

ORDINANCE NO. 24- 42

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 4.825 ACRES LOCATED SOUTHEAST OF SOUTH UNION BOULEVARD AND AIRPORT ROAD FROM MX-M/R-5/HR-O (MIXED-USE MEDIUM SCALE / MULTI-FAMILY HIGH WITH HIGHRISE OVERLAY) TO PDZ (PLANNED DEVELOPMENT ZONE: RESIDENTIAL, COMMERCIAL, AND CIVIC / INSTITUTIONAL; MAXIMUM DENISTY OF 53.89 DWELLING UNITS PER ACRE, AND MAXIMUM BUILDING HEIGHT OF 62 FEET) 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 4.825 acres located southeast of Airport Road and South Union Boulevard, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from MX-M / R-5 / HR-O (Mixed-Use Medium Scale / Multifamily High with Highrise Overlay) to PDZ (Planned Development Zone: Residential, Commercial, and Civic / Institutional; Maximum Density of 53.89 Dwelling Units per Acre; and Maximum Building Height of 62 feet) District, 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 11TH
day of June 2024.

Finally passed: June 25, 2024


Randy Helms, Council President

ATTEST:


Sarah B. Johnson, City Clerk





619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790

EXHIBIT "A"
DREAM CENTER COMMONS
ZONING PARCEL
JOB NO. 2385.20-02
MAY 29, 2024
PAGE 1 OF 3

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21 TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WESTERLY BOUNDARY LINE OF A PARCEL OF LAND DEPICTED ON THAT CERTAIN IMPROVEMENT SURVEY PLAT DEPOSITED FOR RECORD ON APRIL 8, 2005 IN THE RECORDS OF EL PASO COUNTY UNDER RECEPTION NUMBER 205900058, SAID LINE MONUMENTED AT THE NORTH END BY A 5/8 INCH REBAR WITH 1.5 INCH ALUMINUM CAP STAMPED "FLATIRONS SURVEY PLS 28283" FOUND 1 INCH BELOW GRADE AND MONUMENTED AT THE SOUTH END BY A 5/8 INCH REBAR WITH 1.5 INCH ALUMINUM CAP ILLEGIBLY STAMPED FOUND 3 INCHES BELOW GRADE, DETERMINED BY GPS OBSERVATION TO BEAR NORTH 00°08'28" WEST, A DISTANCE OF 299.96 FEET;

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND DEPICTED ON SAID IMPROVEMENT SURVEY PLAT, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EASTLAKE BOULEVARD AS DEDICATED ON THE PLAT OF EASTLAKE SUBDIVISION FILING NO. 1 RECORDED DECEMBER 14, 1953 IN PLAT BOOK "V" PAGE 6 OF SAID EL PASO COUNTY RECORDS;

THENCE SOUTH 89°51'32" WEST, ON SAID NORTHERLY RIGHT-OF-WAY OF EASTLAKE BOULEVARD, A DISTANCE OF 124.05 FEET TO THE SOUTHWEST CORNER OF I.O.O.F SUBDIVISION FILING NO. 1 RECORDED NOVEMBER 19, 1982 IN PLAT BOOK S-3 PAGE 6 UNDER RECEPTION NUMBER 919944, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF UNION BOULEVARD AS DEDICATED ON SAID PLAT OF EASTLAKE SUBDIVISION FILING NO. 1;

THENCE NORTH 00°16'29" WEST, ON SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 531.28 FEET TO THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A QUIT CLAIM DEED TO THE CITY OF COLORADO SPRINGS RECORDED AUGUST 12, 1957 IN BOOK 1642 PAGE 119 OF SAID EL PASO COUNTY RECORDS;

THENCE NORTH 88°55'33" EAST, ON SAID SOUTHERLY LINE, A DISTANCE OF 606.44 FEET TO THE EXTERIOR OF TOWERS PLAZA FILING NO.1 RECORDED SEPTEMBER 20, 1968 IN PLAT BOOK K-2 PAGE 60 UNDER RECEPTION NUMBER 624748 OF SAID EL PASO COUNTY RECORDS;

