

ORDINANCE NO. 19-83

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 66.99 ACRES LOCATED SOUTH OF FILLMORE STREET AND WEST OF CENTENNIAL BOULEVARD FROM R/HS/SS (ESTATE SINGLE-FAMILY WITH HILLSIDE AND STREAMSIDE OVERLAY) TO PUD/HS/SS ((PLANNED UNIT DEVELOPMENT: MULTI-FAMILY, 3.5-7.99 DWELLING UNITS PER ACRE (NOT TO EXCEED 500 UNITS), MAXIMUM BUILDING HEIGHTS AS SHOWN ON ANY APPROVED CONCEPT PLAN NOT TO EXCEED 69- FEET USING HILLSIDE HEIGHT CALCULATIONS)

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 66.99 acres located south of Fillmore Street and west of Centennial Boulevard, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R/HS/SS (Estate Single-Family with Hillside and Streamside Overlay) to PUD/HS/SS ((Planned Unit Development: Multi-Family, 3.5-7.99 dwelling units per acre (not to exceed 500 units), maximum building height as shown on any approved concept plan not to exceed 69-feet using Hillside height calculations)) 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:

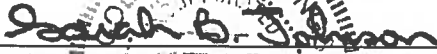


Sarah B. Johnson, City Clerk




I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 66.99 ACRES LOCATED SOUTH OF FILLMORE STREET AND WEST OF CENTENNIAL BOULEVARD FROM R/HS/SS (ESTATE SINGLE-FAMILY WITH HILLSIDE AND STREAMSIDE OVERLAY) TO PUD/HS/SS ((PLANNED UNIT DEVELOPMENT: MULTI-FAMILY, 3.5-7.99 DWELLING UNITS PER ACRE (NOT TO EXCEED 500 UNITS), MAXIMUM BUILDING HEIGHTS AS SHOWN ON ANY APPROVED CONCEPT PLAN NOT TO EXCEED 69-FEET USING HILLSIDE HEIGHT CALCULATIONS)” 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: SBS
City Clerk

EXHIBIT 'A'

PARCEL LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF THE EAST HALF OF SECTION 35 AND THE WEST HALF OF SECTION 36, T.13S., R.67W. AND A PORTION OF SECTION 1, T.14S., R.67W, OF THE 6TH P.M., COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING:

BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM CAP SET IN CONCRETE AND STAMPED "AG HILL - 1949"; BEARING S00°20'23"W, 2612.70 FEET.:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 35;

THENCE S00°20'23"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 979.65 FEET;

THENCE N89°16'21"E, A DISTANCE OF 1137.96 FEET;

THENCE S00°01'51"W, A DISTANCE OF 659.83 FEET;

THENCE N89°17'56"E, A DISTANCE OF 368.14 FEET;

THENCE S00°01'24"W, A DISTANCE OF 978.33 FEET;

THENCE S89°28'52"W, A DISTANCE OF 840.03 FEET;

THENCE S51°31'25"E, A DISTANCE OF 84.92 FEET;

THENCE S09°24'13"E, A DISTANCE OF 152.00 FEET;

THENCE S41°48'14"E, A DISTANCE OF 51.02 FEET;

THENCE S02°23'52"E, A DISTANCE OF 79.99 FEET;

THENCE S45°37'01"E, A DISTANCE OF 179.99 FEET;

THENCE N70°52'39"E, A DISTANCE OF 98.02 FEET;

THENCE S21°06'48"E, A DISTANCE OF 345.02 FEET;

THENCE S66°36'39"E, A DISTANCE OF 106.06 FEET;

THENCE S54°23'40"E, A DISTANCE OF 436.95 FEET;

THENCE S14°19'26"E, A DISTANCE OF 73.18 FEET;

THENCE S23°40'43"W, A DISTANCE OF 73.50 FEET;

THENCE S68°46'31"W, A DISTANCE OF 70.59 FEET;

THENCE N23°40'43"E, A DISTANCE OF 106.11 FEET;

THENCE N14°19'26"W, A DISTANCE OF 37.73 FEET;

