

ORDINANCE NO. 24 - 39

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 8.09 ACRES LOCATED AT THE NORTHWEST CORNER OF AUSTIN BLUFFS PARKWAY AND GOLDENROD DRIVE FROM MX-N/SS-O, R-4/MX-N, AND R-1 6 (RESPECTIVELY MIXED-USE NEIGHBORHOOD SCALE WITH STREAMSIDE OVERLAY, MULTI-FAMILY LOW AND MIXED-USE NEIGHBORHOOD SCALE, AND SINGLE-FAMILY – MEDIUM) ALL TO PF/SS-O (PUBLIC FACILITIES WITH STREAMSIDE 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 8.09 acres located at the northwest corner of Austin Bluffs Parkway and Goldenrod Drive as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from MX-N/SS-O, R-4/MX-N, and R-1 6 (respectively Mixed-Use Neighborhood Scale with Streamside Overlay, Multi-Family Low and Mixed Use Neighborhood Scale, and Single-Family – Medium) all to PF/SS-O (Public Facilities with Streamside 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 11th
day of June 2024.

Finally passed: July 9, 2024


Randy Helms, Council President

ATTEST:


Sarah B. Johnson, City Clerk



Exhibit A

Legal description: A portion of Lot 1 of Austin Bluffs Office Park, recorded October 29, 1979 at Reception No. 612250, Book K-3 Page 15, El Paso County, Colorado; and Lot 1 of Austin Bluffs Office Park Filing No. 2, recorded August 15, 2006 at Reception No. 206712394, El Paso County, Colorado; and Lots 2 & 3, Block 15 of Garden Ranch Subdivision Meadowland Addition No. 1 Filing #2, recorded December 7, 1961 at Reception No. 214813, Book C-2 Page 72, El Paso County, Colorado.

Basis of bearings: All bearings are grid bearings of the Colorado state plane coordinate system, Central zone, North American Datum 1983 (2011). The bearing of the southeasterly line of Austin Bluffs Office Park, monumented at the western end by a no. 4 rebar with white plastic cap stamped "FOURSQUARE LS5497", 0.5 ft below grade, and at the eastern end by a 1 in. iron pipe, 0.1 ft below grade, with an assumed bearing of N77°01'00"E, a distance of 502.87 feet.

Beginning at the western end of said line which is also the northerly right of way line of Austin Bluffs Parkway; thence S89°21'13"W along said right of way, a distance of 91.48 feet; Thence N15°50'18"W, a distance of 432.56 feet to the southwest property corner of Lot 18, Block 2, Garden Ranch Subdivision, Ridgecrest Addition No. 2 as recorded at Book K-2 Page 18, El Paso County, Colorado;

Thence easterly along the southern boundary of said plat the following 3 courses:

1. Thence S72°24'40"E, a distance of 178.18 feet;

2. Thence $N64^{\circ}55'04''E$, a distance of 102.03 feet;

3. Thence $S64^{\circ}02'36''E$, a distance of 99.21 feet;

Thence $N25^{\circ}41'54''E$, a distance of 287.09 feet;

Thence $N37^{\circ}50'28''E$, a distance of 369.04 feet;

Thence $N56^{\circ}17'00''E$, a distance of 148.88 feet;

Thence $S33^{\circ}38'41''E$, a distance of 150.21 feet to the north property corner of Lot 11, Block 15 of said Garden Ranch Subdivision Meadowland Addition No. 1 Filing #2 plat;

Thence along the westerly boundary of said plat $S34^{\circ}01'21''W$, a distance of 492.71 feet;

Thence on a curve to the left with a length of 83.03 feet, a radius of 315.00 feet, and a central angle of $15^{\circ}06'06''$ to the western corner of Lot 4 Block 15 of said plat;

Thence along the southern property line of said lot $S70^{\circ}57'07''E$, a distance of 109.32 feet to the western right of way line of Goldenrod Drive;

Thence along said right of way on a non-tangent curve to the left having a central angle of $31^{\circ}52'13''$, a radius of 205.00 feet, a length of 114.03 feet, whose chord bears $S02^{\circ}28'35''W$;

