

ORDINANCE NO. 23 - 26

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 4.54 ACRES LOCATED AT MARKSHEFFEL ROAD SOUTH OF STATE HIGHWAY 94 FROM OC/CR/AO/APZ-1/RPZ (OFFICE COMPLEX WITH CONDITIONS OF RECORD, AIRPORT OVERLAY, ACCIDENT PROTECTION ZONE-1, AND RUNWAY PROTECTION ZONE) to PBC/AO/APZ-1/RPZ (PLANNED BUSINESS CENTER (TO BE KNOWN AS MX-M (MIXED-USE MEDIUM SCALE)), AIRPORT OVERLAY, ACCIDENT PROTECTION ZONE-1, AND RUNWAY PROTECTION 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 rezoning 4.54 acres located at Marksheffel Road south of State Highway 94, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from OC/CR/AO/APZ-1/RPZ (Office Commercial with Conditions of Record, Airport Overlay, Aeronautical Protection Zone-1, and Runway Protection Zone) to PBC/AO/APZ-1/RPZ (Planned Business Center (to be known as MX-M (Mixed-Use Medium Scale) with Airport Overlay, Accident Protection Zone-1, and Runway Protection Zone), pursuant to the Zoning Ordinance of the City of Colorado Springs.

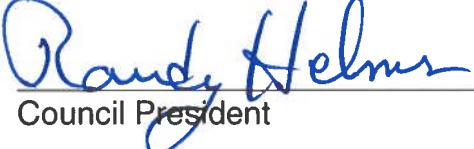
Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

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 9th day of May 2023.

Finally passed: May 23, 2023



Council President

ATTEST:



Sarah B. Johnson, City Clerk





EXHIBIT A
(REAGAN RANCH MX-M PARCEL)

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A #6 REBAR WITH 3-1/4 INCH ALUMINUM CAP APPROPRIATELY STAMPED WITH SYMBOLOGY FOR THE NORTHWEST CORNER OF SECTION 21-14-65 AND "FARNSWORTH GROUP - 2017 - PLS 38053" FOUND 0.1' ABOVE SURFACE AND AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM CAP, STAMPED "MERRICK & CO 2009 PLS 33200", 0.5 FEET BELOW SURFACE AND IS ASSUMED TO BEAR N89°28'33"E A DISTANCE OF 2661.44 FEET;

COMMENCING AT SAID NORTHWEST CORNER OF SECTION 21;

THENCE NORTH 89°28'33" EAST, ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 166.07 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 89°28'33" EAST, ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 509.31 FEET;

THENCE SOUTH 01°00'21" EAST A DISTANCE OF 529.28 FEET;

THENCE SOUTH 89°28'33" WEST A DISTANCE OF 206.58 FEET TO THE EXTERIOR OF THAT CERTAIN DEED RECORDED JULY 27, 1994 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN BOOK 6494 AT PAGE 586;