THENCE N54°23'40"W, A DISTANCE OF 413.37 FEET;

THENCE N66°36'39"W, A DISTANCE OF 121.68 FEET;

THENCE N21°06'48"W, A DISTANCE OF 143.60 FEET;

THENCE N45°37'01"W, A DISTANCE OF 451.44 FEET;

THENCE N09°24'13"W, A DISTANCE OF 200.00 FEET;

THENCE N89°01'15"W, A DISTANCE OF 455.05 FEET TO A POINT ON THE EAST LINE OF SENTINEL RIDGE SUBDIVISION AS RECORDED AT RECEPTION NUMBER 216713861 OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE;

THENCE ALONG SAID EAST, THE FOLLOWING SEVENTEEN (17) COURSES;

1. THENCE N04°04'56"E, A DISTANCE OF 57.94 FEET;
2. THENCE N11°46'18"E, A DISTANCE OF 56.61 FEET;
3. THENCE N01°41'22"W, A DISTANCE OF 300.75 FEET;
4. THENCE N02°06'59"E, A DISTANCE OF 132.02 FEET;
5. THENCE N07°57'44"W, A DISTANCE OF 91.04 FEET;
6. THENCE N22°31'05"W, A DISTANCE OF 68.02 FEET;
7. THENCE S67°02'50"W, A DISTANCE OF 136.50 FEET;
8. THENCE S88°04'31"W, A DISTANCE OF 50.00 FEET;
9. THENCE N01°55'29"W, A DISTANCE OF 49.92 FEET TO A POINT OF CURVATURE;
10. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 27°01'24", A DISTANCE OF 117.91, A CHORD BEARING OF N15°26'11"W WITH A CHORD DISTANCE OF 116.82 FEET;
11. THENCE N28°56'53"W, A DISTANCE OF 130.48 FEET;
12. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 49°03'08", A DISTANCE OF 235.43, A CHORD BEARING OF N04°25'19"W WITH A CHORD DISTANCE OF 228.31 FEET TO A POINT OF REVERSE CURVATURE;
13. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 65°42'50", A DISTANCE OF 200.71, A CHORD BEARING OF N12°45'10"W WITH A CHORD DISTANCE OF 189.89 FEET;
14. THENCE N45°36'36"W, A DISTANCE OF 126.00 FEET;
15. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 25°50'31", A DISTANCE OF 236.79, A CHORD BEARING OF

N32°41'20"W WITH A CHORD DISTANCE OF 234.79 FEET TO A POINT OF REVERSE CURVATURE;

16. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 30°46'55", A DISTANCE OF 120.88, A CHORD BEARING OF N35°09'32"W WITH A CHORD DISTANCE OF 119.43 FEET;
17. THENCE N55°37'38"W, A DISTANCE OF 250.10 FEET TO A POINT ON THE EAST LINE OF GRAND VISTA FILING NUMBER 1 AS RECORDED AT RECEPTION NUMBER 96054433 OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE AND A NON-TANGENT POINT OF CURVATURE;

THENCE ALONG SAID EAST LINE AND CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 46°10'30", A DISTANCE OF 265.95, A CHORD BEARING OF N11°19'32"E WITH A CHORD DISTANCE OF 258.81 FEET;

THENCE CONTINUING ALONG SAID EAST LINE N11°46'22"W, A DISTANCE OF 117.56 FEET TO A POINT ON THE SOUTHERLY LINE OF FILLMORE APARTMENTS SUBDIVISION AS RECORDED AT RECEPTION NUMBER 218714177 OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE;

THENCE ALONG SAID SOUTHERLY LINE N56°50'52"E, A DISTANCE OF 342.06 FEET;

THENCE N00°58'34"E ALONG THE EASTERLY LINE OF SAID FILLMORE APARTMENTS SUBDIVISION, A DISTANCE OF 580.31 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FILMORE STREET AND A NON-TANGENT POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 993.29 FEET, A CENTRAL ANGLE OF 16°49'42", A DISTANCE OF 291.74, A CHORD BEARING OF N77°51'54"E WITH A CHORD DISTANCE OF 290.69 FEET;

