

ORDINANCE NO. 19-91

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 19.26 ACRES LOCATED AT THE SOUTHEASTERN CORNER OF GALLEY ROAD AND BABCOCK ROAD FROM PIP-1/AO/SS (PLANNED INDUSTRIAL PARK WITH AIRPORT AND STREAMSIDE OVERLAY) TO PUD/AO/SS (PLANNED UNIT DEVELOPMENT WITH AIRPORT AND STREAMSIDE OVERLAY): SINGLE-FAMILY RESIDENTIAL, 4.67 DWELLING UNITS PER ACRE, 30-FOOT MAXIMUM BUILDING HEIGHT

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 19.26 acres located at the southeastern corner of Galley Road and Babcock Road, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PIP-1/AO/SS (Planned Industrial Park with Airport and Streamside Overlay) to PUD/AO/SS (Planned Unit Development with Airport and Streamside Overlay): single-family residential, 4.67 dwelling units per acre, 30-foot maximum building height, 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 12th day of November, 2019.

Finally passed: December 5th, 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 19.26 ACRES LOCATED AT THE SOUTHEASTERN CORNER OF GALLEY ROAD AND BABCOCK ROAD FROM PIP-1/AO/SS (PLANNED INDUSTRIAL PARK WITH AIRPORT AND STREAMSIDE OVERLAY) TO PUD/AO/SS (PLANNED UNIT DEVELOPMENT WITH AIRPORT AND STREAMSIDE OVERLAY): SINGLE-FAMILY RESIDENTIAL, 4.67 DWELLING UNITS PER ACRE, 30-FOOT MAXIMUM BUILDING HEIGHT” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on November 12th, 2019; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 5th day of December, 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 Gazette, 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 5th day of December, 2019.


Sarah B. Johnson, City Clerk



1st Publication Date: November 15th, 2019

2nd Publication Date: December 7th, 2019

Effective Date: December 12th, 2019

Initial: SBJ
City Clerk

THE RIDGE AT SAND CREEK
LEGAL DESCRIPTION

A tract in the Southeast Quarter of Section 12, Township 14 South, Range 66 West of the 6th P.M., in the City of Colorado Springs, El Paso County, Colorado, more particularly described as follows:

