

ORDINANCE NO. 19-77

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 20.93 ACRES LOCATED NORTHWEST OF THE MARKSHEFFEL ROAD AND WOODMEN ROAD INTERSECTION FROM PUD/AO/SS (PLANNED UNIT DEVELOPMENT WITH AIRPORT AND STREAMSIDE OVERLAYS) TO PUD/AO/SS (PLANNED UNIT DEVELOPMENT: SMALL LOT SINGLE-FAMILY DETACHED RESIDENTIAL, 35-FOOT MAXIMUM BUILDING HEIGHT, 4.35 DWELLING UNITS PER ACRE, WITH AIRPORT AND STREAMSIDE 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 20.93 acres located northwest of the Marksheffel Road and Woodmen 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/AO/SS (Planned Unit Development with Airport and Streamside Overlays) to PUD/AO/SS (Planned Unit Development: small lot single-family residential, 35-foot maximum building height, 4.35 dwelling units per acre, with Airport and Streamside 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 22nd day of October, 2019.

Finally passed: November 12th, 2019




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 20.93 ACRES LOCATED NORTHWEST OF THE MARKSHEFFEL ROAD AND WOODMEN ROAD INTERSECTION FROM PUD/AO/SS (PLANNED UNIT DEVELOPMENT WITH AIRPORT AND STREAMSIDE OVERLAYS) TO PUD/AO/SS (PLANNED UNIT DEVELOPMENT: SMALL LOT SINGLE-FAMILY DETACHED RESIDENTIAL, 35-FOOT MAXIMUM BUILDING HEIGHT, 4.35 DWELLING UNITS PER ACRE, WITH AIRPORT AND STREAMSIDE OVERLAYS)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on October 22nd, 2019; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 12th day of November, 2019, 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 November, 2019.

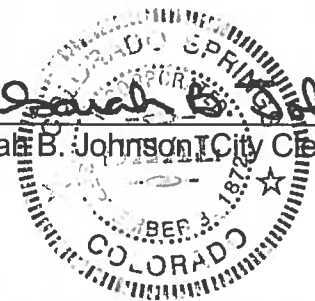


Sarah B. Johnson, City Clerk

1st Publication Date: October 25th, 2019
2nd Publication Date: November 15th, 2019

Effective Date: November 20th, 2019

Initial: SBJ
City Clerk





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THE NOOK AT SHILOH MESA LEGAL DESCRIPTION

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO. THE SECTION CORNER COMMON TO SECTIONS 4,5, 8, AND 9 BEING MONUMENTED WITH A 3" ALUMINUM CAP STAMPED "PLS 38256", FROM WHICH THE QUARTER CORNER COMMON TO SECTIONS 4 AND 9 BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 17664", BEARS N89°18'16"E, A DISTANCE OF 2650.55 FEET.

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 4 AND 9;

THENCE N47°30'19"W A DISTANCE OF 1780.21 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY DEDICATION OF MARKSHEFFEL ROAD AS DESCRIBED IN THE PLAT OF "SHILOH MESA FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 216713770 IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY S05°20'56"W A DISTANCE OF 109.01 FEET;

THENCE S89°59'08"W A DISTANCE OF 222.95 FEET;

THENCE S00°00'13"W A DISTANCE OF 217.23 FEET;

THENCE N89°26'10"W A DISTANCE OF 117.27 FEET;

THENCE N89°17'12"W A DISTANCE OF 986.63 FEET;

THENCE N00°34'36"W A DISTANCE OF 20.55 FEET;

THENCE N17°59'49"E A DISTANCE OF 274.05 FEET;

THENCE N49°05'39"E A DISTANCE OF 380.85 FEET;

THENCE N38°29'43"E A DISTANCE OF 362.21 FEET;

THENCE N63°50'54"E A DISTANCE OF 387.00 FEET;

THENCE N37°45'24"E A DISTANCE OF 161.53 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT-OF-WAY OF MARKSHEFFEL ROAD;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:

- 1) THENCE S33°38'27"E A DISTANCE OF 227.50 FEET;
- 2) THENCE S29°19'17"E A DISTANCE OF 149.24 FEET;
- 3) THENCE 148.73 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1032.50 FEET, A CENTRAL ANGLE OF 8°15'13" (THE CHORD OF WHICH BEARS S22°43'28"E, 148.60 FEET);
- 4) THENCE N71°24'08"E A DISTANCE OF 4.47 FEET;
- 5) THENCE 316.79 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 902.50 FEET, A CENTRAL ANGLE OF 20°06'42" (THE CHORD OF WHICH BEARS S06°14'04"E, 315.17 FEET) TO A POINT OF TANGENT;
- 6) THENCE S03°49'17"W A DISTANCE OF 31.57 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 911,751 S.F. (20.931 ACRES MORE OR LESS).

