

ORDINANCE NO. 24 - 101

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 40.2 ACRES LOCATED AT THE INTERSECTION OF NORTH POWERS BOULEVARD AND INTERQUEST PARKWAY/HIGHWAY 83 FROM A (AGRICULTURAL) TO MX-M (MIXED-USE MEDIUM SCALE) ZONE 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 40.2 acres located at the intersection of North Powers Boulevard and Interquest Parkway/Highway 83, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and incorporated herein, from A (Agricultural) to MX-M (Mixed-Use Medium-Scale), 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 12th day of November 2024.

Finally passed: November 26, 2024


Randy Helms, Council President

ATTEST:


Sarah B. Johnson, City Clerk





JOVENCHI-I ZONE PARCEL 1

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THOSE PROPERTIES RECORDED UNDER RECEPTION NOS. 205019873 AND 099150169 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 66 WEST FO THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 3/4" STEEL PIPE AT THE NORTH 1/4 CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 10377" AT THE NORTHEAST CORNER, SAID LINE BEARING N89°11'42"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 21;

THENCE ON THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 21, S00°14'43"E A DISTANCE OF 1039.85 FEET, TO A POINT OF NON-TANGENT CURVE ON THE NORTHERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 205019873 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE PERIMETER OF SAID PROPERTY THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N31°50'45"W, HAVING A RADIUS OF 1372.50 FEET, A CENTRAL ANGLE OF 32°25'37" AND AN ARC LENGTH OF 776.78 FEET, TO A POINT OF NON-TANGENT;
2. S19°23'38"W A DISTANCE OF 227.66 FEET;
3. S20°14'46"W A DISTANCE OF 234.33 FEET, TO A POINT ON THE WESTERLY LINE OF THAT GRANT OF PERMANENT RIGHT-OF-WAY RECORDED UNDER RECEPTION NO. 099150170;

THENCE ON SAID RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

1. S23°55'42"W A DISTANCE OF 120.69 FEET;
2. S20°54'24"W A DISTANCE OF 244.51 FEET;
3. S58°54'22"W A DISTANCE OF 39.07 FEET;
4. N76°05'38"W A DISTANCE OF 190.75 FEET, TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 21;

THENCE ON SAID WEST LINE S00°14'43"E A DISTANCE OF 4.70 FEET;

THENCE ON THE PERIMETER OF SAID PROPERTY RECORDED UNDER RECEPTION NO. 205019873 AND ITS EXTENSION, THE FOLLOWING FOUR (4) COURSES:

1. N76°16'12"W A DISTANCE OF 68.53 FEET, TO A POINT OF CURVE;

2. THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 441.27 FEET, A CENTRAL ANGLE OF 24°15'22" AND AN ARC LENGTH OF 186.81 FEET, TO A POINT OF NON-TANGENT;
3. N10°31'34"W A DISTANCE OF 36.48 FEET, TO A POINT OF NON-TANGENT CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N19°51'53"W, HAVING A RADIUS OF 1372.50 FEET, A CENTRAL ANGLE OF 11°58'52" AND AN ARC LENGTH OF 287.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 135,287 SQUARE FEET OR 3.1058 ACRES.



JOVENCHI-I ZONE PARCEL 2

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 099150169 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 66 WEST FO THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 3/4" STEEL PIPE AT THE NORTH 1/4 CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 10377" AT THE NORTHEAST CORNER, SAID LINE BEARING N89°11'42"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 21;

THENCE ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, N89°11'42"E A DISTANCE OF 1043.23 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED UNDER RECEPTION NO. 202219680 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. S47°19'05"E A DISTANCE OF 235.28 FEET;
2. S42°24'20"E A DISTANCE OF 174.41 FEET;
3. S37°31'32"E A DISTANCE OF 116.70 FEET;

THENCE S34°32'38"W A DISTANCE OF 1171.98 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 223018482;

THENCE ON SAID NORTHERLY LINE, SAID LINE BEING 16.00 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21, S89°18'10"W A DISTANCE OF 133.71 FEET, TO A POINT ON THE EASTERLY LINE OF THAT GRANT OF PERMANENT RIGHT-OF-WAY RECORDED UNDER RECEPTION NO. 099150170;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. N00°41'50"W A DISTANCE OF 40.00 FEET;
2. S89°18'10"W A DISTANCE OF 207.49 FEET;
3. N36°50'23"W A DISTANCE OF 60.69 FEET;

