF FEDERAL DRIVE AS PLATTED IN SAID MARKETPLACE AT INTERQUEST FILING NO. 2;

THENCE ON SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING (3) THREE COURSES:

1. ON THE ARC OF CURVE TO THE LEFT WHOSE CENTER BEARS S26°15'49"W, HAVING A DELTA OF 05°54'48", A RADIUS OF 740.00 FEET AND A DISTANCE OF 76.37 FEET TO A POINT OF TANGENT;
2. N69°38'59"W, A DISTANCE OF 393.35 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 32°46'14", A RADIUS OF 840.00 FEET AND A DISTANCE OF 480.44 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 4.144 ACRES.

EXHIBIT A

PARCEL B

COMMENCING AT THE NORTHEASTERLY CORNER OF TRACT C AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2 RECORDED UNDER RECEPTION NO. 208712786, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF FEDERAL DRIVE AS PLATTED IN SAID MARKETPLACE AT INTERQUEST FILING NO. 2, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY AND WESTERLY BOUNDARY OF SAID TRACT C, THE FOLLOWING (2) TWO COURSES:

1. N90°00'00"W, A DISTANCE OF 22.00 FEET;
2. S00°00'00"E, A DISTANCE OF 11.13 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE S89°58'28"W, ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 1052.73 FEET TO A POINT ON THE EASTERLY BOUNDARY OF LOT 1 AS PLATTED IN SAID MARKETPLACE AT INTERQUEST FILING NO. 2;

THENCE ON THE EASTERLY AND NORTHERLY BOUNDARY OF SAID LOT 1, THE FOLLOWING (2) TWO COURSES:

1. N00°06'02"E, A DISTANCE OF 379.99 FEET;
2. N89°53'58"W, A DISTANCE OF 41.71 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 216032714;

THENCE N29°25'18"W, ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 216032714 A DISTANCE OF 653.74 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID FEDERAL DRIVE;

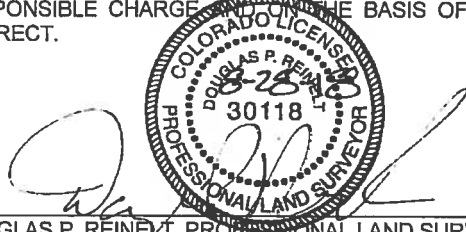
THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING (4) FOUR COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S29°25'18"E, HAVING A DELTA OF 49°46'19", A RADIUS OF 760.00 FEET AND A DISTANCE OF 660.20 FEET TO A POINT OF TANGENT;
2. S69°38'59"E, A DISTANCE OF 393.35 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 69°38'59", A RADIUS OF 660.00 FEET AND A DISTANCE OF 802.31 FEET TO A POINT OF TANGENT;
4. S00°00'00"E, A DISTANCE OF 232.87 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 24.445 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

August 28, 2018
DATE

THE FARM
ZONE CHANGE EXHIBIT
EXHIBIT B

* ZONE 'A' *
UNPLATTED

PARCEL A
4.144 ACRES
EX. ZONE: A
UNPLATTED *

PARCEL B
24.445 ACRES
UNPLATTED *
EX. ZONE: A

ZONING:
EXISTING: PUD AND A
PROPOSED: PUD

ZONE: PUD
FEDERAL DRIVE
MARKETPLACE
AT INTERQUEST
FILING NO. 2
RECEPTION NO.
208712786

* EX. ZONE: PUD *
UNPLATTED
REC NO. 216032714

* ZONE: PUD *
LOT 1, MARKETPLACE
AT INTERQUEST
FILING NO. 2
RECEPTION NO. 208712786

EX. ZONE: PUD

EX. ZONE: PUD

* ZONE: PUD *
LOT 1, MARKETPLACE
AT INTERQUEST
FILING NO. 3
RECEPTION NO.
208712813

* ZONE: PUD *
UNPLATTED

NORTH LINE OF
THE SOUTH HALF
OF THE WEST
QUARTER OF
SECTION 20

* ZONE: PUD *
LOT 5,
MARKETPLACE
AT INTERQUEST
FILING NO. 5
RECEPTION NO.
208712964

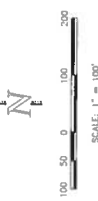
* ZONE: PUD *
UNPLATTED

TRACT C
MARKETPLACE AT
INTERQUEST FIL. NO. 2
REC. NO. 208712786

CPC PUZ 18-00070
PUD ZONE LEGAL EXHIBIT
THE FARM
2389 80-01R2
AUGUST 1, 2018 REV. AUG. 10, 2018
SHEET 1 OF 1



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* BOOK 0-2, PAGE 84 *
USFA