

ORDINANCE NO. 23 - 55

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 23.28 ACRES ESTABLISHING THE R-FLEX-MED-AP-O (R-FLEX MEDIUM WITH AIRPORT OVERLAY) ZONE DISTRICT LOCATED NORTHEAST OF THE POWERS BOULEVARD AND BRADLEY ROAD INTERSECTION.

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 the establishment of the R-FLEX-MED-AP-O (R-Flex Medium with Airport Overlay) zone district consisting of 23.28 acres located northeast of the Powers Boulevard and Bradley Road intersection, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, 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 final adoption 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 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 September 2023.

Finally passed: September 26, 2023


Randy Helms, Council President

Mayor's Action:

- Approved on _____.
- Disapproved on _____, based on the following objections:

This ordinance was finally adopted October 2, 2023, without the Mayor's signature pursuant to City Charter Section 3-70(e).

Blessing A. Mobolade, Mayor

Council Action After Disapproval:

- Council did not act to override the Mayor's veto.
- Finally adopted on a vote of _____, on _____.
- Council action on _____ failed to override the Mayor's veto.

Randy Helms, Council President

ATTEST:



Sarah B. Johnson, City Clerk



EXHIBIT A – ZONE CHANGE
LEGAL DESCRIPTION (REZONE – R-FLEX-MED-AO)

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" ALUM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" ALUM. CAP PLS 10377).

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9;

THENCE S89°51'23"E ON THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 9, A DISTANCE OF 1093.44 FEET;

THENCE DEPARTING THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 9 S00°00'00"E A DISTANCE OF 915.56 FEET TO THE POINT OF BEGINNING;

THENCE N90°00'00"E A DISTANCE OF 1647.06 FEET;

THENCE S00°00'00"E A DISTANCE OF 137.33 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 83.96 FEET, A DELTA ANGLE OF 14°34'37", WHOSE LONG CHORD BEARS S07°17'18"W A DISTANCE OF 83.73 FEET TO A POINT OF REVERSE CURVE;

THENCE ON SAID CURVE, HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 122.67 FEET, A DELTA ANGLE OF 21°17'52", WHOSE LONG CHORD BEARS S03°55'40"W A DISTANCE OF 121.96 FEET;

THENCE S06°43'16"E A DISTANCE OF 173.04 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING TWO (2) COURSES ARE ON SAID RIGHT-OF-WAY LINE:

- 1) THENCE ON SAID CURVE, HAVING A RADIUS OF 2969.79 FEET, AN ARC LENGTH OF 462.88 FEET, A DELTA ANGLE OF 08°55'49", WHOSE LONG CHORD BEARS S78°48'54"W A DISTANCE OF 462.41 FEET;
- 2) THENCE S74°20'46"W A DISTANCE OF 870.19 FEET;

THENCE N15°39'12"W A DISTANCE OF 200.00 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 585.00 FEET, AN ARC LENGTH OF 489.15 FEET, A DELTA ANGLE OF 47°54'30", WHOSE LONG CHORD BEARS N39°36'27"W A DISTANCE OF 475.03 FEET;

THENCE N00°00'00"E A DISTANCE OF 279.89 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,014,244 SQUARE FEET OR 23.284 ACRES MORE OR LESS

VILLAGES AT WATERVIEW NORTH

EXHIBIT B - ZONE CHANGE

RESIDENTIAL ZONE - R-FLEX-MED-AO

LOCATED IN A PORTION OF SECTIONS 8 & 9,
T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

Dakota Springs Engineering
Engineering Consultants
1170 S. WILSON AVE., SUITE 100
DOLARADO SPRINGS, CO 80903
P (719) 227-7388 F (719) 227-7382

City of Colorado Springs
Office of Planning and Development
1170 S. WILSON AVE., SUITE 100
DOLARADO SPRINGS, CO 80903
P (719) 227-7388 F (719) 227-7382

