

ORDINANCE NO. 23 - 30

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 3.53 ACRES LOCATED AT THE SOUTHWEST CORNER OF ROLLER COASTER ROAD AND NORTH GATE BOULEVARD FROM PBC/CR (PLANNED BUSINESS CENTER, CONDITIONS OF RECORD) TO PBC (PLANNED BUSINESS CENTER [TO BE KNOWN AS MX-M (MIXED USE MEDIUM SCALE)])

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 3.53 acres located at the southwest corner of roller coaster road and north gate boulevard, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PBC/CR (Planned Business Center, Conditions Of Record) to PBC (Planned Business Center [to be known as 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 13th day of June 2023.

Finally passed: June 27, 2023


Randy Helms, Council President

ATTEST:


Sarah B. Johnson, City Clerk



EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I, FLYING HORSE NO. 6/32, RECORDED AT RECEPTION NO. 207712536 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARING IS BASED ON THE NORTH LINE OF SAID TRACT I AND IS CONSIDERED TO BEAR S80°27'41"E, MONUMENTED ON THE WEST END OF THE LINE BY A FOUND NO. 5 REBAR WITH A 1.25" ORANGE PLASTIC CAP STAMPED, "PLS 38069" AND ON THE EAST END OF THE LINE BY A NAIL AND 1.5" ALUMINUM DISC STAMPED "RAMPART PLS 38560".

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF NORTH GATE BOULEVARD AND THE WEST RIGHT OF WAY LINE OF ROLLER COASTER ROAD;

THENCE WITH SAID WEST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. S09°32'19"W, A DISTANCE OF 170.13 FEET TO A POINT OF CURVATURE TO THE LEFT;
2. THENCE WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 40°02'19", A RADIUS OF 483.00 FEET, A DISTANCE OF 337.52 FEET, WITH A CHORD BEARING OF S10°28'50"E AND A CHORD DISTANCE OF 330.70 FEET;
3. S30°30'00"E, A DISTANCE OF 65.24 FEET TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE AND THE NORTH RIGHT OF WAY LINE OF SILVERTON ROAD;

THENCE WITH SAID NORTH RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

1. S59°30'00"W, A DISTANCE OF 122.12 FEET TO A POINT CURVATURE TO THE RIGHT;
2. THENCE WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°45'32", A RADIUS OF 570.00 FEET, A DISTANCE OF 107.03 FEET, WITH A CHORD BEARING OF S64°52'54"W AND A CHORD DISTANCE OF 106.88 FEET;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N23°02'00"W, A DISTANCE OF 308.47 FEET;

THENCE N12°10'00"W, A DISTANCE OF 109.00 FEET;

THENCE N00°00'00"E, A DISTANCE OF 103.89 FEET;

THENCE N09°30'00"E, A DISTANCE OF 206.45 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE;

THENCE WITH SAID SOUTH RIGHT OF WAY LINE, S80°27'41"E, A DISTANCE OF 249.97 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS 153,814 SQUARE FEET OR 3.53 ACRES, MORE OR LESS.

BRIAN J. DENNIS, PLS 38069
PROJECT NO. BCG000001.10
PREPARED FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD, SUITE #305
COLORADO SPRINGS, CO 80920