THENCE SOUTH 01°04'27" EAST, ON SAID PLAT EXTERIOR, A DISTANCE OF 133.71 FEET TO THE EXTERIOR OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED SEPTEMBER 8, 1966 IN BOOK 2147 PAGE 432;

THENCE ON THE EXTERIOR OF SAID PARCEL THE FOLLOWING (2) TWO COURSES;

1. THENCE SOUTH 88°55'33" WEST, A DISTANCE OF 283.38 FEET;
2. THENCE SOUTH 00°08'36" EAST, A DISTANCE OF 379.96 FEET TO THE PREVIOUSLY CITED NORTHERLY RIGHT-OF-WAY OF EASTLAKE BOULEVARD AS DEDICATED ON THE PLAT OF EASTLAKE SUBDIVISION FILING NO. 1, ALSO BEING A POINT ON A NON-TANGENT CURVE, HAVING A RADIUS OF 299.97 FEET, WHOSE CENTER BEARS NORTH 22°40'05" WEST;



THENCE WESTERLY, ON THE SAID NORTHERLY RIGHT-OF -WAY THE FOLLOWING (2) TWO COURSES;

1. THENCE WESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°31'49", AN ARC DISTANCE OF 117.96 FEET;
2. THENCE SOUTH 89°51'32" WEST, A DISTANCE OF 84.98 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 210,186 SQUARE FEET (4.82522 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



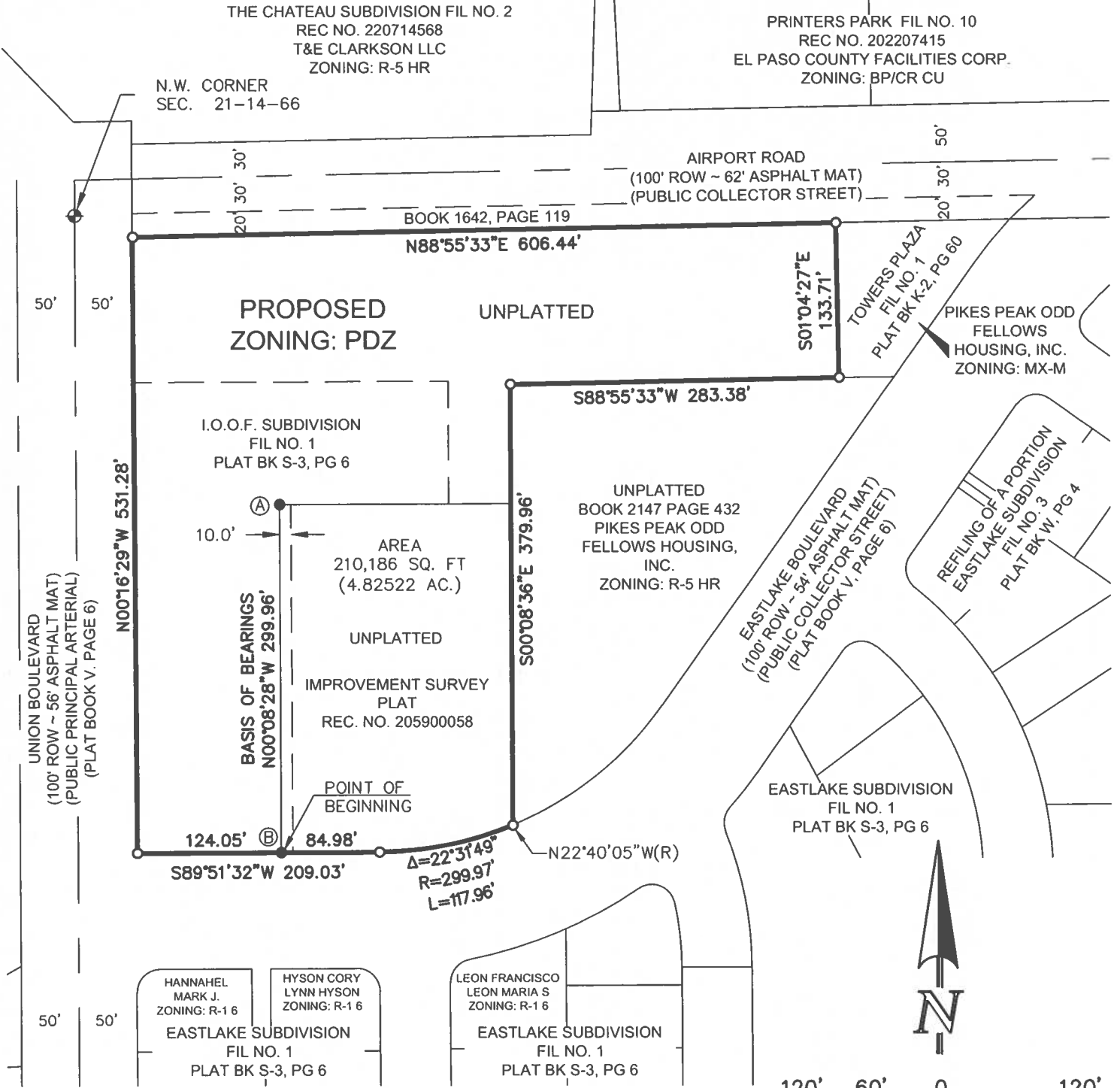
ROBERT L. MEADOWS JR., PLS 34977
PREPARED FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS



