

ORDINANCE NO. 26 - 12

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO APPROXIMATELY 319.94 ACRES LOCATED WEST OF MARKSHEFFEL ROAD, NORTH OF DRENNAN ROAD, AND SOUTHEAST OF PETERSON SPACE FORCE BASE FROM MX-M/CR/GI/CR/BP/CR/APD/AP-O/APZ-1 (MIXED-USE MEDIUM SCALE WITH CONDITIONS OF RECORD, GENERAL INDUSTRIAL WITH CONDITIONS OF RECORD, BUSINESS PARK WITH CONDITIONS OF RECORD, AND AIRPORT PLANNED DEVELOPMENT WITH AIRPORT OVERLAY AND ACCIDENT POTENTIAL ZONE) TO PDZ/AP-O/APZ-1 (PLANNED DEVELOPMENT ZONE WITH AIRPORT OVERLAY AND ACCIDENT POTENTIAL 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 approximately 319.94 acres located west of Marksheffel Road, north of Drennan Road, and southeast of Peterson Space Force Base, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from MX-M/cr/GI/cr/BP/cr/APD/AP-O/APZ-1 (Mixed-Use Medium Scale with Conditions of Record, General Industrial with Conditions of Record, Business Park with Conditions of Record, and Airport Planned Development with Airport Overlay and Accident Potential Zone) to PDZ/AP-O/APZ-1 (Planned Development Zone with Airport Overlay and Accident Potential 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 10th day of March 2026.

Finally passed: March 24, 2026


Lynette Crow-Iverson, Council President

ATTEST:


Sarah B. Johnson, City Clerk



PROPERTY DESCRIPTION:

A tract of land, portions of which are described in deeds recorded in Book 5072 at Page 143, Book 5074 at Page 479, Book 5557 at Pages 1470, 1483, and 1498, Book 5605 at Page 1067, Book 5606 at Page 987 and Reception No. 26088724, all of the Records of El Paso County, Colorado located in the South ½ of Section 21 and in Section 28, all of Township 14 South, Range 65 West, of the 6th P.M., City of Colorado Springs, El Paso County, Colorado, described as follows:

(BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO AS BEARING S89°51'37"W, 2630.88 FEET; THE S¼ COR IS A FND. 2½" ALUMN. CAP MARKED "DREXEL BARREL&CO LS17664": THE SE COR IS A 3¼" ALUMN. CAP IN MONUMENT BOX STAMPED "EL PASO COUNTY DPW LS17496")

Commencing (POC) at the Southeast Corner of Section 34 of Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado thence N56°54'41"W, 10,173.78 feet to a point on the West line of the East ½, of the East ½ of the Southwest ¼ said Section 28 to the TRUE POINT OF BEGINNING;

(THE FOLLOWING THREE COURSED ARE ALONG THE WESTERLY LINES OF COLORADO SPRINGS AIRPORT AND INDUSTRIAL PARK FILING NO. 2, RECEPTION NO. 94150257 AND COLORADO SPRINGS AIRPORT FILING 1B REC. NO. 218714079)

Thence N00°04'05"E, 2,324.66 feet along the West line of the East ½, of the East ½ of the Southwest ¼ said Section 28 to the Southwest Corner of the East 1/2 of the East ½ of the Northwest ¼ of said Section 28;

Thence N00°07'46"E, 1,180.56 feet to the Southwesterly Corner Colorado Springs Airport Filing 1B as recorded under Reception No. 218714079 of the Southeast ¼ of the Southeast ¼ of the Southwest ¼ of said Section 21;

Thence continue N00°07'46"E, 1,458.99 feet to the Southwest Corner of the Southeast ¼ of the Southeast ¼ of the Southwest ¼ of said Section 21;

Thence N00°05'40"W, 729.16 feet along the West line of the East ½, of the East ½ of the Southwest ¼ of said Section 21;

Thence N59°24'45"E, 716.46 feet to a point on the westerly Right-of-Way line for Marksheffel Road as recorded in Book 752, Page 305 and Book 5074 Page 209 and referenced in Quit Claim Deed recorded under Reception no. 222132266, all of the records of El Paso County, Colorado;

