

ORDINANCE NO. 24 - 38

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 6.87 ACRES LOCATED AT 4145 ARROWSWEST DRIVE FROM BP/WUI-O (BUSINESS PARK WITH WILDLAND URBAN INTERFACE OVERLAY) to MX-M/WUI-O (MIXED USE MEDIUM 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 6.87 acres located at 4145 Arrowswest Drive, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof (the "Property") from BP/WUI-O (Business Park with Wildland Urban Interface Overlay) to MX-M/WUI-O (Mixed-Use Medium Scale with Wildland Urban Interface Overlay), pursuant to the Unified Development Code 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 14th day of May 2024.

Finally passed: July 9, 2024


Randy Helms, Council President

ATTEST:

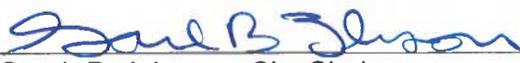

Sarah B. Johnson, City Clerk



EXHIBIT A
ORDINANCE 24-38

LEGAL DESCRIPTION



3898 Maizeland Road
Colorado Springs, CO 80909

Phone: 719-528-6133
Fax: 719-528-6848

Surveying • Planning

www.ldc-inc.com

ARROWSWEST APARTMENTS
Project No. 21043
May 22, 2024
Sheet 1 of 2

EXHIBIT "A"

LEGAL DESCRIPTION: ZONE CHANGE TO "MX-M" (MIXED USE MEDIUM SCALE)

A tract of land being portions of the Southeast Quarter of Section 22 and the Northeast Quarter of Section 27, all in Township 13 South, Range 67 West of the 6th P.M., also being Lots 5, 6 and 8 and a portion of Lot 7, SHOPS AT ARROWSWEST FILING NO. 1 (Reception No. 202175409, El Paso County, Colorado records), situate in the City of Colorado Springs, El Paso County, Colorado more particularly described as follows:

Beginning at the Northeasterly corner of said Lot 5 (all bearings in this description are relative to those platted in said FILING) (the following seven (7) courses are along the lines of said FILING); 1) Southeasterly on a curve to the left and along the Southwesterly right-of-way line of Arrowswest Drive (60' public r.o.w.) as platted within ARROWSWEST FILING NO. 3 (Plat Book B-4, Page 52, said El Paso County records), said curve having a central angle of $53^{\circ}11'39''$, a radius of 180.00 feet, an arc length of 167.12 feet (the chord to said curve bears $S19^{\circ}08'09''E$, a distance of 161.18 feet); 2) $S45^{\circ}43'59''E$ along said Arrowswest Drive's Southwesterly right-of-way line, 136.70 feet; 3) $S66^{\circ}47'22''W$, 546.28 feet; 4) $N17^{\circ}14'10''W$, 143.41 feet; 5) $N60^{\circ}13'42''W$, 315.69 feet; 6) $N07^{\circ}33'55''E$, 231.59 feet to a point on the Southeasterly right-of-way line of N. 30th Street (public r.o.w. width varies) as described by document (Book 3497, Page 370, said records); 7) $N42^{\circ}00'25''E$ along said N. 30th Street's Southeasterly right-of-way line, 106.51 feet to the most Northerly Northwesterly corner of said Lot 8; thence $S89^{\circ}25'40''E$ along the Northerly line of said Lot 8, said line also being common to the Northerly line of said Lot 7, 309.87 feet (the following four (4) courses are along the lines of that tract described by document (Ordinance No. 05-117 published August 23, 2005, City of Colorado Springs File No. CPC ZC 05-00014); 1) Southwesterly on a non-tangent curve to the left, said curve having a central angle of $06^{\circ}00'14''$, a radius of 272.50 feet, an arc length of 28.55 feet (the chord to said curve bears $S09^{\circ}17'43''W$, a distance of 28.54 feet); 2) Southeasterly on a non-tangent curve to the right and along a coincident portion of the Southwesterly line of Lot 4, said FILING, said curve having a central angle of $31^{\circ}17'02''$, a radius of 300.00 feet, an arc length of 163.80 feet (the chord to said curve bears $S66^{\circ}44'26''E$, a distance of 161.78 feet); 3) on a reverse curve to the left and along said Lot 4's coincident Southwesterly line, said curve having a central angle of $31^{\circ}26'18''$, a radius of 200.00 feet, an arc length of 109.74 feet (the chord to said curve bears $S66^{\circ}49'04''E$, a distance of 108.37 feet); 4) $S82^{\circ}32'12''E$ along said coincident Southwesterly line, 12.70 feet to the Point of Beginning and the terminus point of this description;

Containing 6.870 acres (299,268 square feet), more or less

SURVEYOR'S STATEMENT: I, David V. Hostetler, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the attached LEGAL DESCRIPTION and EXHIBIT were prepared under my direct responsibility, supervision, and checking, and on the basis of my knowledge, information and belief, are correct.

