

ORDINANCE NO. 26 - 14

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO APPROXIMATELY 44.72 ACRES LOCATED NORTHWEST OF THE INTERSECTION OF NEW LIFE DRIVE AND INTERQUEST PARKWAY FROM PDZ/AF-O (PLANNED DEVELOPMENT ZONE WITH UNITED STATES AIR FORCE ACADEMY OVERLAY) TO R-FLEX MEDIUM/AF-O (R-FLEX MEDIUM WITH UNITED STATES AIR FORCE ACADEMY 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 approximately 44.72 acres located generally northwest of the intersection of New Life Drive and Interquest Parkway, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PDZ/AF-O (Planned Development Zone with United States Air Force Academy Overlay) to R-Flex Medium/AF-O (R-Flex Medium with United States Air Force Academy Overlay), pursuant to the Zoning Ordinance of the City of Colorado Springs.

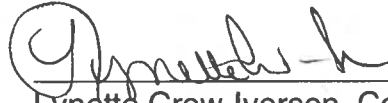
Section 2. This Ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

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 14th
day of April 2026.

Finally passed: April 28, 2026



Lynette Crow-Iverson, Council President

ATTEST:



Sarah B. Johnson, City Clerk





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

EXHIBIT "A"
CREEKRIDGE AT FLYING HORSE
REZONE PARCEL
JOB NO. 1171.75-01
NOVEMBER 13, 2025
SHEET 1 OF 6

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF SECTION 21 AND THE SOUTH HALF OF SECTION 16, ALL IN TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING A PORTION OF WARRANTY DEED RECORDED NOVEMBER 10, 1999 UNDER RECEPTION NUMBER 099173481 WITH ALL REFERENCED DOCUMENTS BEING RECORDS IN THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, COLORADO; SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH **BEARINGS REFERENCED** TO THE WEST LINE OF DOWNTOWN FLYING HORSE FILING NO. 1 RECORDED AUGUST 29, 2025 UNDER RECEPTION NO. 225715578 BEING MONUMENTED AT THE SOUTH END BY A NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118" FOUND 0.2 FEET BELOW GROUND AND MONUMENTED ON THE NORTH END BY A NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 34977" FOUND 0.2 FEET ABOVE GROUND; DETERMINED FROM GPS OBSERVATIONS TO BEAR NORTH 00°04'57" EAST A DISTANCE OF 725.95 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID DOWNTOWN FLYING HORSE FILING NO. 1;

THENCE ON THE WEST AND NORTHWESTERLY LINES OF SAID DOWNTOWN FLYING HORSE FILING NO. 1 THE FOLLOWING THREE COURSES:

1. THENCE NORTH 00°04'57" EAST A DISTANCE OF 725.95 FEET TO A TANGENT CURVE HAVING A RADIUS OF 225.00 FEET, WHOSE CENTER BEARS WESTERLY;
2. THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°47'04", AN ARC DISTANCE OF 93.40 FEET;
3. THENCE NORTH 43°43'45" EAST, ON THE NORTH LINE A DISTANCE OF 311.10 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 43°43'45" EAST A DISTANCE OF 100.77 FEET;

THENCE NORTH 34°57'46" EAST A DISTANCE OF 526.44 FEET;

THENCE SOUTH 67°38'36" EAST A DISTANCE OF 235.42 FEET;

THENCE NORTH 57°20'51" EAST A DISTANCE OF 264.76 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 542.70 FEET, WHOSE CENTER BEARS NORTHWESTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°23'32", AN ARC DISTANCE OF 477.31 FEET;

THENCE NORTH 06°57'19" EAST A DISTANCE OF 318.96 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 313.30 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°09'25", AN ARC DISTANCE OF 175.84 FEET;

THENCE NORTH 39°06'44" EAST A DISTANCE OF 24.03 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 513.30 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°08'38", AN ARC DISTANCE OF 189.42 FEET;

THENCE NORTH 60°15'21" EAST A DISTANCE OF 480.85 FEET;

THENCE SOUTH 15°48'12" EAST A DISTANCE OF 14.15 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 472.00 FEET, WHOSE CENTER BEARS SOUTHWESTERLY;

THENCE SOUTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°18'12", AN ARC DISTANCE OF 348.49 FEET;

THENCE SOUTH 26°30'00" WEST A DISTANCE OF 321.60 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 528.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'52", AN ARC DISTANCE OF 414.82 FEET TO THE CUSP WITH A NON-TANGENT CURVE, HAVING A RADIUS OF 522.40 FEET, WHOSE CENTER BEARS NORTH 74°19'35" EAST;

THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°44'44", AN ARC DISTANCE OF 170.92 FEET TO THE CUSP OF A NON-TANGENT CURVE, HAVING A RADIUS OF 536.00 FEET, WHOSE CENTER BEARS NORTH 53°06'04" EAST;

THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°14'17", AN ARC DISTANCE OF 142.55 FEET;

THENCE SOUTH 52°08'13" EAST A DISTANCE OF 151.67 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 83;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES

1. THENCE SOUTH 20°43'11" WEST A DISTANCE OF 91.17 FEET;
2. THENCE SOUTH 26°11'32" WEST A DISTANCE OF 1,008.86 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 1,372.50 FEET, WHOSE CENTER BEARS NORTH 49°04'52" WEST;

3. THENCE SOUTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF $06^{\circ}44'59''$, AN ARC DISTANCE OF 161.68 FEET;

THENCE NORTH $46^{\circ}00'00''$ WEST, A DISTANCE OF 736.62 FEET;

THENCE SOUTH $44^{\circ}00'00''$ WEST A DISTANCE OF 251.88 FEET TO POINT ON THE EXTERIOR OF SAID DOWNTOWN FLYING HORSE FILING NO. 1;

THENCE ON SAID EXTERIOR THE FOLLOWING NINE COURSES.

1. THENCE NORTH $46^{\circ}00'00''$ WEST A DISTANCE OF 61.00 FEET;
2. THENCE SOUTH $44^{\circ}00'00''$ WEST A DISTANCE OF 15.00 FEET;
3. THENCE NORTH $46^{\circ}00'00''$ WEST A DISTANCE OF 10.00 FEET;
4. THENCE SOUTH $44^{\circ}00'00''$ WEST A DISTANCE OF 65.00 FEET;
5. THENCE NORTH $46^{\circ}00'00''$ WEST A DISTANCE OF 118.17 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 100.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;
6. THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF $44^{\circ}51'32''$, AN ARC DISTANCE OF 78.29 FEET;
7. THENCE SOUTH $88^{\circ}51'32''$ WEST A DISTANCE OF 15.00 FEET;
8. THENCE NORTH $55^{\circ}19'51''$ WEST A DISTANCE OF 305.93 FEET;
9. THENCE NORTH $46^{\circ}16'15''$ WEST A DISTANCE OF 67.16 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 1,947,839 SQUARE FEET (44.71622 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

