

Ordinance No. 87-175

AN ORDINANCE AMENDING THE ZONING
MAP OF THE CITY OF COLORADO SPRINGS,
RELATING TO 43.6 ACRE SITUATED BETWEEN
PALMER PARK BOULEVARD AND GALLEY ROAD ON
THE WEST SIDE OF POWERS BOULEVARD

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 the real property described in Exhibit A, attached hereto and made a part hereof by reference, from R to PBC-2, pursuant to the Zoning Ordinance of the City of Colorado Springs, subject to the following conditions and restrictions:

1. The following design parameters shall apply to the property:
 - a. Service areas shall be located in the least visible area of the site and/or building and be appropriately screened with fencing, earth berms, vegetation or a combination of above.
 - b. HVAC systems shall be concealed either architecturally or with appropriate tall vegetation.
 - c. Lighting shall be of a type and design such that no direct glare is viewed from adjoining streets and properties.
 - d. The exterior features of all sides of the building shall substantially conform to the style of the facade.
2. The 18.6 acre portion of the site shall be restricted to individual pads/free-standing buildings.
3. Development of the property shall be restricted to the traffic levels/impacts as set forth on page 2 of the Traffic Impact Analysis prepared by URS corporation dated August 7,

1987 (Exhibit B, attached). Greater impacts will be allowed if a new traffic study indicates Levels of Service which are acceptable to the Traffic Engineering Department.

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 October, 1987.

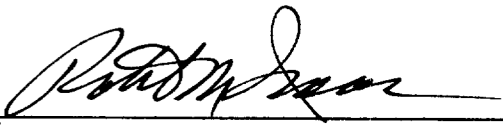


Mayor

ATTEST:


City Clerk

Finally passed, adopted and approved this 27th day of October, 1987.



Mayor

ATTEST:



City Clerk

I HEREBY CERTIFY, that the foregoing ordinance entitled "AN ORDINANCE
AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS, RELATING
TO 43.6 ACRE SITUATED BETWEEN PALMER PARK BOULEVARD AND GALLEY
ROAD ON THE WEST SIDE OF POWERS BOULEVARD"

was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on October 13, 1987; that said ordinance was passed at a regular meeting of the City Council of said City, held on the 27th day of October, 1987, and that the same was published by summary, in accordance with Section 14 of Article III of the City Charter, in the Colorado Springs Gazette Telegraph, a newspaper published and in general circulation in said City, 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 October, 1987.



City Clerk

EXHIBIT "A"

A portion of the NE 1/4 of Section 12, and a portion of the SE 1/4 of Section 1, Township 14 South, Range 66 West of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado, being more particularly described as follows:

Assuming the Easterly line of the NE 1/4 of said Section 12 bears N.00°00'23"E., with the Northeast corner and the Southeast corner of said NE 1/4 being 3/4 inch rod with no caps (approximately one foot below asphalt); Commencing at the Southeast corner of said NE 1/4 of Section 12; thence N.86°23'45"W., along the Southerly line of said NE 1/4, a distance of 345.67 feet; thence N.03°36'15"E., a distance of 40.00 feet to the Westerly line of Powers Boulevard as described in Book 5259 at Page 1306 of the Records of El Paso County, Colorado, point also being the Northerly Right-of-Way line of Galley Road as platted in Rustic Hills Subdivision No. 3, according to the recorded plat thereof as filed for record April 15, 1964, in Plat Book F-2 at Page 57 of said Records and also being the True Point of Beginning; thence N.86°23'45"W., along said Northerly Right-of-Way line of Galley Road, a distance of 426.28 feet; thence N.03°36'15"E., a distance of 21.98 feet; thence along the arc of a curve to the right, having a central angle of 34°48'58", a radius of 503.98 feet, a length of 306.25 feet (chord bears N.21°00'44"E.); thence along the arc of a compound curve to the left, whose center bears N.51°34'47"W., having a central angle of 33°21'49", a radius of 259.29 feet, a length of 150.99 feet (chord bears N.21°44'19"E.); thence N.84°55'49"W., a distance of 30.00 feet to the Easterly line of a greenbelt as platted in said Rustic Hills Subdivision No. 3; thence along said Easterly line N.05°04'11"E., a distance of 1063.19 feet; thence S.84°55'49"E., a distance of 30.00 feet; thence N.05°04'11"E., a distance of 475.03 feet; thence along the arc of a curve to the left, having a central angle of 21°58'40", a radius of 750.00 feet, a length of 287.69 feet (chord bears N.05°55'09"W.); thence N.16°54'29"W., a distance of 815.92 feet; thence along the arc of a curve to the right, having a central angle of 21°54'11", a radius of 700.00 feet, a length of 267.60 feet (chord bears N.05°57'23"W.); thence N.04°59'42"E., a distance of 426.45 feet; thence along the arc of a curve to the left, having a central angle of 03°24'26", a radius of 400.00 feet, a length of 23.79 feet (chord bears N.03°17'29"E.); thence N.01°35'16"E., a distance of 90.00 feet to the Southerly Right-of-Way line of Palmer Park Boulevard as described in Book 2513 at Page 700, Book 2501 at Page 154, Book 2501 at Page 158, and Book 2517 at Page 730 of said Records; thence S.88°24'44"E., along said Southerly Right-of-Way line, a distance of 549.50 feet to the Westerly Right-of-Way line of Powers Boulevard as described in Book 5256 at Page 27 and Book 5256 at Page 33 of said Records; thence along said Westerly Right-of-Way line, the following five (5) courses:

1. S.00°38'51"W., a distance of 6.09 feet;
2. Along the arc of a non-tangent curve to the right, whose center bears S.00°29'56"E., having a central angle of 90°29'39", a radius of 100.00 feet, a distance of 157.94 feet (chord bears S.45°15'06"E.);
3. S.00°00'17"E., a distance of 823.40 feet;
4. S.02°32'59"E., a distance of 270.27 feet;
5. S.00°00'19"W., a distance of 71.42 feet to the Northwesterly corner of Powers Boulevard as described in said Book 5259 at Page 1306 of said Records;

Thence along said Westerly Right-of-Way line, the following eight(8) courses:

1. S.00°02'25"E., a distance of 622.45 feet;
2. Along the arc of a curve to the right, having a central angle of 10°36'16", a radius of 2425.00 feet, a distance of 448.83 feet (chord bears S.05°15'43"W.);
3. S.10°33'51"W., a distance of 257.69 feet;
4. S.12°58'22"W., a distance of 272.06 feet;
5. Along the arc of a curve to the left, having a central angle of 09°21'58", a radius of 2587.00 feet, a distance of 422.90 feet (chord bears S.04°40'52"W.);
6. S.00°00'07"E., a distance of 404.17 feet;
7. Along the arc of a curve to the right, having a central angle of 93°36'49", a radius of 100.00 feet, a length of 163.39 feet (chord bears S.46°48'15"W.);
8. S.04°43'39"E., a distance of 70.78 feet to the Point of Beginning.

This description contains 43.60 acres.

URS Project No. 47366

August 7, 1987

Page 2 of 13

Table 1
ESTIMATED TRAFFIC GENERATION

Area	Land use	Size	Vehicle trips					
			AWD	AM in	AM out	PM in PM out		
1	Commercial	132 kgsf	8,778	118	105	375	401	
1	Office	71 kgsf	1,255	151	26	28	172	
	Subtotals	203 kgsf	10,033	269	132	403	573	
2	Light ind	30 kgsf	163	28	5	12	23	
2	Warehouse	30 kgsf	145	13	7	16	32	
2	Office	30 kgsf	527	63	11	12	72	
	Subtotals	89 kgsf	836	105	23	40	128	
3	Commercial	172 kgsf	7,219	69	52	458	489	
4	Light ind	30 kgsf	163	28	5	12	23	
4	Warehouse	30 kgsf	145	13	7	16	32	
4	Office	30 kgsf	527	63	11	12	72	
	Subtotals	89 kgsf	836	105	23	40	128	
5	Commercial	85 kgsf	3,562	34	26	226	241	
6	Commercial	85 kgsf	3,562	34	26	226	241	
7	Commercial	35 kgsf	1,446	14	10	92	98	
8	Commercial	8 kgsf	943	12	11	58	58	
Totals			766 kgsf	28,435	642	301	1,543	1,957

Table 2
DISTRIBUTION OF SITE TRAFFIC ON EXTERNAL ROADWAYS

Route of Approach or Departure	Percent
Palmer Park Boulevard, west	14
Powers Boulevard, north	25
Palmer Park Boulevard, east	10
Omaha Boulevard, east	1
Galley Road, east	10
Powers Boulevard, south	24
Galley Road, west	14

Figure 2 shows average weekday (AWD) traffic flows projected for the year 2010. Site, non-site and total traffic flows are separately plotted on each roadway segment. It is estimated that about one-third of the traffic oriented to site commercial land uses will consist of passby stops, and thus the volumes plotted on Figure 2 tend to overstate the contribution of site traffic to arterial roadway traffic demands.