

ORDINANCE NO. 25 - 71

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 14.12 ACRES LOCATED SOUTHEAST OF STETSON HILLS BOULEVARD AND NORTH MARKSHEFFEL ROAD ESTABLISHING MX-M/AP-O (MIXED-USE MEDIUM SCALE WITH AIRPORT OVERLAY) DISTRICT.

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 14.12 acres located southeast of Stetson Hills Boulevard and North Marksheffel Road as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, establishing MX-M/AP-O (Mixed-Use Medium Scale with Airport 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 August 2025.

Finally passed: August 26, 2025



Lynette Crow-Iverson, Council President

ATTEST:



Sarah B. Johnson, City Clerk



EXHIBIT A

LEGAL DESCRIPTION: ZONE CHANGE- PTAA

A TRACT OF LAND BEING A PORTION OF NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH BOUNDARY LINE OF CANTY SUBDIVISION NO. 2 AS RECEPTION NUMBER 968075, RECORDS OF EL PASO COUNTY, BEING MONUMENTED ON THE WEST END BY A NO 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AND AT THE EAST END BY A NO. 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AT GROUND LEVEL, ASSUMED TO BEAR N89°52'39"E A DISTANCE OF 1,276.39 FEET.

LOT 1 AND LOT 2, CANTY SUBDIVISION NO. 2, AS RECORDED UNDER RECEPTION NUMBER 968075, RECORDS OF EL PASO COUNTY, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 614,855 SQUARE FEET OR 14.115 ACRES MORE OR LESS.

ZONE CHANGE EXHIBIT "B"

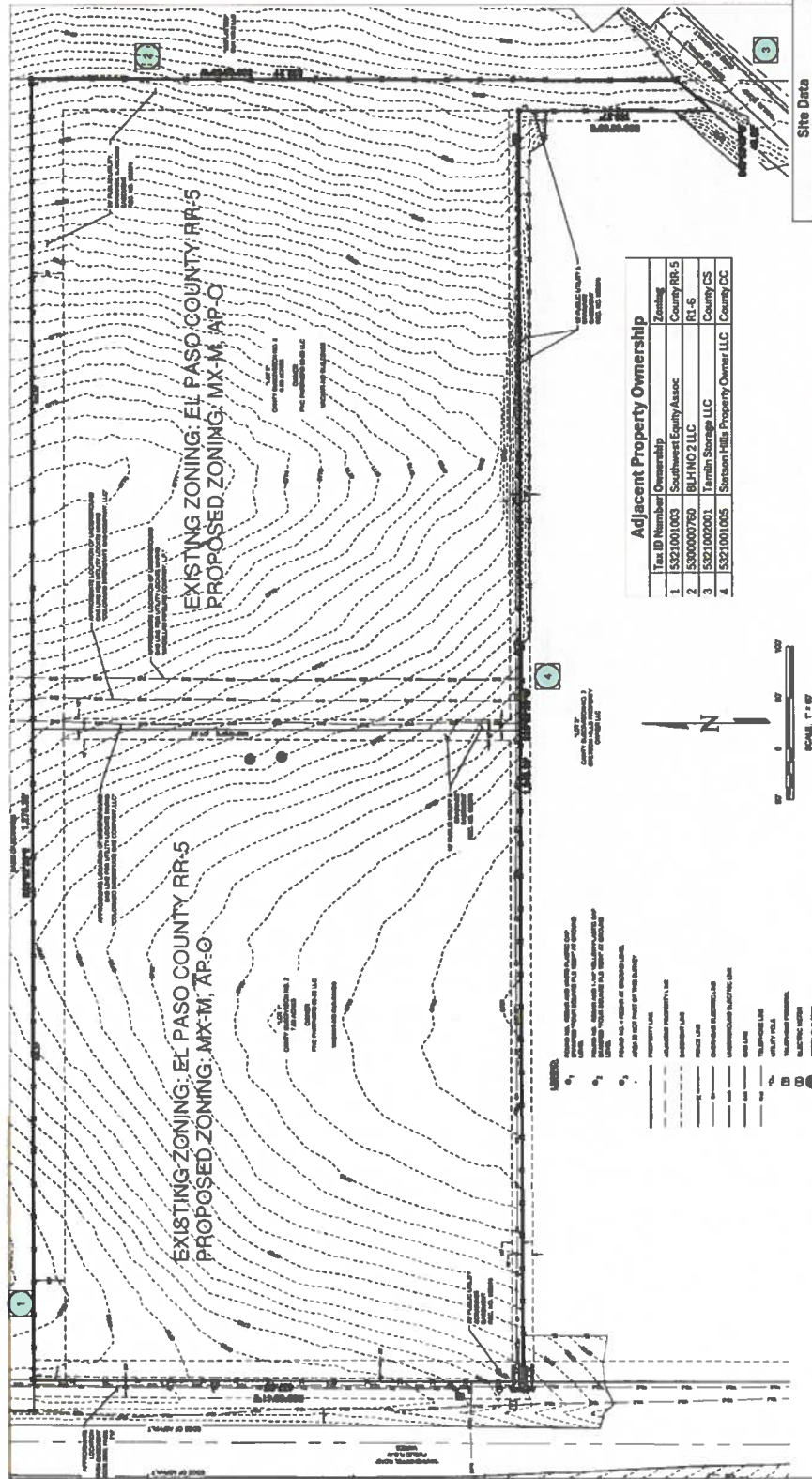
GENERAL NOTES:

NO.	REVISION/ISSUE	DATE

PTAA CHARTER
SCHOOL
ZONING MAP

VERTEX
CONSULTING SERVICES
451 E. Main Ave. Suite 202
Colorado Springs, Colorado 80903
719.579.8889

PROJECT NO:
ZONE-34-4008
DATE: 08/17/24
PAGE: 2 of 2
DRAWN BY: CJD



Adjacent Property Ownership

Tax ID Number	Ownership	Zoning
1 5321001003	Southwest Equity Assoc	County RR-5
2 5300000760	BLH NO 2 LLC	R1-G
3 5321002001	Tamlin Storage LLC	County CS
4 5321001005	Stetson Hills Property Owner LLC	County CC

Site Data

Owner/Applicant:	SSS Education Corp
Site Address:	1500 E. Main Ave., Suite 202, Colorado Springs, CO 80903
Tax ID Number:	5321001008, 5321001009
Current Zoning:	El Paso County RR-5
Proposed Zoning:	MX-M
Total Site Area:	14.112 Ac
Existing Land Use:	Vacant
Proposed Land Use:	Day Charter School

I HEREBY CERTIFY that the foregoing ordinance entitled **"AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 14.12 ACRES LOCATED SOUTHEAST OF STETSON HILLS BOULEVARD AND NORTH MARKSHEFFEL ROAD ESTABLISHING MX-M/AP-O (MIXED-USE MEDIUM SCALE WITH AIRPORT OVERLAY) DISTRICT."** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **August 12, 2025**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **26th day of August 2025**, and that the same was published by title and in summary or 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, **26th day of August 2025**


Sarah B. Johnson, City Clerk

1st Publication Date: **August 15, 2025**

2nd Publication Date: **August 29, 2025**

Effective Date: **September 3, 2025**

Initial: 
City Clerk