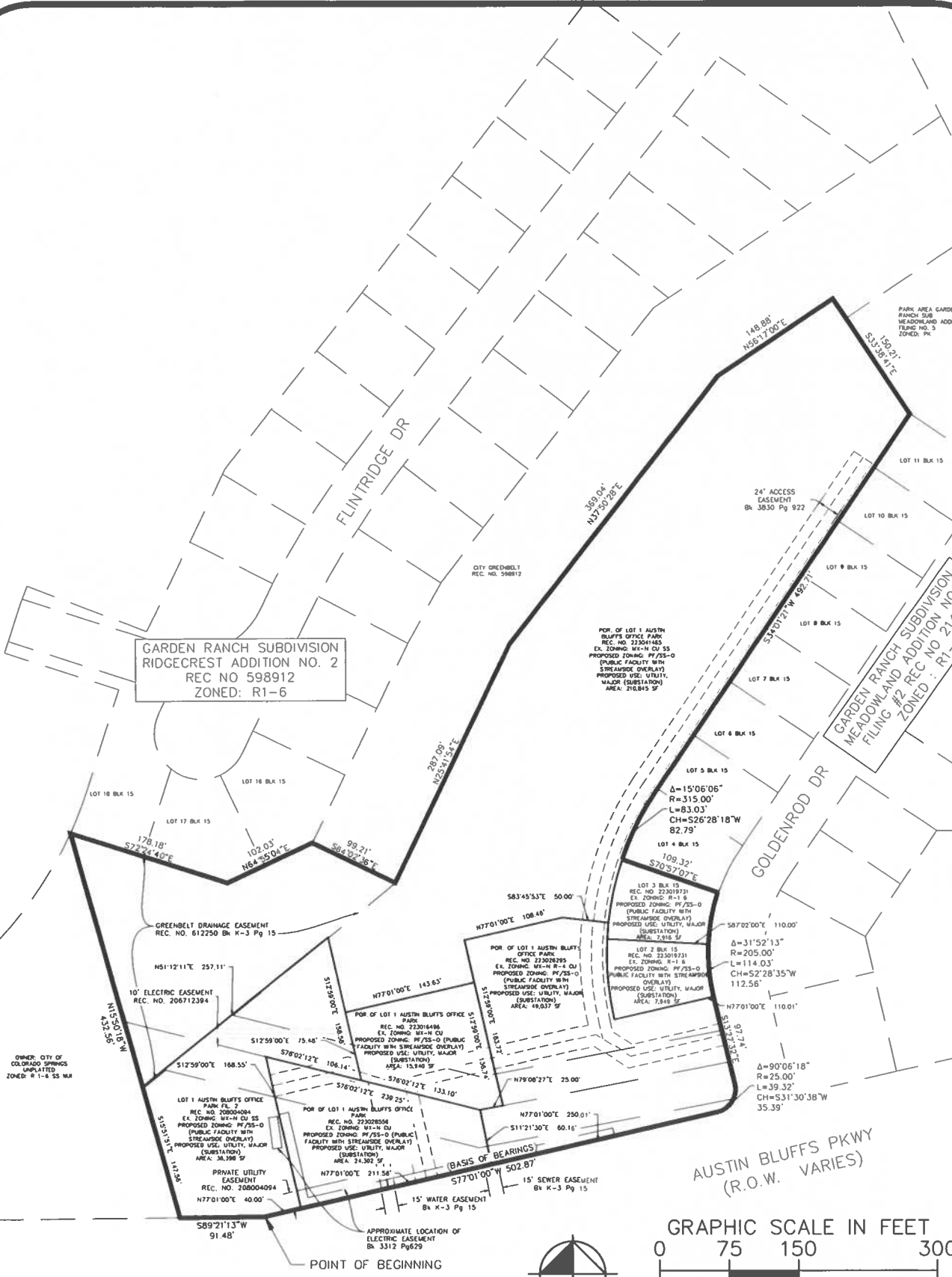
Thence continuing along said right of way $S13^{\circ}27'32''E$, a distance of 97.74 feet;

Thence on a non-tangent curve to the left having a central angle of $90^{\circ}06'18''$, a radius of 25.00 feet, a length of 39.32 feet, whose chord bears $S31^{\circ}30'38''W$ to the northern right of way of Austin Bluffs Parkway;

Thence along said right of way $S77^{\circ}01'00''W$, a distance of 502.87 feet to the **Point of Beginning**.

Containing a calculated area of 352,397 square feet or 8.09 acres of land, more or less.

Date: April 16, 2024 - 9:58am / User: Mitchell.Heas
 Path: K:\COS-Civil\196050021-Central Bluffs Substation\CADD\Exhibits\2024-0416 Renaming Exhibit.dwg / Xref: 8.5x11_Plot



GARDEN RANCH SUBDIVISION
 RIDGECREST ADDITION NO. 2
 REC NO 598912
 ZONED: R1-6

GARDEN RANCH SUBDIVISION
 MEADOWLAND ADDITION NO. 1
 FILING #2 REC NO 214813
 ZONED: R1-6

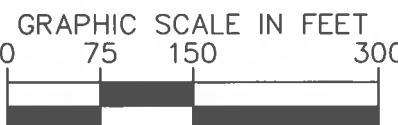


EXHIBIT B
ZONE CHANGE MAP

SHEET 3 OF 3
 CITY FILE NO. ZONE-23-0028
Kimley»Horn

I HEREBY CERTIFY that the foregoing ordinance entitled **“ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 8.09 ACRES LOCATED AT THE NORTHWEST CORNER OF AUSTIN BLUFFS PARKWAY AND GOLDENROD DRIVE FROM MX-N/SS-O, R-4/MX-N, AND R-1 6 (RESPECTIVELY MIXED-USE NEIGHBORHOOD SCALE WITH STREAMSIDE OVERLAY, MULTI-FAMILY LOW AND MIXED-USE NEIGHBORHOOD SCALE, AND SINGLE-FAMILY – MEDIUM) ALL TO PF/SS-O (PUBLIC FACILITIES WITH STREAMSIDE OVERLAY)”** 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 9th day of July 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 9th day of July 2024.


Sarah B. Johnson, City Clerk

1st Publication Date: June 14, 2024

2nd Publication Date: July 12, 2024

Effective Date: July 17, 2024

Initial: 
City Clerk