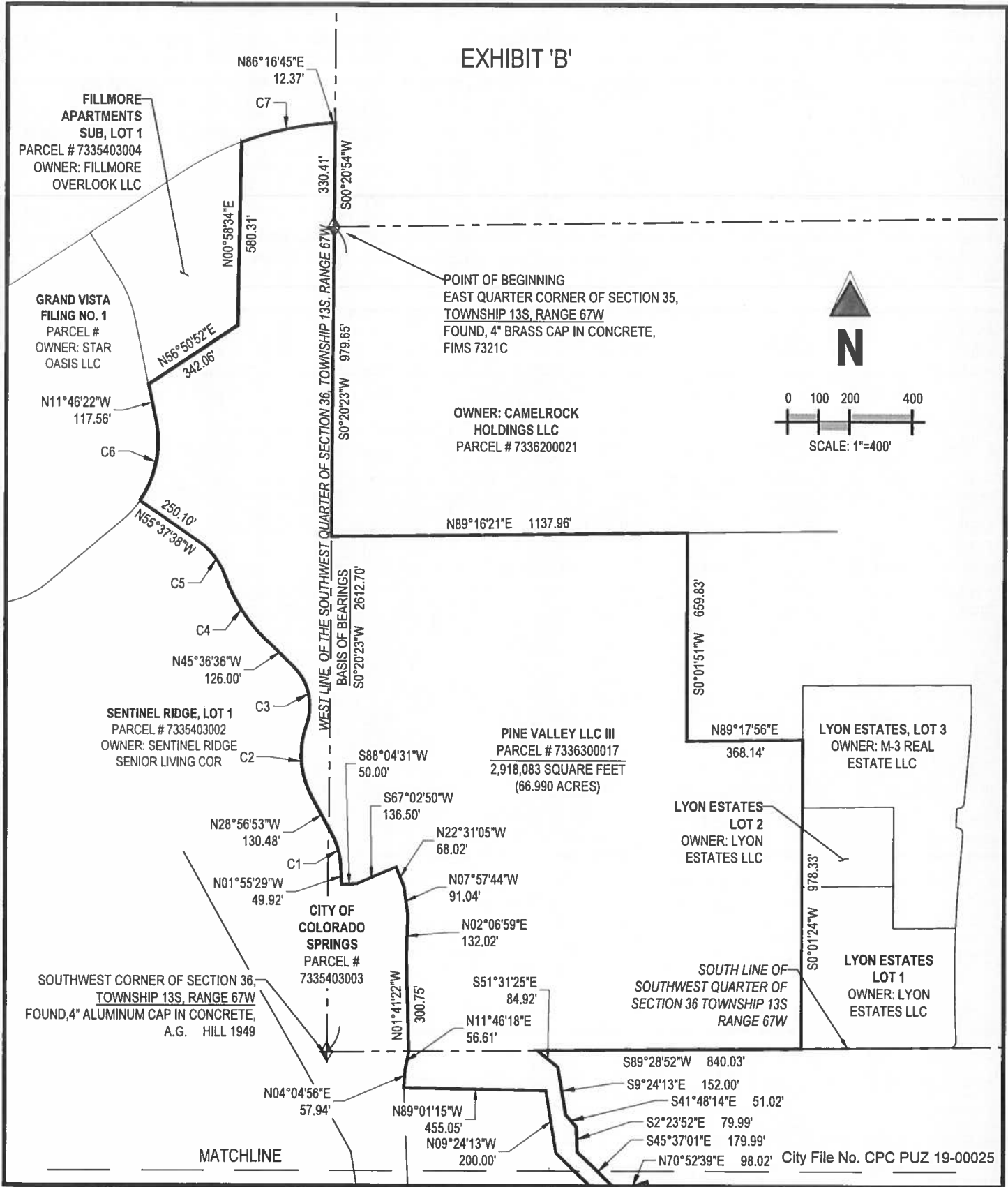
THENCE CONTINUING ALONG SAID SOUTHERLY LINE N86°16'45"E, A DISTANCE OF 12.37 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE ALONG SAID EAST LINE S00°20'54"W, A DISTANCE OF 330.41 FEET; TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,918,083 SQUARE FEET OR 66.990 ACRES, MORE OR LESS.