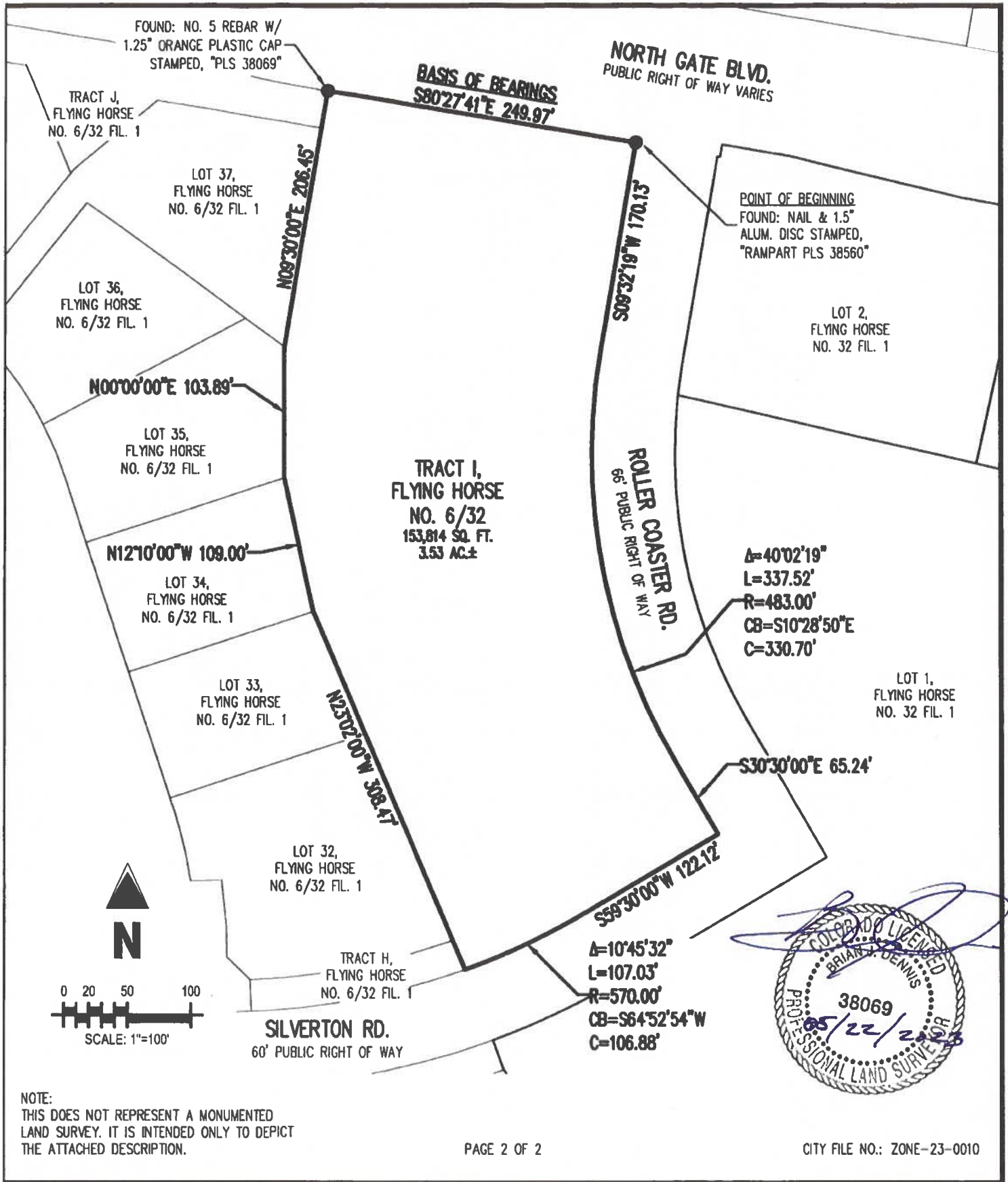


EXHIBIT B
TRACT I, FLYING HORSE NO. 6/32
RECORDED AT RECEPTION NO. 207712536
IN THE SE 1/4 SEC. 4, T12S, R66W OF 6TH P.M.
COLO. SPRINGS, EL PASO COUNTY, COLORADO


Project No:	BCG000001.10
Drawn By:	JGH
Checked By:	BJD
Date:	04.11.2023


Galloway

1155 Kelly Johnson Blvd., Suite 305
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I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 3.53 ACRES LOCATED AT THE SOUTHWEST CORNER OF ROLLER COASTER ROAD AND NORTH GATE BOULEVARD FROM PBC/CR (PLANNED BUSINESS CENTER, CONDITIONS OF RECORD) TO PBC (PLANNED BUSINESS CENTER [TO BE KNOWN AS MX-M (MIXED USE MEDIUM SCALE)])”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on June 13, 2023; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 27th day of June 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 27th day of June 2023.


Sarah B. Johnson, City Clerk



1st Publication Date: June 16, 2023

2nd Publication Date: June 30, 2023

Effective Date: July 5, 2023

Initial 
City Clerk