ORDINANCE NO. 25 - 27

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 38.11 ACRES LOCATED WEST OF HIGHWAY 115 AND SOUTH OF CHEYENNE MOUNTAIN STATE PARK ESTABLISHING THE R-FLEX-MED/HS-O/WUI-O (R-FLEX MEDIUM SCALE WITH HILLSIDE AND WILDLAND URBAN INTERFACE OVERLAY) ZONING DISTRICT

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 38.11 acres located west of Highway 115 and south of Cheyenne Mountain State Park, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, establishing the R-Flex-Med/HS-O/WUI-O (R-Flex Medium Scale with Hillside and Wildland Urban Interface Overlay), 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 28th day of January 2025.

Finally passed: February 11, 2025

Randy Helms, Council President

ATTEST:

Sarah B. Johnson, City Clerk

COLORADO SPRINGS INCORPORATED SEAL SEPTEMBER 3, 1872 COLORADO

Matrix Design Group, Inc.
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Colorado Springs, CO 80920
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EXHIBIT "A"

TWO PARCELS OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 30, BEING MONUMENTED BY A 2-INCH PIPE WITH A 3.25-INCH BRASS CAP AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A NO. 6 REBAR WITH A 3.25-INCH ALUMINUM CAP STAMPED PLS 19625 AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 88°58'30" WEST A DISTANCE OF 2557.68 FEET.

PARCEL A

COMMENCE AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 89°02'51" WEST, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 191.29 FEET TO A POINT ON A PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744 IN THE RECORDS OF THE COUNTY OF EL PASO COUNTY CLERK AND RECORDER'S OFFICE AND THE **POINT OF BEGINNING;**

THENCE SOUTH 01°02'53" WEST, A DISTANCE OF 439.71 FEET;

THENCE SOUTH 89°02'57" EAST, A DISTANCE OF 208.00 FEET;

THENCE SOUTH 01°02'56" WEST, A DISTANCE OF 260.09 FEET;

THENCE SOUTH 89°02'40" EAST, A DISTANCE OF 598.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 115;

THENCE COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 02°00'53" EAST, A DISTANCE OF 353.40 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 2,864.85 FEET, WHOSE CENTER BEARS NORTH 81°27'53" WEST;
2. SOUTHERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 10°41'37", AN ARC DISTANCE OF 534.69 FEET AND HAVING A CHORD THAT BEARS SOUTH 13°52'56" WEST, A DISTANCE OF 533.91 FEET TO A POINT HEREIN DEFINED AS REFERENCE POINT "A" LYING ON THE NORTH RIGHT-OF-WAY LINE OF PAWNEE ROAD;

THENCE COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. NORTH 57°22'52" WEST, A DISTANCE OF 655.73 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 278.67 FEET, WHOSE CENTER BEARS SOUTH 32°50'53" WEST;
2. WESTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 47°20'52", AN ARC DISTANCE OF 230.29 FEET AND HAVING A CHORD THAT BEARS NORTH 80°49'34" WEST, A DISTANCE OF 223.79 FEET;
3. SOUTH 72°32'40" WEST, A DISTANCE OF 104.84 FEET;

4. SOUTH 73°41'05" WEST, A DISTANCE OF 766.11 FEET;

THENCE NORTH 00°52'18" WEST, A DISTANCE OF 153.40 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 70.00 FEET, WHOSE CENTER BEARS NORTH 89°08'03" EAST;

THENCE NORTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 51°59'01", AN ARC DISTANCE OF 63.51 FEET AND HAVING A CHORD THAT BEARS NORTH 25°07'34" EAST, A DISTANCE OF 61.35 FEET;

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 51°41'38" EAST, A DISTANCE OF 161.74 FEET TO A TANGENT CURVE HAVING A RADIUS OF 30.00 FEET, WHOSE CENTER BEARS SOUTH 38°18'22" EAST;

