

ORDINANCE NO. 24-\_\_\_\_\_

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 6.87 ACRES LOCATED AT 4145 ARROWSWEST DRIVE FROM BP/WUI-O (BUSINESS PARK WITH WILDLAND URBAN INTERFACE OVERLAY) to MX-M/WUI-O (MIXED USE MEDIUM SCALE WITH WILDLAND URBAN INTERFACE OVERLAY).

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 6.87 acres located at 4145 Arrowswest Drive, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof (the "Property") from BP/WUI-O (Business Park with Wildland Urban Interface Overlay) to MX-M/WUI-O (Mixed-Use Medium Scale with Wildland Urban Interface Overlay), pursuant to the Unified Development Code 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 \_\_\_\_\_ day of \_\_\_\_\_ 2024.

**Finally passed:** \_\_\_\_\_

\_\_\_\_\_  
Council President

ATTEST:

\_\_\_\_\_  
Sarah B. Johnson, City Clerk

EXHIBIT A  
ORDINANCE 24-\_\_\_\_\_

LEGAL DESCRIPTION



3898 Maizeland Road  
Colorado Springs, CO 80909

Phone: 719-528-6133  
Fax: 719-528-6848

Surveying • Planning

www ldc-inc.com

ARROWSWEST APARTMENTS  
Project No. 21043  
May 22, 2024  
Sheet 1 of 2

EXHIBIT "A"

LEGAL DESCRIPTION: ZONE CHANGE TO "MX-M" (MIXED USE MEDIUM SCALE)

A tract of land being portions of the Southeast Quarter of Section 22 and the Northeast Quarter of Section 27, all in Township 13 South, Range 67 West of the 6th P.M., also being Lots 5, 6 and 8 and a portion of Lot 7, SHOPS AT ARROWSWEST FILING NO. 1 (Reception No. 202175409, El Paso County, Colorado records), situate in the City of Colorado Springs, El Paso County, Colorado more particularly described as follows:

Beginning at the Northeasterly corner of said Lot 5 (all bearings in this description are relative to those platted in said FILING) (the following seven (7) courses are along the lines of said FILING); 1) Southeasterly on a curve to the left and along the Southwesterly right-of-way line of Arrowswest Drive (60' public r.o.w.) as platted within ARROWSWEST FILING NO. 3 (Plat Book B-4, Page 52, said El Paso County records), said curve having a central angle of 53°11'39", a radius of 180.00 feet, an arc length of 167.12 feet (the chord to said curve bears S19°08'09"E, a distance of 161.18 feet); 2) S45°43'59"E along said Arrowswest Drive's Southwesterly right-of-way line, 136.70 feet; 3) S66°47'22"W, 546.28 feet; 4) N17°14'10"W, 143.41 feet; 5) N60°13'42"W, 315.69 feet; 6) N07°33'55"E, 231.59 feet to a point on the Southeasterly right-of-way line of N. 30th Street (public r.o.w. width varies) as described by document (Book 3497, Page 370, said records); 7) N42°00'25"E along said N. 30th Street's Southeasterly right-of-way line, 106.51 feet to the most Northerly Northwesterly corner of said Lot 8; thence S89°25'40"E along the Northerly line of said Lot 8, said line also being common to the Northerly line of said Lot 7, 309.87 feet (the following four (4) courses are along the lines of that tract described by document (Ordinance No. 05-117 published August 23, 2005, City of Colorado Springs File No. CPC ZC 05-00014); 1) Southwesterly on a non-tangent curve to the left, said curve having a central angle of 06°00'14", a radius of 272.50 feet, an arc length of 28.55 feet (the chord to said curve bears S09°17'43"W, a distance of 28.54 feet); 2) Southeasterly on a non-tangent curve to the right and along a coincident portion of the Southwesterly line of Lot 4, said FILING, said curve having a central angle of 31°17'02", a radius of 300.00 feet, an arc length of 163.80 feet (the chord to said curve bears S66°44'26"E, a distance of 161.78 feet); 3) on a reverse curve to the left and along said Lot 4's coincident Southwesterly line, said curve having a central angle of 31°26'18", a radius of 200.00 feet, an arc length of 109.74 feet (the chord to said curve bears S66°49'04"E, a distance of 108.37 feet); 4) S82°32'12"E along said coincident Southwesterly line, 12.70 feet to the Point of Beginning and the terminus point of this description;

Containing 6.870 acres (299,268 square feet), more or less

**SURVEYOR'S STATEMENT:** I, David V. Hostetler, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the attached LEGAL DESCRIPTION and EXHIBIT were prepared under my direct responsibility, supervision, and checking, and on the basis of my knowledge, information and belief, are correct.

David V. Hostetler, Professional Land Surveyor  
Colorado P.L.S. No. 20681  
For and on behalf of LDC, Inc.

File: 21043 ZC Lgl.doc  
DVH/dh



CITY FILE NO. ZONE-24-0004

ZONE-24-0004

# EXHIBIT B ORDINANCE 24-\_\_\_\_\_