THIS DOCUMENT WAS COMPILED BY THE USE OF EXISTING RECORD DOCUMENTS AND IS NOT A FULLY SURVEYED DESCRIPTION.

EXHIBIT 'B'

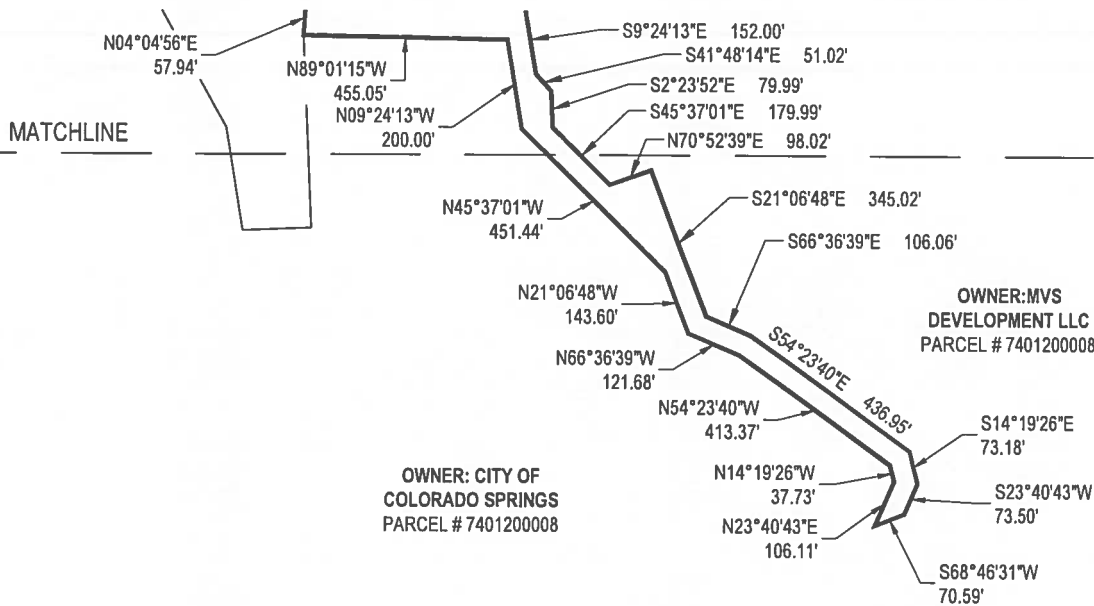


EL PASO COUNTY - ASSESSOR
 PARCEL # 7336300017
 SW 1/4 S36, T13S, R67W
 CITY OF COLORADO SPRINGS
 EL PASO COUNTY, STATE OF COLORADO

Project No: GNK000007.10
 Drawn By: AAY
 Checked By: BJD
 Date: 08/19/2019

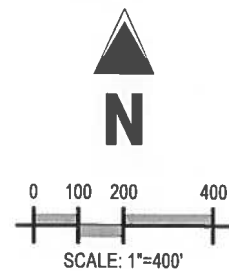
Galloway
 6162 S. Willow Drive, Suite 320
 Greenwood Village, CO 80111
 303.770.8884
 GallowayUS.com

EXHIBIT 'B'



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	250.00	117.91	27°01'24"	N15°26'11"W	116.82
C2	275.00	235.43	49°03'08"	N04°25'19"W	228.31
C3	175.00	200.71	65°42'50"	N12°45'10"W	189.89
C4	525.00	236.79	25°50'31"	N32°41'20"W	234.79
C5	225.00	120.88	30°46'55"	N35°09'32"W	119.43
C6	330.00	265.95	46°10'30"	N11°19'32"E	258.81
C7	993.29	291.74	16°49'42"	N77°51'54"E	290.69



City File No. CPC PUZ 19-00025

EL PASO COUNTY - ASSESSOR
PARCEL # 7336300017

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EXHIBIT B SHEET 5 OF 5