THENCE EASTERLY AND COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 109°51'18", AN ARC DISTANCE OF 57.52 FEET AND HAVING A CHORD THAT BEARS SOUTH 73°22'43" EAST, A DISTANCE OF 49.11 FEET;

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 71°22'42" EAST, A DISTANCE OF 60.15 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 225.72 FEET, WHOSE CENTER BEARS NORTH 71°27'12" EAST;

THENCE NORTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 100°11'27", AN ARC DISTANCE OF 394.70 FEET AND HAVING A CHORD THAT BEARS NORTH 31°32'56" EAST, A DISTANCE OF 346.30 FEET;

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 08°18'28" WEST, A DISTANCE OF 59.97 FEET;

THENCE NORTH 06°04'29" EAST, A DISTANCE OF 391.30 FEET;

THENCE NORTH 05°59'00" EAST, A DISTANCE OF 393.36 FEET;

THENCE SOUTH 89°02'51" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 421.52 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 1,317,962 SQUARE FEET OR (30.256 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

PARCEL B

COMMENCE AT SAID REFERENCE POINT "A"; THENCE COINCIDENT WITH A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 1°13'50", AN ARC DISTANCE OF 61.52 FEET AND HAVING A CHORD THAT BEARS SOUTH 19°50'39" WEST, A DISTANCE OF 61.52 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 69°32'26" WEST, A RADIAL DISTANCE OF 2,864.85 FEET; THENCE SOUTHERLY AND COINCIDENT WITH THE ARC, THROUGH A CENTRAL ANGLE OF 03°12'43", AN ARC DISTANCE OF 160.60 FEET AND HAVING A CHORD THAT BEARS SOUTH 22°03'55" WEST, A DISTANCE OF 160.58 FEET;

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°02'02" WEST, A DISTANCE OF 482.72 FEET;

THENCE SOUTH 01°01'21" EAST, A DISTANCE OF 49.93 FEET;

THENCE SOUTH 89°02'02" WEST, A DISTANCE OF 200.00 FEET;

THENCE NORTH 00°59'48" WEST, A DISTANCE OF 100.00 FEET

THENCE SOUTH 89°02'02" WEST, A DISTANCE OF 100.00 FEET;