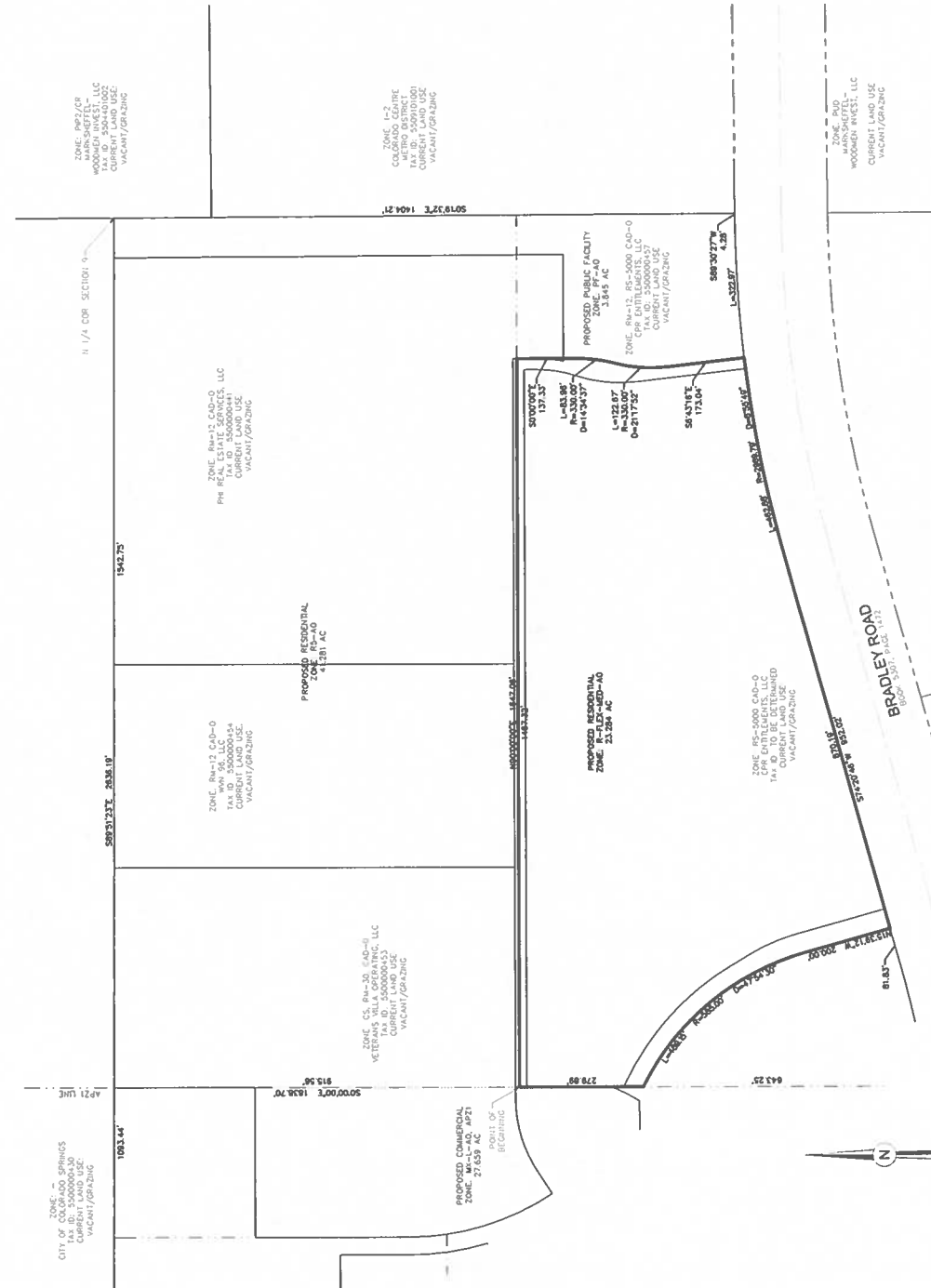
PROJECT NO.	15000000000000000000
DATE	10/13/2017
PROJECTED DATE	10/13/2017
PROJECTED DATE	10/13/2017
PROJECTED DATE	10/13/2017

