

ORDINANCE NO. 23 - 48

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 28.9 ACRES LOCATED SOUTHEAST CORNER OF WEST FILLMORE STREET AND CENTENNIAL BOULEVARD FROM PUD (PLANNED UNIT DEVELOPMENT DEVELOPMENT) TO MX-LWUI-O (MIXED-USE LARGE 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 28.9 acres located at the southeast corner of West Fillmore Street and Centennial Boulevard as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PUD (Planned Unit Development) to MX-L/WUI-O (Mixed-Use Large Scale with Wildland Urban Interface 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 12th day of September 2023.

Finally passed: September 26, 2023


Randy Helms, Council President

ATTEST:


Sarah B. Johnson, City Clerk





JOB NO. 2264.50-02R
MAY 23, 2023
PAGE 1 OF 3

619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

LEGAL DESCRIPTION: EXHIBIT A

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTH-SOUTH CENTERLINE OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHERLY END (CENTER QUARTER OF SECTION 36) BY A 2-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 28658" AND AT THE SOUTHERLY END BY A 1" YELLOW PLASTIC CAP STAMPED "13225" IS ASSUMED TO BEAR S00°02'01"W, A DISTANCE OF 985.46 FEET.

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY OF MESA SPRINGS ADDITION NO. 3 RECORDED IN PLAT BOOK Z AT PAGE 46, RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°02'01"W, ON THE WESTERLY BOUNDARY OF SAID MESA SPRINGS ADDITION NO. 3, A DISTANCE OF 985.46 FEET;

THENCE S89°15'47"W, A DISTANCE OF 621.72 FEET TO A POINT ON CURVE SAID POINT BEING THE SOUTHEASTERLY CORNER OF CENTENNIAL BOULEVARD AS PLATTED IN COLORADO SPRINGS HEALTH PARTNERS MEDICAL CENTER FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712335;

THENCE ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID CENTENNIAL BOULEVARD THE FOLLOWING (2) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S59°40'02"W, HAVING A DELTA OF 22°17'39", A RADIUS OF 1094.74 FEET AND A DISTANCE OF 425.97 FEET TO A POINT OF TANGENT;
2. N52°37'37"W, A DISTANCE OF 280.51 FEET TO A POINT ON THE EASTERLY BOUNDARY OF LOT 1 AS PLATTED IN DEPARTMENT OF VETERAN AFFAIRS OUTPATIENT CLINIC FILING NO. 1 RECORDED UNDER RECEPTION NO. 213713314;

THENCE ON THE EASTERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING (6) SIX COURSES:

1. N45°26'42"E, A DISTANCE OF 229.43 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 45°26'42", A RADIUS OF 537.47 FEET AND A DISTANCE OF 426.30 FEET TO A POINT OF TANGENT;
3. N00°00'00"E, A DISTANCE OF 142.93 FEET;
4. N71°13'55"W, A DISTANCE OF 12.85 FEET TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 62°04'28", A RADIUS OF 215.00 FEET AND A DISTANCE OF 232.93 FEET TO A POINT ON CURVE;
6. N48°21'42"W, A DISTANCE OF 52.54 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FILLMORE STREET AS PLATTED IN SAID COLORADO SPRINGS HEALTH PARTNERS MEDICAL CENTER FILING NO. 1;

THENCE ON THE SOUTHERLY AND EASTERLY RIGHT OF WAY LINE OF SAID FILLMORE STREET THE FOLLOWING (2) COURSES:

1. N86°38'18"E, A DISTANCE OF 88.98 FEET;
2. N03°22'14"W, A DISTANCE OF 25.50 FEET TO THE SOUTH RIGHT OF WAY LINE OF FILLMORE STREET AS DESCRIBED IN A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, DATED AUGUST 27, 1970;

THENCE ON SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING (2) TWO COURSES:

1. N86°38'18"E, A DISTANCE OF 690.29 FEET;
2. N86°06'32"E, A DISTANCE OF 220.52 FEET TO THE NORTHWESTERLY CORNER OF SAID MESA SPRINGS ADDITION NO. 3;

THENCE S00°01'54"W, A DISTANCE OF 475.31 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 28.906 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, ROBERT L. MEADOWS, JR., A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

ROBERT L. MEADOWS, JR., PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 34977
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