Thence S30°35'15"E, 946.31 feet along said westerly Right-of-Way line;

Thence S30°43'57"E, 1,252.56 feet along said westerly Right-of-Way line to a point of curve;

Thence Southeasterly, 677.65 feet along the arc of a curve concave to the Northeast and along said westerly Right-of-Way line, said arc having a radius of 3,423.95 feet, a central angle of 11°20'23", and being subtended by a chord that bears S39°24'23"E, 676.54 feet;

Thence S42°38'12"E, 1,136.04 feet along said westerly Right-of-Way line;

Thence S59°25'02"W, 244.02 feet;

Thence S30°35'23"E, 288.27 feet to a point of curve;

Thence Southerly, 1,071.72 feet along the arc of a curve concave to the West, said arc having a radius of 2,000.07 feet, a central angle of 30°42'05", and being subtended by a chord that bears S15°14'31"E, 1,058.94 feet;



URBAN DESIGN ♦ LAND PLANNING ♦ LANDSCAPE ARCHITECTURE

Thence S00°06'32"W, 1,430.90 feet;

Thence N89°41'47"W, 3,157.23 feet to the TRUE POINT OF BEGINNING.

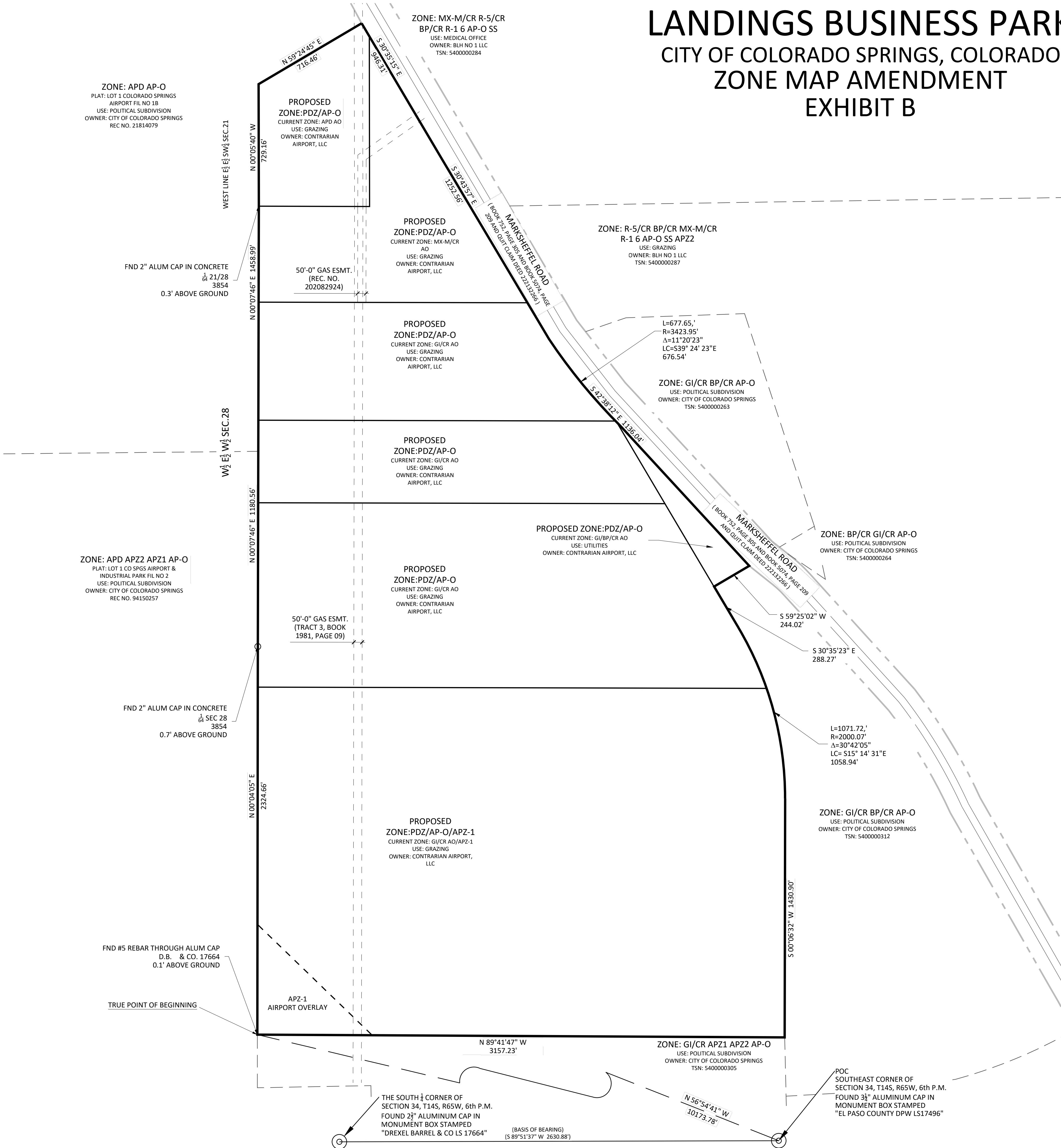
Area = 13,936,778 square feet (319.94 acres), more or less.

