

ORDINANCE NO. 21-56

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 160.05 ACRES LOCATED SOUTHWEST OF DRENNAN ROAD AND FOREIGN TRADE ZONE BOULEVARD ESTABLISHING THE PF/AO/APZ-2 (PUBLIC FACILITY WITH AIRPORT AND ACCIDENT POTENTIAL ZONE-2 OVERLAY) ZONE

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 the establishment of the PF/AO/APZ-2 (Public Facility with Airport and Accident Potential Zone-2 Overlay) zone district consisting of 160.05 acres located southwest of Drennan Road and Foreign Trade Zone Boulevard, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, 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 final adoption 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 be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 22<sup>nd</sup> day of June 2021.

**Finally passed:** July 13<sup>th</sup> 2021

  
\_\_\_\_\_  
Council President

**Mayor's Action:**

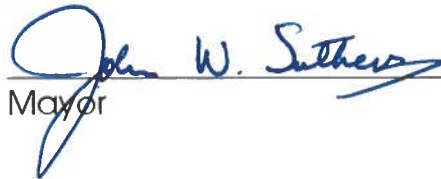
- Approved on July 15, 2021.
- Disapproved on \_\_\_\_\_, based on the following objections:

---

---

---

---

  
\_\_\_\_\_  
Mayor

**Council Action After Disapproval:**

- Council did not act to override the Mayor's veto.
- Finally adopted on a vote of \_\_\_\_\_, on \_\_\_\_\_.
- Council action on \_\_\_\_\_ failed to override the Mayor's veto.

\_\_\_\_\_  
Council President

ATTEST:

  
\_\_\_\_\_  
Sarah B. Johnson, City Clerk



CAO:   
COS: 

I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 160.05 ACRES LOCATED SOUTHWEST OF DRENNAN ROAD AND FOREIGN TRADE ZONE BOULEVARD ESTABLISHING THE PF/AO/APZ-2 (PUBLIC FACILITY WITH AIRPORT AND ACCIDENT POTENTIAL ZONE-2 OVERLAY) ZONE” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on June 22<sup>nd</sup>, 2021; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 13<sup>th</sup> day of July 2021, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Gazette on July 19<sup>th</sup>, 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 15<sup>th</sup> day of July 2021.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: June 25<sup>th</sup>, 2021

2<sup>nd</sup> Publication Date: July 19<sup>th</sup>, 2021

Effective Date: July 24<sup>th</sup>, 2021

Initial: SBS  
City Clerk

EXHIBIT A

LEGAL DESCRIPTION:

LOT 1 OF COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO.1, RECORDED OCTOBER 7 1986, RECEPTION 1463836, RECORDS OF EL PASO COUNTY, COLORADO; AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 65 WEST, 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

**BASIS OF BEARINGS:** ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (2011). THE BEARING OF THE LINE BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 4 MONUMENTED BY 2 1/2 INCH ALUMINUM CAP - ILLEGIBLE MARKINGS- 0.3' UNDER ASPHALT AND NORTHEAST CORNER OF SAID SECTION 4, MONUMENTED BY 3 1/4 INCH ALUMINUM CAP - ILLEGIBLE MARKINGS - 0.5' UNDER ASPHALT IS NORTH 89°24'39" EAST 2,628.19 FEET (GROUND DISTANCE).

**COMMENCING AT SAID NORTH QUARTER CORNER;**

THENCE SOUTH 0°13'33" EAST, A DISTANCE OF 30.00 FEET COINCIDENT WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 4, TO THE EXISTING SOUTHERLY RIGHT-OF-WAY OF DRENNAN ROAD, ALSO BEING THE POINT OF BEGINNING;

THENCE EASTERLY ON SAID SOUTHERLY RIGHT OF WAY OF DRENNAN ROAD, THE FOLLOWING (3) COURSES:

1. NORTH 89°24'44" EAST, A DISTANCE OF 1,314.70 FEET;
2. SOUTH 0°17'13" EAST, A DISTANCE OF 9.99 FEET;
3. NORTH 89°24'38" EAST, A DISTANCE OF 1,114.88 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FOREIGN TRADE ZONE BOULEVARD (80 FEET WIDE);

THENCE SOUTHERLY COINCIDENT WITH SAID WESTERLY LINE THE FOLLOWING (3) THREE COURSES:

1. SOUTH 0°28'58" EAST, A DISTANCE OF 2,225.02 FEET;
2. ON A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°00'01", A RADIUS OF 890.00 FEET AND A CHORD WHICH BEARS SOUTH 22°00'58" WEST;
3. SOUTH 44°31'18" WEST, A DISTANCE OF 762.52 FEET;

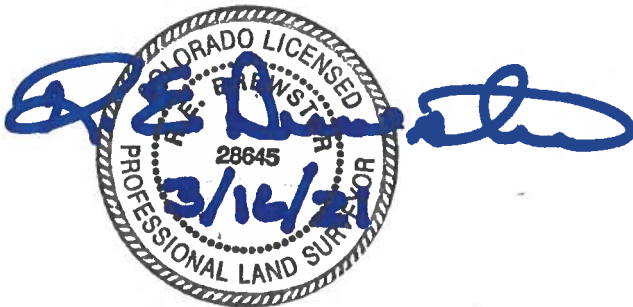
THENCE DEPARTING FROM SAID WESTERLY LINE, NORTH 45°29'06" WEST, A DISTANCE OF 1,090.18 FEET TO THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 4;

THENCE COINCIDENT WITH SAID SOUTH LINE, SOUTH 89°31'06" WEST, A DISTANCE OF 870.53 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 4;

THENCE NORTH 0°13'33" WEST, A DISTANCE OF 2,628.16 FEET, COINCIDENT WITH SAID NORTH-SOUTH CENTERLINE, TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 6,971,758 SQUARE FEET OR 160.050 ACRES OF LAND MORE OR LESS

**LEGAL DESCRIPTION STATEMENT:**

I, RICHARD E. BREWSTER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF ARE CORRECT.



---

RICHARD E. BREWSTER, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 28645  
FOR AND ON BEHALF OF COLORADO SPRINGS UTILITIES

# EXHIBIT B - ZONE CHANGE

CURRENT ZONING: I-2, A-5, CAD-0  
PROPOSED ZONING: PF/AO  
PROPOSED USE: PUBLIC FACILITY