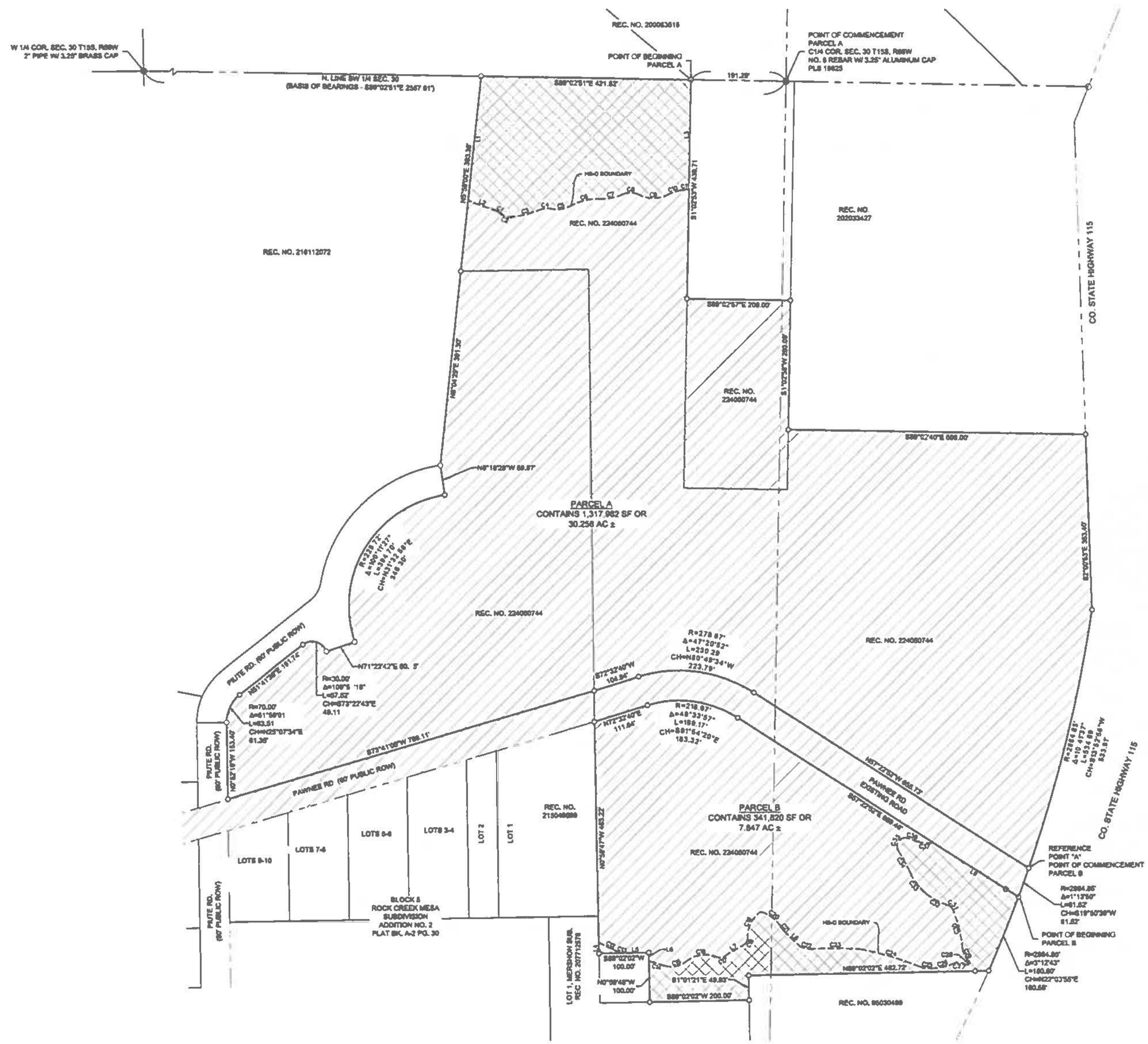
THENCE NORTH 00°59'47" WEST, A DISTANCE OF 465.22 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID PAWNEE ROAD;

THENCE COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. NORTH 72°32'40" EAST, A DISTANCE OF 111.64 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 218.67 FEET, WHOSE CENTER BEARS SOUTH 16°41'18" EAST;
2. EASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 49°33'57", AN ARC DISTANCE OF 189.17 FEET AND HAVING A CHORD THAT BEARS SOUTH 81°54'20" EAST, A DISTANCE OF 183.32 FEET;
3. ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 57°22'52" EAST, A DISTANCE OF 669.46 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 341,820 SQUARE FEET OR (7.847 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

JERRY R. BESSIE, PLS 38576
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO. 80920



LEGEND

- ● FOUND MONUMENT AS DESCRIBED
- ○ PROPERTY CORNER
- WUI BOUNDARY (WILDLAND URBAN INTERFACE)
- HS-O BOUNDARY (HILLSIDE OVERLAY)

SCALE IN FEET: 0, 100, 200

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°56'56"W	391.30
L2	S79°54'13"E	95.84
L3	N01°59'55"E	221.16
L4	N00°59'47"W	22.74
L5	N89°02'02"E	53.39
L6	S00°59'48"E	16.73
L7	N89°02'46"E	42.53
L8	S46°27'46"E	43.31
L9	S67°22'02"E	303.53