THENCE ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 83 RECORDED UNDER RECEPTION NO. 203294304 AND ITS EXTENSION, THE FOLLOWING FIVE(5) COURSES:

1. N25°14'45"E A DISTANCE OF 483.08 FEET;
2. N24°51'29"E A DISTANCE OF 339.87 FEET;
3. N26°44'17"E A DISTANCE OF 243.50 FEET;
4. N30°27'42"E A DISTANCE OF 228.48 FEET;
5. N46°15'53"E A DISTANCE OF 147.61 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 624,972 SQUARE FEET OR 14.3474 ACRES.



PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 099150169 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16 AND THE SOUTHWEST 1/4 OF SECTION 15, ALL IN TOWNSHIP 12 SOUTH, RANGE 66 WEST FO THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 3/4" STEEL PIPE AT THE SOUTH 1/4 CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 10377" AT THE SOUTHEAST CORNER, SAID LINE BEARING N89°11'42"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 16, S89°11'42"W A DISTANCE OF 889.56 FEET, TO A POINT ON THE EASTERLY LINE OF PARCEL 502, CDOT PROJECT#CR200-070 UNIT V RECORDED UNDER RECEPTION NO. 203294304 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ON SAID EASTERLY LINE THE FOLLOWING EIGHT (8) COURSES:

1. N07°15'35"E A DISTANCE OF 318.47 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 31°16'26" AND AN ARC LENGTH OF 300.21 FEET, TO A POINT OF TANGENT;
3. N24°00'51"W A DISTANCE OF 157.51 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 71°06'25" AND AN ARC LENGTH OF 74.46 FEET, TO A POINT OF TANGENT;
5. N47°05'34"E A DISTANCE OF 534.00 FEET;
6. S46°03'01"E A DISTANCE OF 107.23 FEET;
7. N43°58'52"E A DISTANCE OF 175.28 FEET;
8. N21°20'15"W A DISTANCE OF 102.27 FEET, TO A POINT ON THE SOUTHERLY LINE OF PARCEL 508 OF SAID CDOT PROJECT#CR200-070 UNIT V;

THENCE ON SAID NORTHERLY LINE, N89°51'15"E A DISTANCE OF 379.76 FEET, TO A POINT ON THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15;

THENCE ON SAID WEST LINE, N00°25'57"W A DISTANCE OF 1.02 FEET, TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15;

THENCE ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15,
S89°46'41"E A DISTANCE OF 603.30 FEET;

THENCE S48°04'25"W A DISTANCE OF 1992.99 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 849,097 SQUARE FEET OR 19.4926 ACRES.



PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 099150169 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 66 WEST FO THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 3/4" STEEL PIPE AT THE SOUTH 1/4 CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 10377" AT THE SOUTHEAST CORNER, SAID LINE BEARING N89°11'42"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16;

THENCE N27°32'51" A DISTANCE OF 1487.38 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL 502, CDOT PROJECT#CR200-070 UNIT V RECORDED UNDER RECEPTION NO. 203294304 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

1. S47°28'09"W A DISTANCE OF 536.70 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 59.75 FEET, A CENTRAL ANGLE OF 92°48'01" AND AN ARC LENGTH OF 96.77 FEET, TO A POINT OF NON-TANGENT;
3. N39°58'59"W A DISTANCE OF 263.29 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 83;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE AS SHOWN ON THE CDOT PROJECT#CR200-070 UNIT V THE FOLLOWING TWO (2) COURSES:

1. N20°43'25"E A DISTANCE OF 98.94 FEET;
2. N28°19'07"E A DISTANCE OF 69.52 FEET, TO A POINT ON THE SOUTHERLY LINE OF PARCEL 508X AS SHOWN ON THE CDOT PROJECT#CR200-070 UNIT V;

THENCE ON SAID SOUTHERLY LINE, N89°51'15"E A DISTANCE OF 583.03 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 141,946 SQUARE FEET OR 3.2586 ACRES.