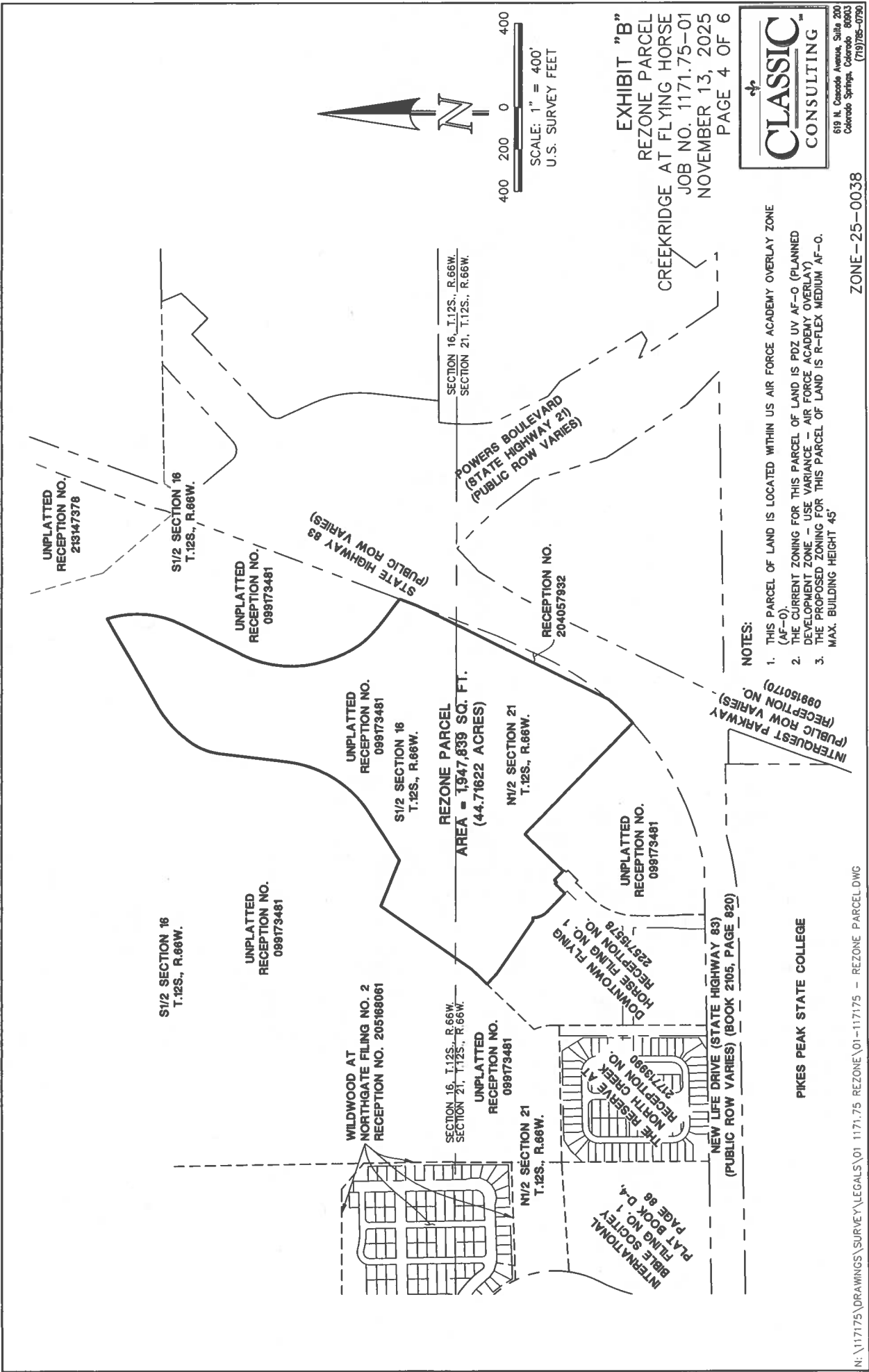


EXHIBIT "B"
REZONE PARCEL
CREEKRIDGE AT FLYING HORSE
JOB NO. 1171.75-01
NOVEMBER 13, 2025
PAGE 4 OF 6



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

- NOTES:
1. THIS PARCEL OF LAND IS LOCATED WITHIN US AIR FORCE ACADEMY OVERLAY ZONE (AF-0).
 2. THE CURRENT ZONING FOR THIS PARCEL OF LAND IS PDZ UV AF-0 (PLANNED DEVELOPMENT ZONE - USE VARIANCE - AIR FORCE ACADEMY OVERLAY)
 3. THE PROPOSED ZONING FOR THIS PARCEL OF LAND IS R-FLEX MEDIUM AF-0. MAX. BUILDING HEIGHT 45'

ZONE-25-0038

N:\117175\DRAWINGS\SURVEY\LEGALS\01 1171.75 REZONE\01-117175 - REZONE PARCEL.DWG

MATCHLINE SHEET 8

SECTION 16, T.12S., R.66W.
SECTION 21, T.12S., R.66W.

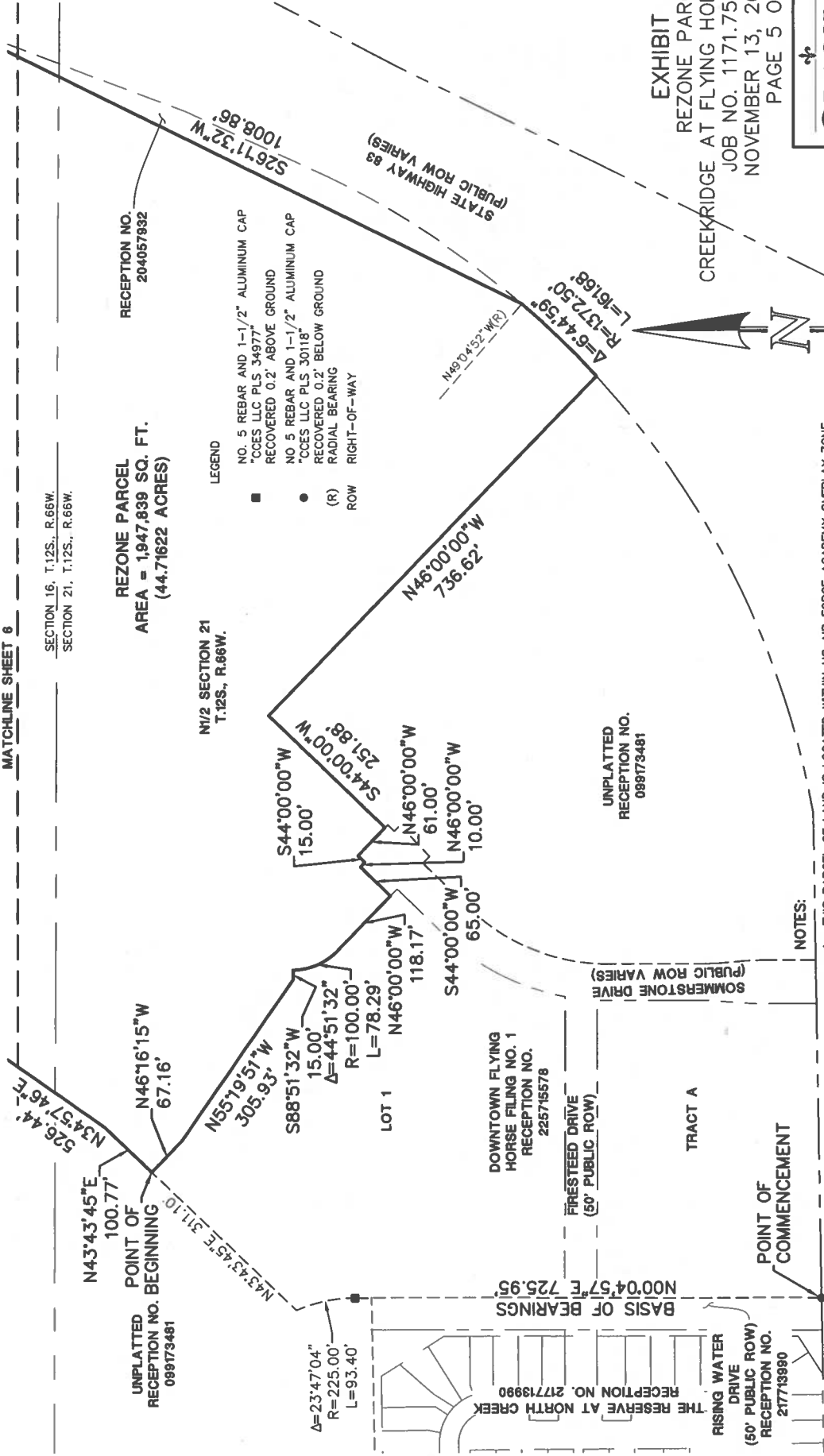
REZONE PARCEL
AREA = 1,947,839 SQ. FT.
(44.71622 ACRES)