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.26	40.64	21°23'42"	S89°57'25"E	15.17
C2	21.29	30.34	40°34'14"	S72°37'39"E	20.75
C3	59.89	215.40	16°5'22"	N76°59'34"E	59.79
C4	23.40	38.40	35°07'02"	N68°09'46"E	23.00
C5	39.69	55.76	40°46'59"	N61°42'09"E	38.60
C6	61.65	116.43	30°42'59"	N76°41'09"E	61.11
C7	44.99	99.32	25°59'46"	N76°02'16"E	44.60
C8	36.09	43.33	48°51'37"	S66°01'46"E	35.05
C9	65.61	65.73	56°55'16"	S66°22'26"E	64.75
C10	30.74	146.32	12°02'08"	N71°02'11"E	30.69
C11	16.37	93.31	10°21'09"	N89°19'59"E	16.31
C12	47.30	399.95	6°46'21"	S84°04'59"E	47.27
C13	4.67	2169.83	0°09'51"	S74°09'47"E	4.67
C14	26.09	2169.83	0°39'34"	S73°44'27"E	26.08
C15	43.64	52.46	47°39'24"	N79°42'04"E	42.39
C16	64.43	59.14	62°24'02"	N63°09'09"E	61.28
C17	19.83	16.73	72°39'01"	N77°09'26"E	18.62
C18	14.39	13.59	60°36'36"	N29°44'09"E	13.79
C19	63.86	63.21	57°53'37"	N39°09'09"E	60.46
C20	39.99	77.99	31°35'58"	S63°11'39"E	39.87
C21	14.13	37.32	21°41'21"	S36°05'16"E	14.04
C22	22.46	61.40	34°59'40"	S77°45'30"E	22.38
C23	67.39	743.44	7°39'27"	S89°43'16"E	67.13
C24	127.30	728.32	10°00'53"	S73°36'16"E	127.13
C25	26.27	78.37	19°57'34"	S80°11'57"E	26.18
C26	49.73	116.39	23°57'16"	N77°17'51"E	49.52
C27	27.92	29.95	53°44'26"	S89°31'36"E	26.91
C28	12.01	4.46	169°18'32"	N37°52'06"E	8.84
C29	39.69	43.84	39°59'27"	N89°14'59"W	39.05
C30	61.41	203.43	17°43'27"	N14°09'28"W	61.09
C31	16.21	11.69	88°27'21"	N49°17'27"W	9.69
C32	59.91	128.22	34°02'34"	N51°23'09"W	59.41
C33	52.31	118.41	25°19'49"	N39°47'19"W	51.89
C34	59.47	271.88	7°49'26"	N27°07'57"W	59.44
C35	36.39	16.39	127°43'22"	N03°09'09"E	29.34
C36	22.37	79.63	16°09'09"	S73°52'59"E	22.30
C37	34.69	69.89	28°39'30"	S89°52'09"E	33.89

ZONE 23-0026

PREPARED BY: Matrix Excellence by Design

EXHIBIT B
LAND DESCRIPTION

DRAWN BY: JHS	SCALE 1" = 100'	DATE ISSUED: AUGUST 27 2024
CHECKED BY: JRB		SHEET 4 OF 4

I HEREBY CERTIFY that the foregoing ordinance entitled **"AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 38.11 ACRES LOCATED WEST OF HIGHWAY 115 AND SOUTH OF CHEYENNE MOUNTAIN STATE PARK ES-TABLISHING THE R-FLEX-MED/HS-O/WUI-O (R-FLEX MEDIUM SCALE WITH HILLSIDE AND WILDLAND UR-BAN INTERFACE OVERLAY) ZONING DISTRICT."** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **January 28, 2024**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **11th day of February 2025**, and that the same was published by title and in summary or in full, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in the Gazette, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, **11th day of February 2025.**

Sarah B. Johnson, City Clerk

1st Publication Date: **January 31, 2025**
2nd Publication Date: **February 14, 2025**

Effective Date: **February 19, 2025**

Initial: SBJ
City Clerk

COLORADO SPRINGS INCORPORATED SEAL SEPTEMBER 3, 1872 COLORADO