

ORDINANCE NO. 24 - 41

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 7.04 ACRES LOCATED SOUTHWEST OF STATE HIGHWAY 94 AND NORTH MARKSHEFFEL ROAD FROM BP / APZ-2 / AP-O (BUSINESS PARK / ACCIDENT POTENTIAL SUBZONE – 2 WITH AIRPORT OVERLAY) TO MX-M / APZ-2 / AP-O (MIXED-USE MEDIUM SCALE / ACCIDENT POTENTIAL SUBZONE – 2 WITH AIRPORT 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 7.04 acres located at southwest corner of State Highway 94 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, from BP / APZ-2 / AP-O (Business Park / Accident Potential Subzone – 2 with Airport Overlay) to MX-M / APZ-2 / AP-O (Mixed-Use Medium Scale / Accident Potential Subzone – 2 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 11th day of June 2024.

Finally passed: June 25, 2024


Randy Helms, Council President

ATTEST:


Sarah B. Johnson, City Clerk





**EXHIBIT A
LAND DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THAT TRACT OF LAND, DESIGNATED PARCEL 1, DESCRIBED AT RECEPTION NO. 221125290 AND A PORTION OF THAT TRACT OF LAND, DESIGNATED PARCEL 2, DESCRIBED AT RECEPTION NO. 221125289, SITUATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, WITH BEARINGS REFERENCED TO A PORTION OF THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 216093088, BEING MONUMENTED AT BOTH ENDS BY A 2" ALUMINUM CAP STAMPED "38053", AND IS ASSUMED TO BEAR NORTH 00°29'55" WEST, A DISTANCE OF 806.51 FEET, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED AT RECEPTION NO. 216093088;

THENCE SOUTH 89°39'07" WEST, ALONG THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. 216093093 A DISTANCE OF 233.32 FEET;

THENCE NORTH 50°12'03" WEST, ALONG THE SOUTHWEST LINE OF SAID PARCEL 1 A DISTANCE OF 77.54 FEET TO THE EAST CORNER OF SAID PARCEL 2;

THENCE SOUTH 89°41'17" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 2 BEING THE NORTH RIGHT-OF-WAY LINE OF SPACE VILLAGE AVENUE A DISTANCE OF 68.59 FEET;

THENCE NORTH 00°15'10" WEST, A DISTANCE OF 236.21 FEET;

THENCE NORTH 00°31'49" WEST, A DISTANCE OF 598.48 FEET TO THE SOUTH LINE OF THAT PARCEL DESCRIBED IN BOOK 6620, PAGE 203, BEING THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 94;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 76°45'11" EAST, A DISTANCE OF 30.71 FEET;
2. SOUTH 86°42'29" EAST, A DISTANCE OF 281.31 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 216093088;

THENCE ALONG THE WEST LINE OF SAID PARCEL, BEING THE WEST RIGHT-OF-WAY LINE OF MARKSHEFEL ROAD, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 43°35'45" EAST, A DISTANCE OF 72.95 FEET;
2. SOUTH 00°29'55" EAST, A DISTANCE OF 806.51 FEET TO THE **POINT OF BEGINNING**.