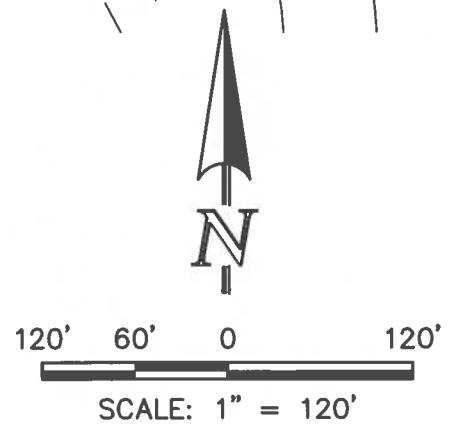
PROPOSED ZONE: PDZ
 EXISTING ZONE: MX-M-R-5 HR CU
 PROPOSED USES: MIXED USE (PER APPROVED LAND USE PLAN)
 MAX BUILDING HEIGHT: 62 FEET
 AREA = 210,186 SQUARE FEET (4.82522 ACRES)

EXHIBIT "B"
DREAM CENTER COMMONS
ZONING PARCEL
 JOB NO. 2385.20-02
 DATE MAY 30, 2024
 SHEET 3 OF 3

619 North Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719)785-0790



- (A) INDICATES REFERENCE TO A 5/8 INCH REBAR WITH 1.5 INCH ALUMINUM CAP STAMPED "FLATIRONS SURVEY PLS 28283"
- (B) INDICATES REFERENCE TO A 5/8 INCH REBAR WITH 1.5 INCH ALUMINUM CAP ILLEGIBLY STAMPED.



I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 4.825 ACRES LOCATED SOUTHEAST OF SOUTH UNION BOULEVARD AND AIRPORT ROAD FROM MX-M/R-5/HR-O (MIXED-USE MEDIUM SCALE / MULTI-FAMILY HIGH WITH HIGHRISE OVERLAY) TO PDZ (PLANNED DEVELOPMENT ZONE: RESIDENTIAL, COMMERCIAL, AND CIVIC / INSTITUTIONAL; MAXIMUM DENISTY OF 53.89 DWELLING UNITS PER ACRE, AND MAXIMUM BUILDING HEIGHT OF 62 FEET) DISTRICT” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on June 11, 2024; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 25th day of June 2024, and that the same was published by title and in summary, 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, this 25th day of June 2024.


Sarah B. Johnson, City Clerk

1st Publication Date: June 14, 2024

2nd Publication Date: June 28, 2024

Effective Date: July 3, 2024

Initial: SBS
City Clerk