David V. Hostetler, Professional Land Surveyor
Colorado P.L.S. No. 20681
For and on behalf of LDC, Inc

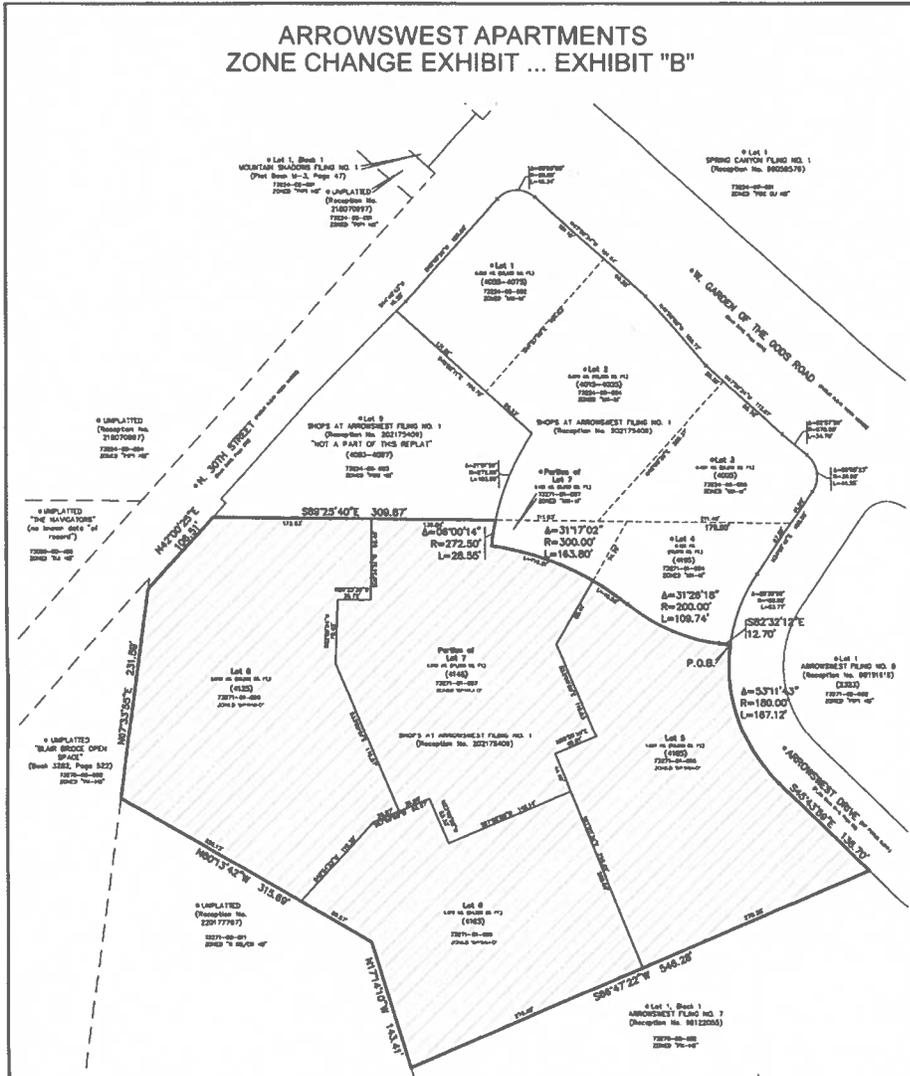
File: 21043 ZC Lgl.doc
DVH/dh



CITY FILE NO. ZONE-24-0004

EXHIBIT B ORDINANCE 24-38

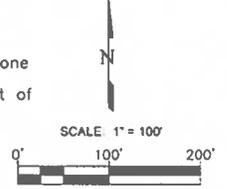
ARROWSWEST APARTMENTS ZONE CHANGE EXHIBIT ... EXHIBIT "B"



SITE DATA:
 EXISTING ZONING: BP/WUI-O
 (Business Park with
 Wildland Urban Interface Overlay)

PROPOSED ZONING: MX-M/WUI-O
 (Mixed Use Medium Scale with
 Wildland Urban Interface Overlay)
 AREA = 6.870 Acres
 Sheet 2 of 2

LEGEND:
 - Indicates "MX-M" Zone
 * - Indicates not a part of this Zone Change



CITY FILE NO. ZONE-24-0004

Land Development Consultants, Inc.
 PLANNING SURVEYING
 3808 MAZELAND ROAD • COLORADO SPRINGS, CO 80909
 PHONE: (719) 525-4121 • FAX: (719) 525-8848

DWN BY: HFW DATE: 05/21/24
 CKD BY: DVM REF. NO.: ARROWSWESTAP

NOTE: This EXHIBIT does not represent a monumental land survey, and is only intended to depict the attached LEGAL DESCRIPTION.

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	DATA CLARIFICATION	5/29/24	DVM
PROJECT NUMBER 21043			

*1410027613: Sheet of Monumental Surveying\64847163 READING_00234.dwg

I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 6.87 ACRES LOCATED AT 4145 ARROWSWEST DRIVE FROM BP/WUI-O (BUSINESS PARK WITH WILDLAND URBAN INTERFACE OVERLAY) to MX-M/WUI-O (MIXED USE MEDIUM 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 May 14 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: May 17, 2024

2nd Publication Date: July 12, 2024

Effective Date: July 17, 2024

Initial: 
City Clerk