City of Colorado Springs
Office of Planning and Development

VILLAGES AT WATERVIEW NORTH

EXHIBIT B - ZONE CHANGE
RESIDENTIAL ZONE - R-FLEX-MED-AO

DATE	DESCRIPTION



POINT OF COMMENSURATION
OF SECTION 8
OF SECTION 9

ZONE CS R-12 C-AD-O
CPR ENTITLEMENTS, LLC
TAX ID: 50000000454
CURRENT LAND USE:
VACANT/GRADING

PROPOSED LIGHT INDUSTRIAL
ZONE I-1-AO, RPT2
20,457 AC

PROPOSED COMMERCIAL
ZONE M-C-AD, RPT1
27,659 AC

ZONE CS, R-14-30, C-AD-O
VETERAS DELLA OPERATING, LLC
CURRENT LAND USE:
VACANT/GRADING

ZONE R-12 C-AD-O
PHS PART 2, C-AD-O
TAX ID: 50000000441
CURRENT LAND USE:
VACANT/GRADING

PROPOSED RESIDENTIAL
ZONE R-FLEX-MED-AO
1,281 AC

ZONE R-12 C-AD-O
WOODHEM INVEST, LLC
CURRENT LAND USE:
VACANT/GRADING

ZONE CS, R-14-30, C-AD-O
VETERAS DELLA OPERATING, LLC
CURRENT LAND USE:
VACANT/GRADING

PROPOSED RESIDENTIAL
ZONE R-FLEX-MED-AO
2,284 AC

PROPOSED PUBLIC FACILITY
ZONE R-FLEX-MED-AO
3,645 AC

ZONE R-12 C-AD-O
CPR ENTITLEMENTS, LLC
TAX ID: 50000000457
CURRENT LAND USE:
VACANT/GRADING

SR VENTURE
171,604

ZONE RS-2000 C-AD-O
CPR ENTITLEMENTS, LLC
TAX ID: 50000000457
CURRENT LAND USE:
VACANT/GRADING

BRADLEY ROAD
ADJ. TO 3301 P.A.S.D. 1/11

LEGEND

- WATERVIEW NORTH BOUNDARY
- EXISTING PARCEL LINE
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY EASEMENTS
- EXISTING PROPERTY-SECTION LINE
- PROPOSED ZONE BOUNDARY

SITE DATA

NAME OF SUBDIVISION: VILLAGES AT WATERVIEW NORTH
EXISTING ZONE: CS, I-2, R-12, R-14-30, RS-2000
PROPOSED ZONE: R-12, R-14-30, RS-2000, I-1-AO
PROPOSED TOTAL AREA: 115,266 AC
AREA IN THIS ZONE: 13,046 AC, 114,656 AC, 27,666 AC, 14,000 AC
13,284 AC, R-FLEX-MED-AO, 41,284 AC, I-1-AO
MAXIMUM NO. OF RESIDENTIAL UNITS: 650

NOTE:
ALL USE AND SETBACK INFORMATION PER SPECIFIC ZONE REQUIREMENTS.

SUBDIVIDER/PETITIONER
CPR ENTITLEMENTS, LLC
1170 S. WILSON AVE., SUITE 100
DOLARADO SPRINGS, CO 80903
719-227-0244

PLAN PREPARED BY
DANAKA SPENCER ENGINEERING, LLC
31 N. HIGHLAND ST., SUITE 500
DOLARADO SPRINGS, CO 80903
719-227-7388

LAND OWNERS
CPR ENTITLEMENTS, LLC
31 N. HIGHLAND ST., SUITE 500
DOLARADO SPRINGS, CO 80903
719-227-0244

I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 23.28 ACRES ESTABLISHING THE R-FLEX-MED-AP-O (R-FLEX MEDIUM WITH AIRPORT OVERLAY) ZONE DISTRICT LOCATED NORTHEAST OF THE POWERS BOULEVARD AND BRADLEY ROAD INTERSECTION..” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on September 12, 2023; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 26th day of September 2023, 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 26th day of September 2023.


Sarah B. Johnson, City Clerk

1st Publication Date: September 15, 2023

2nd Publication Date: October 4, 2023

Effective Date: October 9, 2023

Initial: SBS
City Clerk