EXHIBIT B

POINT OF COMMENCEMENT
N 1/4 COR., SEC. 21
T.12S, R.66W, 6TH P.M.
RECOVERED 3/4" STEEL PIPE

N. LINE, NE 1/4, SEC. 21
BASIS OF BEARINGS

N89°11'42"E 2623.65'
NE COR. SEC. 21
T.12S, R.66W, 6TH P.M.
3-1/4" ALUMINUM CAP
STAMPED "LS 10377"

COLORADO DEPARTMENT OF
TRANSPORTATION
CDOT PROJECT #CR200-070 UNIT V
REC. NO. 204057932

COLORADO DEPARTMENT OF HIGHWAYS
PARCELS 1 & 40
CDOT PROJECT# S0170(3)
BOOK 2105 PAGE 820
BOOK 2041 PAGE 255

NE 1/4, SEC. 21
T.12S, R.66W, 6TH P.M.

E. LINE, W 1/2, SEC. 21
S00°14'43"E 1039.85'

NW 1/4, SEC. 21
T.12S, R.66W, 6TH P.M.

135,287 SQ. FT.
3.1058 ACRES
CURRENT ZONE "A"
PROPOSED ZONE "MX-M"

N31°50'45"W(R)

Δ=11°58'52"
R=1372.50'
L=287.00'

REC. NO.
205019873

POINT OF
BEGINNING

REC. NO.
099150169

S58°54'22"W
39.07'

S20°54'24"W
244.51'

GRANT OF PERMANENT R.O.W.
REC. NO. 099150170

N10°31'34"W
36.48'

NEW LIFE
DRIVE

Δ=24°15'22"
R=441.27'
L=186.81'

N76°05'38"W
190.75'

N76°16'12"W
68.53'

S00°14'43"E
4.70'

HIGH VALLEY LAND COMPANY, INC.
REC. NO. 220147755

CITY OF
COLORADO
SPRINGS
REC. NO.
099030035

CITY OF
COLORADO
SPRINGS
REC. NO.
223018482

S 1/4 COR., SEC. 21
T.12S, R.66W, 6TH P.M.
RECOVERED 2" BRASS CAP
STAMPED "LS 6359"

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

ZONE CHANGE PARCEL 1
83RD & POWERS
PROJECT NO.: 25299.00
DATE: 06/12/24

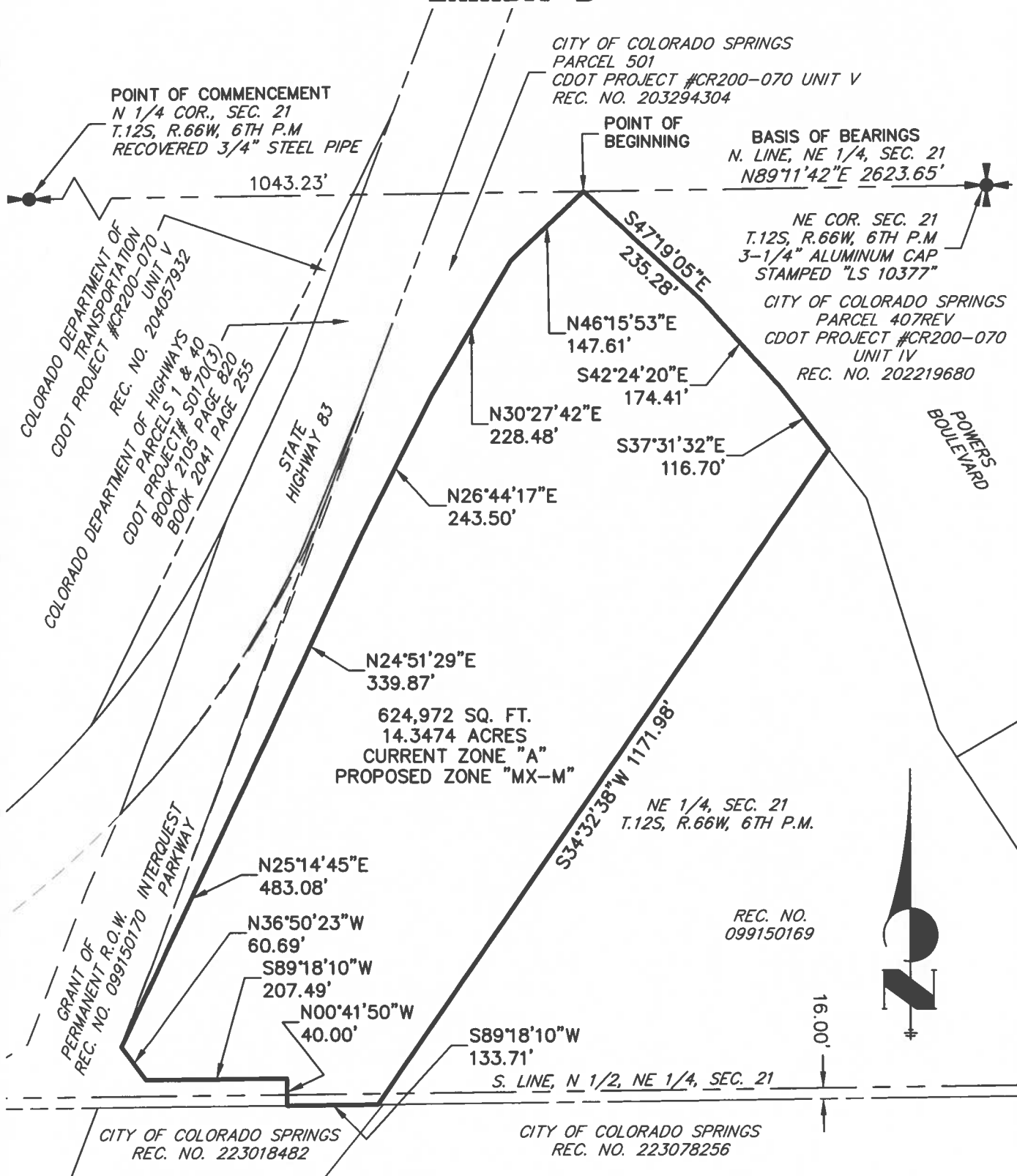
150 75 0 150
ORIGINAL SCALE: 1" = 150'
SHEET: 3 OF 3