PREPARED BY:

VERNON P. TAYLOR, COLORADO PLS NO. 25966	DATE
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC	
20 BOULDER CRESCENT, SUITE 110	
COLORADO SPRINGS, CO 80903	



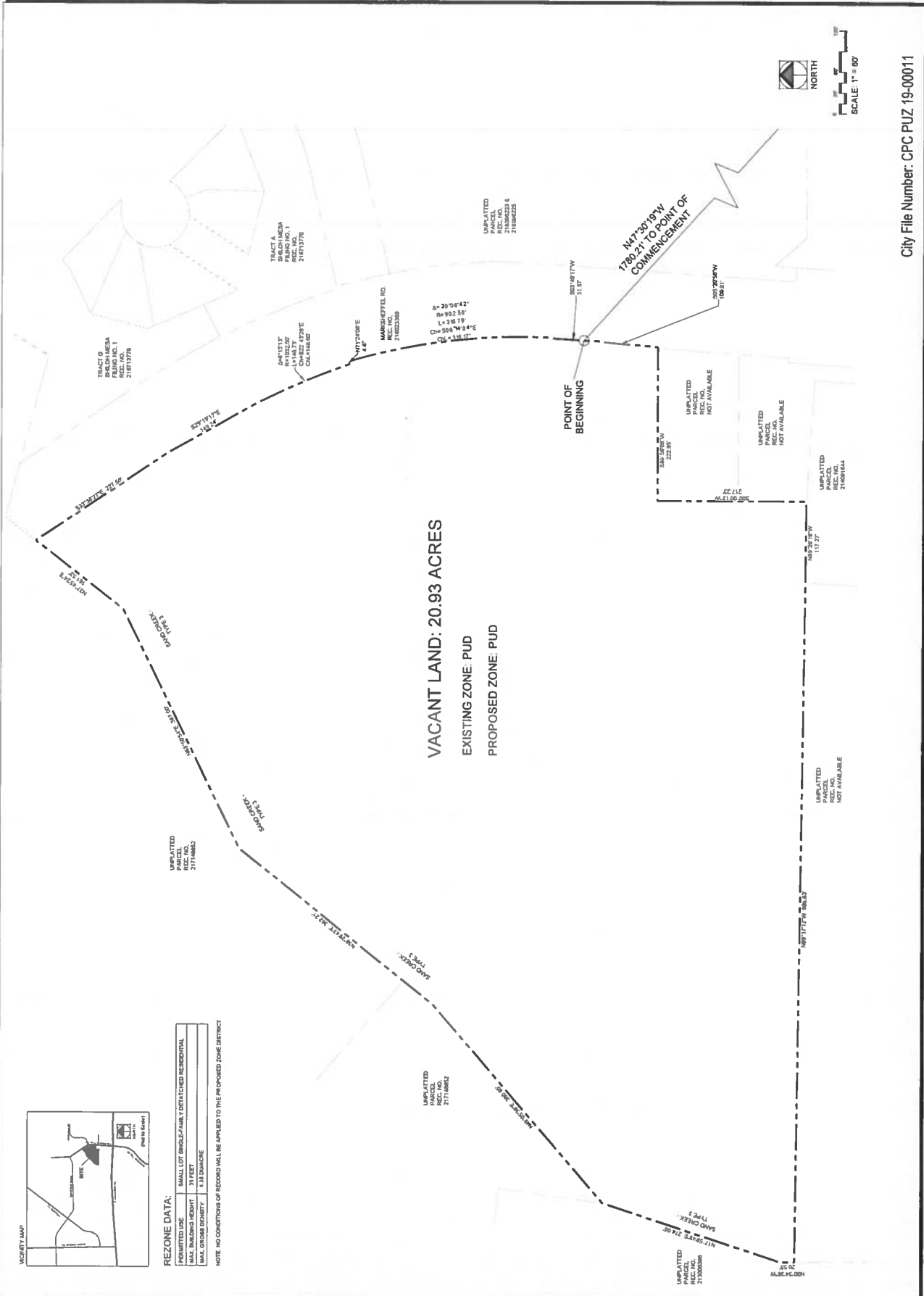
THE NOOK AT SHILOH MESA
PUD REZONE MAP
Colorado Springs, CO