RECEPTION NO.
204057832

N1/2 SECTION 21
T.12S., R.66W.

LEGEND

- NO. 5 REBAR AND 1-1/2" ALUMINUM CAP
"CCES LLC PLS 34977"
RECOVERED 0.2' ABOVE GROUND
- NO. 5 REBAR AND 1-1/2" ALUMINUM CAP
"CCES LLC PLS 30118"
RECOVERED 0.2' BELOW GROUND
- RADIAL BEARING
- ROW
- RIGHT-OF-WAY



NOTES:

- THIS PARCEL OF LAND IS LOCATED WITHIN US AIR FORCE ACADEMY OVERLAY ZONE (AF-O).
- THE CURRENT ZONING FOR THIS PARCEL OF LAND IS PDZ UV AF-O (PLANNED 150 DEVELOPMENT ZONE - USE VARIANCE AIR FORCE ACADEMY OVERLAY).
- THE PROPOSED ZONING FOR THIS PARCEL OF LAND IS R-FLEX MEDIUM AF-O. MAX. BUILDING HEIGHT 45'

NEW LIFE DRIVE
(STATE HIGHWAY 83)
(PUBLIC ROW VARIES)
(BOOK 2105, PAGE 820)

POINT OF
COMMENCEMENT

TRACT A

SOMMERSTONE DRIVE
(PUBLIC ROW VARIES)

DOWNTOWN FLYING
HORSE FILING NO. 1
RECEPTION NO.
225715578

FIRESTEED DRIVE
(50' PUBLIC ROW)

THE RESERVE AT NORTH CREEK
RECEPTION NO. 217713990

RISEING WATER
DRIVE
(50' PUBLIC ROW)
RECEPTION NO.
217713990

EXHIBIT "B"
REZONE PARCEL
CREEKRIDGE AT FLYING HORSE
JOB NO. 1171.75-01
NOVEMBER 13, 2025
PAGE 5 OF 6



619 N. Cascade Avenue, Suite 200
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U.S. SURVEY FEET
SCALE: 1" = 150'



I HEREBY CERTIFY that the foregoing ordinance entitled "AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO APPROXIMATELY 44.72 ACRES LOCATED NORTH OF THE INTERSECTION OF NORTH POWERS BOULEVARD AND INTERQUEST PARKWAY FROM PDZ/AF-O (PLANNED DEVELOPMENT ZONE WITH THE UNITED STATES AIR FORCE ACADEMY OVERLAY) TO R-FLEX M/AF-O (R-FLEX MEDIUM WITH THE UNITED STATES AIR FORCE ACADEMY OVERLAY)" was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **April 14, 2026**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **28th day of April 2026**, and that the same was published by title and in summary or title and in full, 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, **28th day of April 2026**


Sarah B. Johnson, City Clerk

1st Publication Date: **April 17, 2026**

2nd Publication Date: **May 1, 2026**

Effective Date: **May 6, 2026**

Initial: 
City Clerk