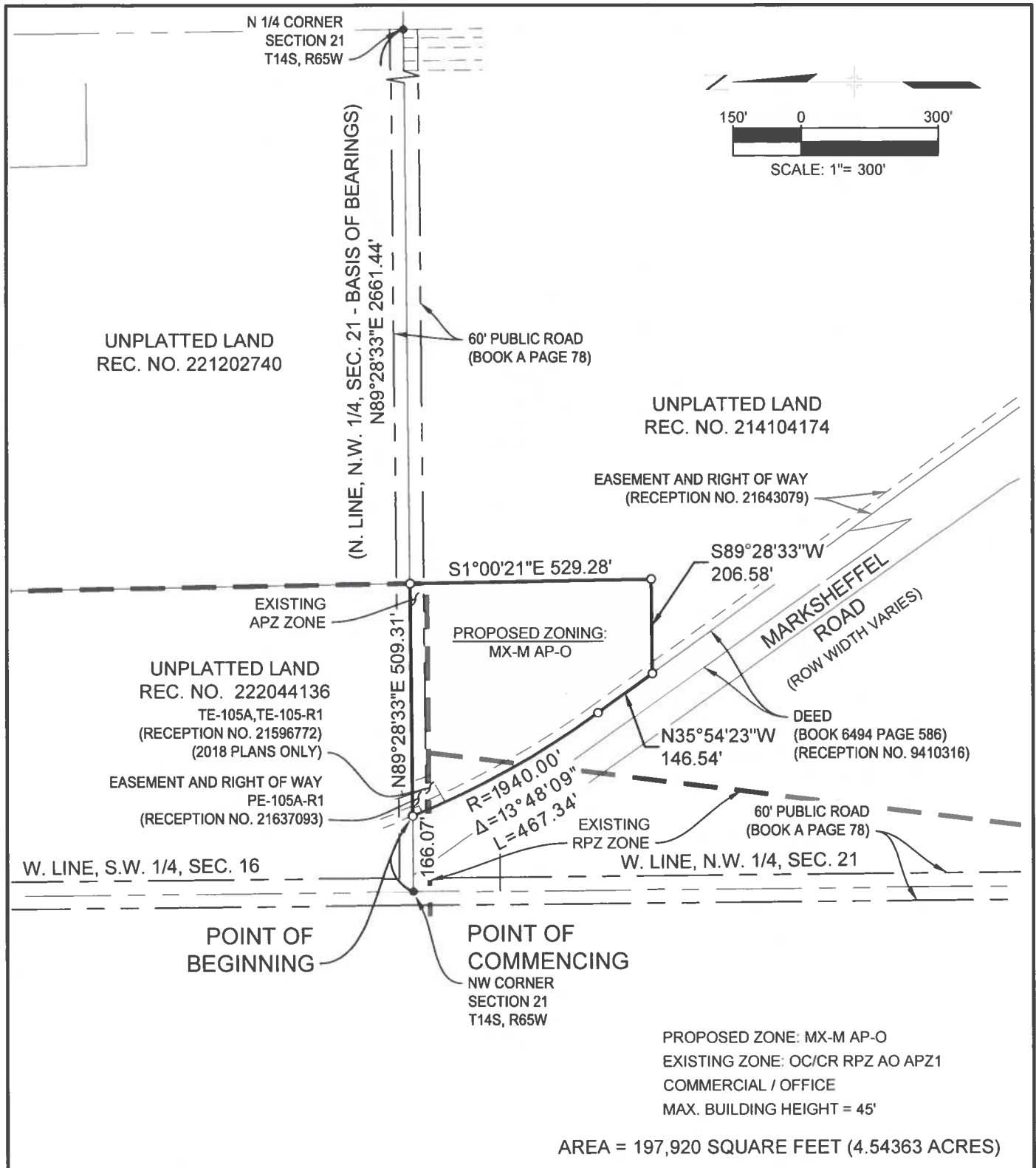
THENCE ON SAID EXTERIOR THE FOLLOWING (2) TWO COURSES:

1. THENCE NORTH 35°54'23" WEST A DISTANCE OF 146.54 FEET TO A 1,940.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHEASTERLY;
2. THENCE NORTHWESTERLY ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'09", AN ARC DISTANCE OF 467.34 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 197,920 SQUARE FEET OR (4.54363 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



PATRICK S. JERNIGAN, PLS 37042
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EXHIBIT B

REAGAN RANCH MX-M PARCEL

CHECKED BY: PSJ	DATE: JAN. 25, 2023 JN: 22.351.004	SHEET 1 of 1
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I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 4.54 ACRES LOCATED AT MARKSHEFFEL ROAD SOUTH OF STATE HIGHWAY 94 FROM OC/CR/AO/APZ-1/RPZ (OFFICE COMPLEX WITH CONDITIONS OF RECORD, AIRPORT OVERLAY, ACCIDENT PROTECTION ZONE-1, AND RUNWAY PROTECTION ZONE) to PBC/AO/APZ-1/RPZ (PLANNED BUSINESS CENTER (TO BE KNOWN AS MX-M (MIXED-USE MEDIUM SCALE)), AIRPORT OVERLAY, ACCIDENT PROTECTION ZONE-1, AND RUNWAY PROTECTION ZONE).” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on May 9, 2023; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 23rd day of May 2023, 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 23rd day of May 2023.


Sarah B. Johnson, City Clerk

1st Publication Date: May 12, 2023
2nd Publication Date: May 26, 2023

Effective Date: May 31, 2023

Initial: SBS
City Clerk