LANDINGS BUSINESS PARK

CITY OF COLORADO SPRINGS, COLORADO

ZONE MAP AMENDMENT

EXHIBIT B



OVERALL SITE INFORMATION

Tax ID Number:	5400000277, 5400000187, 5400000188, 5400000189, 5400000208, 5400000209, 5400000263
Proposed Zone:	PDZ (PLANNED DEVELOPMENT ZONE) AP-O (AIRPORT OVERLAY) APZ-1 (ACCIDENT POTENTIAL ZONE OVERLAY)
Total Area:	319.94 Acres (13,936,778 SF)
Owner:	Contrarian Airport, LLC
Maximum Non-Residential Floor Space:	2,500,000 sf
Maximum Non-Residential Building Height:	80 ft
Maximum Residential Density:	14du/ac The maximum density for individual residential developments shall be 30 du/ac. The overall residential density for Landings Business Park may not exceed 14 du/ac.
Maximum Residential Building Height:	50 ft



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LANDINGS BUSINESS PARK

ZONE MAP AMENDMENT

WEST OF MARKSHEFFEL, EAST OF
COS AIRPORT, NORTH OF
DRENNAN ROAD

DATE:	06.17.25
PROJECT MGR:	A. BARLOW
PREPARED BY:	J. SMITH

DATE:	BY:	DESCRIPTION:
9/10/2025	JS	REVISED PER CITY COMMENTS
11/12/2025	JS	REVISED PER CITY COMMENTS
12/10/2025	JS	REVISED PER CITY COMMENTS
01/06/2026	AR	REVISED PER CITY COMMENTS

EXHIBIT B

3

3 OF 3

ZONE-25-0024

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO APPROXIMATELY 319.94 ACRES LOCATED WEST OF MARKSHEFFEL ROAD, NORTH OF DRENNAN ROAD, AND SOUTHEAST OF PETERSON SPACE FORCE BASE FROM MX-M/CR/GI/CR/BP/CR/APD/AP-O/APZ-1 (MIXED-USE MEDIUM SCALE WITH CONDITIONS OF RECORD, GENERAL INDUSTRIAL WITH CONDITIONS OF RECORD, BUSINESS PARK WITH CONDITIONS OF RECORD, AND AIRPORT PLANNED DEVELOPMENT WITH AIRPORT OVERLAY AND ACCIDENT POTENTIAL ZONE) TO PDZ/AP-O/APZ-1 (PLANNED DEVELOPMENT ZONE WITH AIRPORT OVERLAY AND ACCIDENT POTENTIAL ZONE)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **March 10, 2026**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **24th day of March 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, **24th day of March 2026**


Sarah B. Johnson, City Clerk

1st Publication Date: **March 13, 2026**

2nd Publication Date: **March 27, 2026**

Effective Date: **April 1, 2026**

Initial: 
City Clerk