J-R ENGINEERING
A Westrian Company

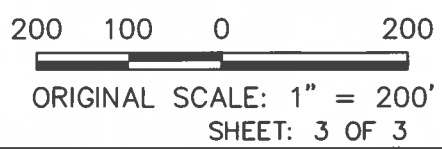
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

EXHIBIT B



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

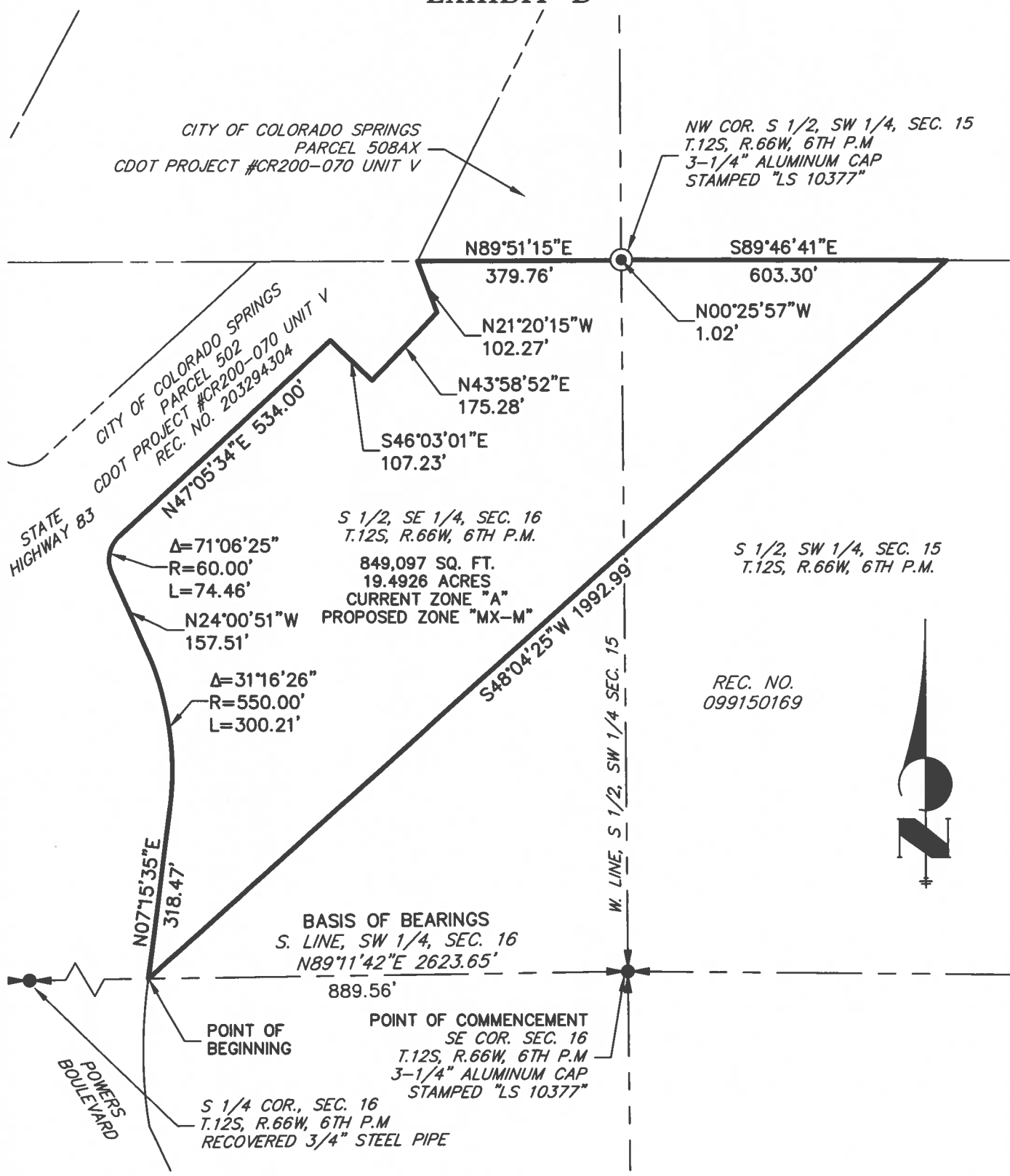
ZONE CHANGE PARCEL 2
83RD & POWERS
PROJECT NO.: 25299.00
DATE: 06/12/24



J-R ENGINEERING
A Westrian Company

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EXHIBIT B



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

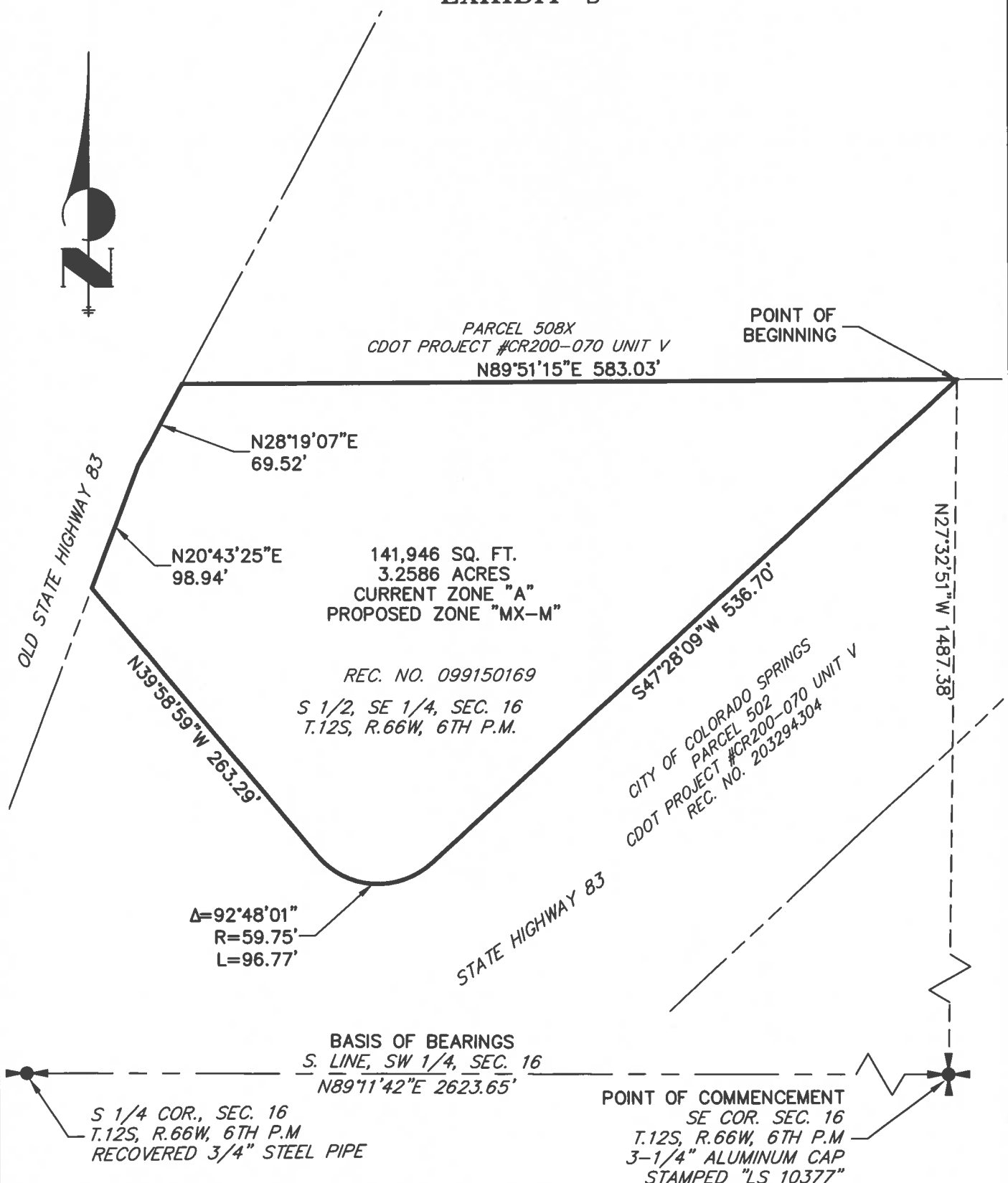
ZONE CHANGE PARCEL 3
83RD & POWERS
PROJECT NO.: 25299.00
DATE: 06/12/24

250 125 0 250
ORIGINAL SCALE: 1" = 250'
SHEET: 3 OF 3



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EXHIBIT B



PARCEL 508X
 CDOT PROJECT #CR200-070 UNIT V
 N89°51'15"E 583.03'