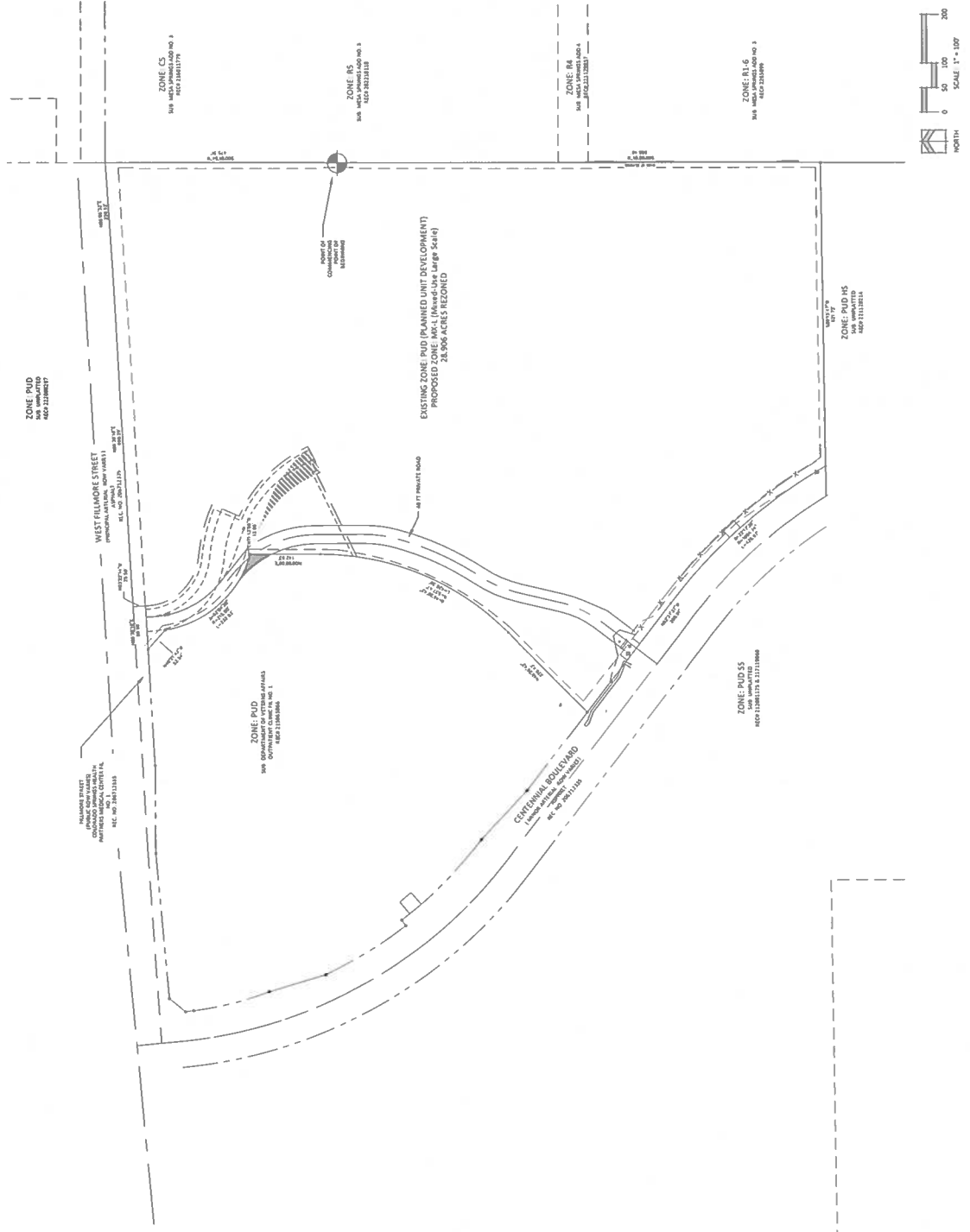
DATE

MESA HIGHLANDS

A PORTION OF TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COLORADO SPRINGS, COLORADO

ZONING MAP AMENDMENT EXHIBIT B

A PORTION OF TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COLORADO SPRINGS, COLORADO



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MESA HIGHLANDS

8 FALCONER ST
 COLORADO SPRINGS, CO

DATE: 11/13/2013
 DRAWN BY: A. LANDMAN
 CHECKED BY: A. LANDMAN

ZONING MAP AMENDMENT EXHIBIT B

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 No. ZONE-23-0011

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 28.9 ACRES LOCATED SOUTHEAST CORNER OF WEST FILLMORE STREET AND CENTENNIAL BOULEVARD FROM PUD (PLANNED UNIT DEVELOPMENT) TO MX-L/WUI-O (MIXED-USE LARGE SCALE WITH WILDLAND URBAN INTERFACE OVERLAY)”** 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: September 29, 2023

Effective Date: October 4, 2023

Initial: SBS
City Clerk