REV #	REVISIONS	DATE
1	REV1 - RESPONSE TO COMMENTS	04.03.19
2	REV2 - RESPONSE TO COMMENTS	04.23.19
3	REV3 - RESPONSE TO COMMENTS	04.23.19
4		
5		
6		

DESIGNED	DRAWN	CHECKED	PROJECT NUMBER	SCALE
1/18/19	5/18/19	5/18/19	2619.00	AS NOTED

REZONE MAP
Z1 of 2



REZONE DATA:

PERMITTED USE	SINGLE-UNIT RESIDENTIAL
APPLICABLE ZONING	PUD
MAP SHEET NUMBER	4.33 SHANGRI
MAP SHEET AREA	4.33 SHANGRI

NOTE: NO CONDITIONS OF RECORD WILL BE APPLIED TO THE PROPOSED ZONE DISTRICT

City File Number: CPC PUZ 19-00011

EXHIBIT B

THE BLOCK AT SAN DIMAS
 REZONE LEGAL DESCRIPTION EXHIBIT A

BLANK OF BLANKING. THE SOUTH LINE OF THE FOREMOST QUARTER (NORTH OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO) THE SECTION CORNER MARKING AT THE QUARTER CORNER COMPARISON TO SECTION 4 AND 8 BOUND MONUMENTED WITH A 1/2" ALUMINUM CAP STAMPED "S17848", BEING 867'28" IN A DISTANCE OF 348.53 FEET.

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (NORTH OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO) MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE QUARTER CORNER COMPARISON TO SECTION 4 AND 8:

THENCE S89°50'00" W A DISTANCE OF 348.53 FEET;
 THENCE S11°00'00" W A DISTANCE OF 318.21 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY DESCRIPTION TO THE WESTERN RIGHT-OF-WAY OF THE COUNTY ROAD 11131779 IN THE BLOCK OF EL PASO COUNTY, COLORADO; AND THE POINT OF BEGINNING;
 THENCE S11°00'00" W A DISTANCE OF 318.21 FEET;
 THENCE S89°50'00" W A DISTANCE OF 348.53 FEET;
 THENCE S11°00'00" W A DISTANCE OF 318.21 FEET;
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 THENCE S11°00'00" W A DISTANCE OF 318.21 FEET;
 THENCE S89°50'00" W A DISTANCE OF 348.53 FEET;
 THENCE S11°00'00" W A DISTANCE OF 318.21 FEET;
 THENCE S89°50'00" W A DISTANCE OF 348.53 FEET TO A POINT ON THE 40-FOOT-WIDE RIGHT-OF-WAY OF MANAGER/FEL ROAD.

- 1) THENCE S11°00'00" W A DISTANCE OF 318.21 FEET;
- 2) THENCE S89°50'00" W A DISTANCE OF 348.53 FEET;
- 3) THENCE S11°00'00" W A DISTANCE OF 318.21 FEET;
- 4) THENCE S89°50'00" W A DISTANCE OF 348.53 FEET;
- 5) THENCE S11°00'00" W A DISTANCE OF 318.21 FEET;
- 6) THENCE S89°50'00" W A DISTANCE OF 348.53 FEET;
- 7) THENCE S11°00'00" W A DISTANCE OF 318.21 FEET;
- 8) THENCE S89°50'00" W A DISTANCE OF 348.53 FEET;
- 9) THENCE S11°00'00" W A DISTANCE OF 318.21 FEET TO THE POINT OF BEGINNING.

SAD PAGES CONTAIN A CALCULATED AREA OF 81,515.67 (20,833 ACRES) MORE OR LESS