POINT OF BEGINNING

N28°19'07"E
 69.52'

N20°43'25"E
 98.94'

141,946 SQ. FT.
 3.2586 ACRES
 CURRENT ZONE "A"
 PROPOSED ZONE "MX-M"

REC. NO. 099150169
 S 1/2, SE 1/4, SEC. 16
 T.12S, R.66W, 6TH P.M.

CITY OF COLORADO SPRINGS
 PARCEL 502
 CDOT PROJECT #CR200-070 UNIT V
 REC. NO. 203294304

OLD STATE HIGHWAY 83

N39°58'59"W 263.29'

STATE HIGHWAY 83

N27°32'51"W 1487.38

Δ=92°48'01"
 R=59.75'
 L=96.77'

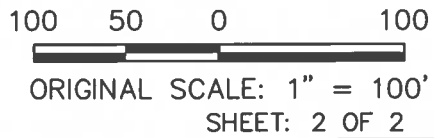
BASIS OF BEARINGS
 S. LINE, SW 1/4, SEC. 16
 N89°11'42"E 2623.65'

S 1/4 COR., SEC. 16
 T.12S, R.66W, 6TH P.M.
 RECOVERED 3/4" STEEL PIPE

POINT OF COMMENCEMENT
 SE COR. SEC. 16
 T.12S, R.66W, 6TH P.M.
 3-1/4" ALUMINUM CAP
 STAMPED "LS 10377"

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

ZONE CHANGE PARCEL 4
 83RD & POWERS
 PROJECT NO.: 25299.00
 DATE: 03/30/24



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 Fort Collins 970-491-9888 • www.jrengineering.com

EXHIBIT B

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 40.2 ACRES LOCATED AT THE INTERSECTION OF NORTH POWERS BOULEVARD AND INTERQUEST PARKWAY/HIGHWAY 83 FROM A (AGRICULTURAL) TO MX-M (MIXED-USE MEDIUM SCALE) ZONE DISTRICT”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on November 12, 2024; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 26th day of November 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, 26th day of November 2024.


Sarah B. Johnson, City Clerk



1st Publication Date: November 15, 2024
2nd Publication Date: December 4, 2024

Effective Date: December 9, 2024

Initial: SBJ
City Clerk