CITY FILE NO.: ZONE-24-0002

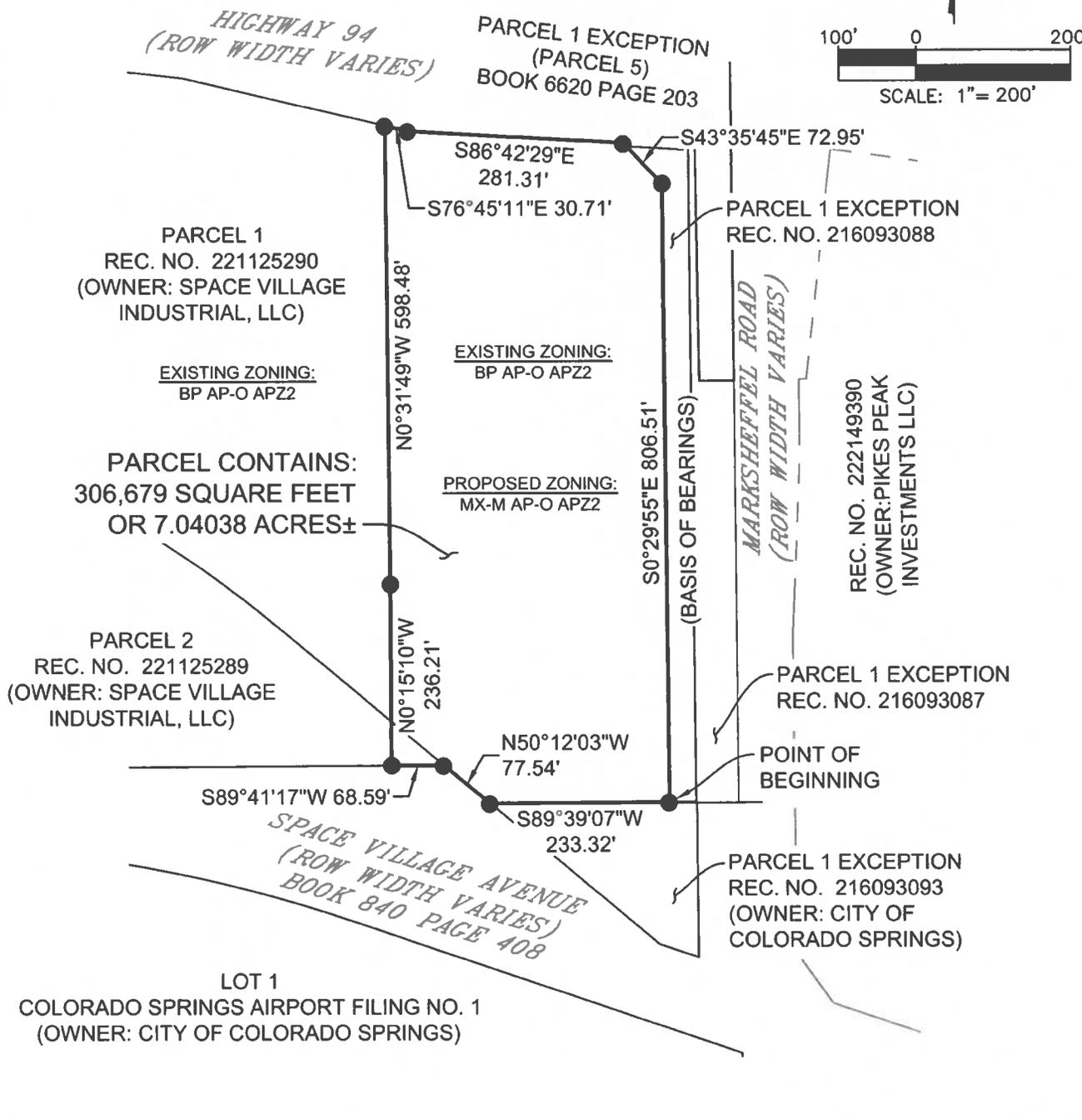
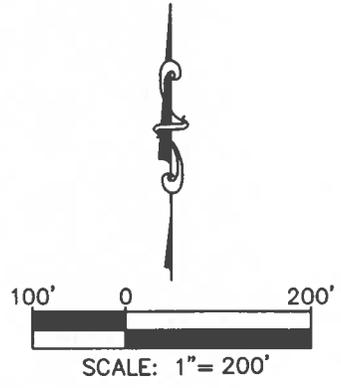
THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 306,679 SQUARE FEET OR (7.04038 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



JERRY R. BESSIE, PLS 38576
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
707 N 17TH STREET, SUITE 3150
DENVER, CO. 80202

FILE LOCATION: \\styx\Projects\22.1360.001 - Reagan Ranch Industrial GEC\400 Survey\Dwg\SUBDIVISION LOTS\1360.001-SURV-REAGAN RANCH INDUSTRIAL LOTS COMBINE 2 & 3.dwg

SE 1/4 SEC 8
T 14S R 65W



CITY FILE NO.: ZONE-24-0002

PREPARED BY:	CHECKED BY: JRB	EXHIBIT B
 Matrix	SCALE: 1" = 200'	LAND DESCRIPTION
	DATE: MARCH 21, 2024	SHEET: 3 OF 3

I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 7.04 ACRES LOCATED SOUTHWEST OF STATE HIGHWAY 94 AND NORTH MARKSHEFFEL ROAD FROM BP / APZ-2 / AP-O (BUSINESS PARK / ACCIDENT POTENTIAL SUBZONE – 2 WITH AIRPORT OVERLAY) TO MX-M / APZ-2 / AP-O (MIXED-USE MEDIUM SCALE / ACCIDENT POTENTIAL SUBZONE – 2 WITH AIRPORT OVERLAY)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on June 11, 2024; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 25th day of June 2024, 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 25th day of June 2024.


Sarah B. Johnson, City Clerk

1st Publication Date: June 14, 2024

2nd Publication Date: June 28, 2024

Effective Date: July 3, 2024

Initial: SBS
City Clerk