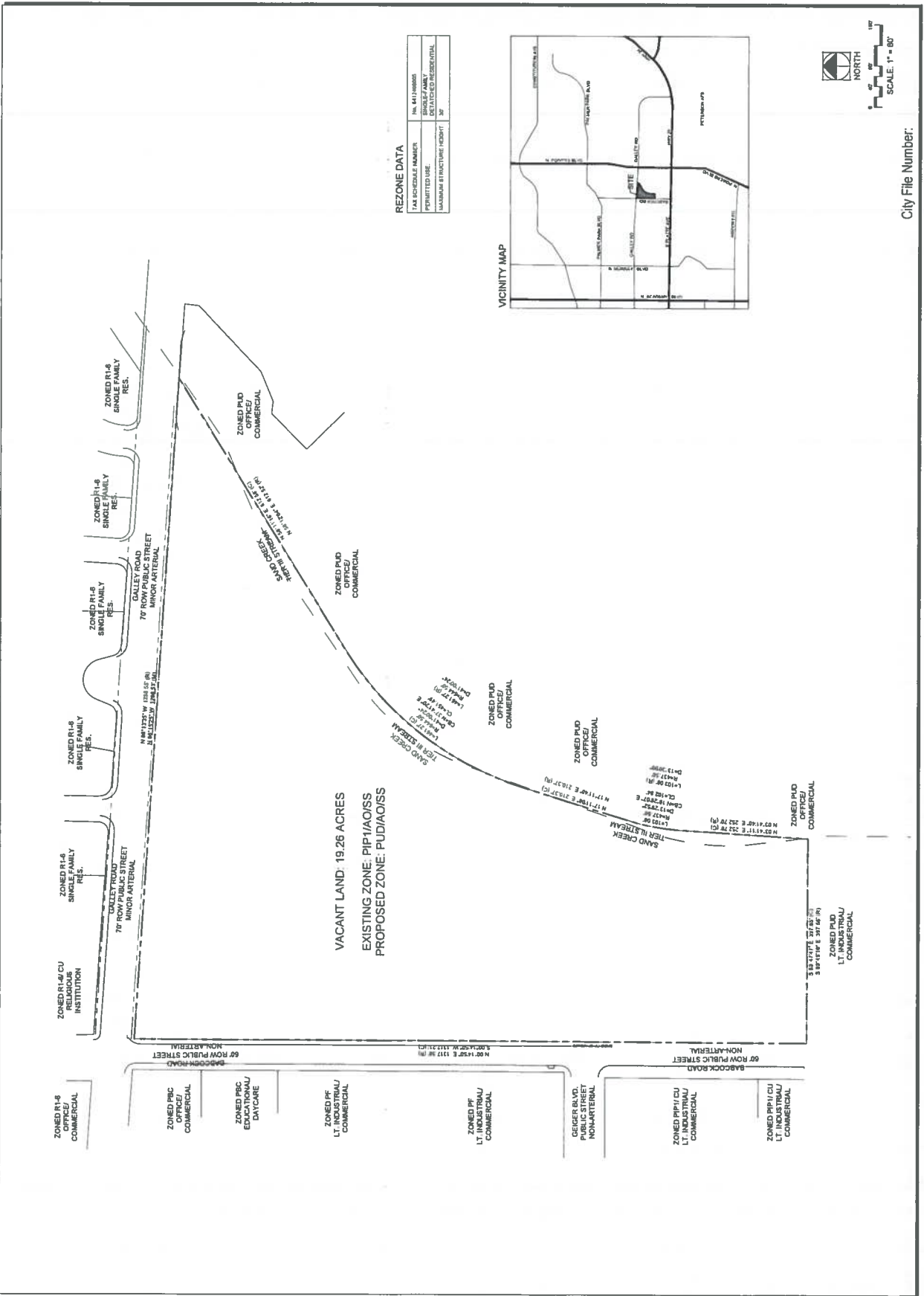
Commencing at the Southeast corner of said Southeast Quarter, thence $N00^{\circ}11'50''E$ along the Easterly line of said Southeast Quarter 130.00 feet to a point on the Northerly right of way line of U.S. Highway 24; thence $N89^{\circ}43'10''W$ along said right of way 783.70 feet to a point of curve; thence continue Westerly along said Northerly right-of-way line on a curve to the right having a radius of 5660.0 feet, a central angle of $3^{\circ}35'00''$ a distance of 354.00 feet to a point of tangent; thence $N86^{\circ}08'10''W$ along said Northerly right-of-way line and said tangent 1124.86 feet; thence $N3^{\circ}10'00''E$ a distance of 534.69 feet to an angle point; thence $N00^{\circ}10'00''E$ a distance of 10.40 feet to a point on the Southerly line of a drainage right of way as described in Book 2336 at Page 572 of the records of said El Paso County; thence $N89^{\circ}45'10''W$ on said Southerly line a distance of 64.23 feet to the Southwest corner of said drainage right of way; thence $N00^{\circ}14'50''E$ on the Westerly line of said drainage right of way a distance of 300.00 feet to the Northwest corner of said drainage right of way; thence $S89^{\circ}45'10''E$ on the Northerly line of said drainage right of way a distance of 64.46 feet; thence $N3^{\circ}41'40''E$ a distance of 385.90 feet to the TRUE POINT OF BEGINNING of the tract to be described hereby; thence continue $N3^{\circ}41'40''E$ a distance of 252.70 feet to a point of curve; thence continue Northeasterly on a curve to the right having a radius of 437.50 feet and a central angle of $13^{\circ}30'00''$ a distance of 103.08 feet to a point of tangent; thence $N17^{\circ}11'40''E$ on said tangent 210.37 feet to a point of curve; thence continue Northeasterly on a curve to the right having a radius of 644.50 feet and a central angle of $41^{\circ}00'24''$ a distance of 461.27 feet to a point of tangent; thence $N58^{\circ}12'04''E$ on said tangent 612.52 feet to a point on the Southerly right of way line of Galley Road as described in Book 2336 at Page 571 of said records of El Paso County; thence $N86^{\circ}13'35''W$ on said Southerly line a distance of 1288.55 feet to a point on the Easterly right of way line of Babcock Road as described in Book 441 at Page 11 of said records of El Paso County; thence $S00^{\circ}14'50''W$ of said Easterly line a distance of 1317.38 feet; thence $S89^{\circ}45'10''E$ a distance of 397.66 feet to the POINT OF BEGINNING.

REV #	REVISIONS	DATE
0		
1		
2		
3		
4		
5		
6		

STAMP

NO	DATE	BY	DESCRIPTION

NO	DATE	BY	DESCRIPTION



REZONE DATA

TAX SCHEDULE NUMBER	NO. 04100000
PERMITTED USE	SINGLE-FAMILY RESIDENTIAL/RECREATIONAL
MAXIMUM STRUCTURE HEIGHT	30'



City File Number: