

ORDINANCE NO. 26 - 15

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO APPROXIMATELY 2.17 ACRES LOCATED AT 4880 AIRPORT ROAD FROM R1-6/AP-O (SINGLE-FAMILY – MEDIUM WITH AIRPORT OVERLAY) TO R-5/AP-O (MULTI-FAMILY HIGH WITH AIRPORT OVERLAY)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

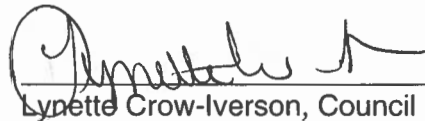
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning approximately 2.17 acres located at 4880 Airport Road, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R1-6/AP-O (Single Family – Medium with Airport Overlay) to R-5/AP-O (Multi-Family High 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 14th day of April 2026.

Finally passed: April 28, 2026



Lynette Crow-Iverson, Council President

ATTEST:


Sarah B. Johnson, City Clerk

EXHIBIT A

September 04, 2025

PARCEL DESCRIPTION:

THE EAST 345 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EXCEPT THE EAST 30 FEET THEREOF, WHICH IS RESERVED FOR ROAD PURPOSES, AND EXCEPT A RIGHT OF WAY FOR ROADWAY PURPOSES OVER THE SOUTHERLY 30 FEET THEREOF, CONVEYED TO EL PASO COUNTY IN BOOK 441 AT PAGE 11, COUNTY OF EL PASO, STATE OF COLORADO, WITH ALL THE BEARINGS CONTAINED HEREIN BASED UPON A **BASIS OF BEARING**, OF S86°45'28"E, AS MEASURED BETWEEN THE SOUTHWEST CORNER OF SAID SECTION 13, MARKED ON THE GROUND BY A NUMBER 6 REBAR, WITH 3 ¼" ALUMINUM CAP, STAMPED "PLS 23515", FOUND IN PLACE, AND AT THE SOUTH QUARTER CORNER OF SAID SECTION 13, MARKED ON THE GROUND BY A NUMBER 6 REBAR, WITH A 2 ½" ALUMINUM CAP, STAMPED "LS 38479, FOUND IN PLACE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID SOUTHWEST CORNER OF SAID SECTION 13;

THENCE N87°46'12"E, A DISTANCE OF 314.59 FEET, TO A POINT BEING 30 FEET NORTH OF AND PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, AND ALSO BEING 345 FEET WEST AND PERPENDICULAR TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, AND THE **POINT OF BEGINNING**;

THENCE 345 FEET PARALLEL WITH SAID EAST LINE, N00°24'09"W, A DISTANCE OF 299.47 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG SAID NORTH LINE, S86°45'45"E, A DISTANCE OF 315.64 FEET, TO A POINT BEING 30 FEET WEST OF AND PERPENDICULAR TO SAID EAST LINE; THENCE PARALLEL WITH SAID EAST LINE, S00°24'09"E, A DISTANCE OF 299.50 FEET, TO A POINT 30 FEET NORTH OF AND PERPENDICULAR TO SAID SOUTH LINE; THENCE 30 FEET PARALLEL WITH SAID SOUTH LINE, N86°45'28"W, A DISTANCE OF 315.64 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 94,337 SQUARE FEET OR 2.166 ACRES, MORE OR LESS.



STEWART L. MAPES, JR.

COLORADO P.L.S. 38245

EXHIBIT B

PAGE 2 OF 2



SW1/4, SW1/4,
SW1/4, SEC 13
TOWNSHIP 19 SOUTH,
RANGE 66 WEST, 6TH
P.M

S82°28'51"E
13.55'(M)
14.00'(S2)

#4 REBAR WITH
1" YELLOW PLASTIC CAP "PLS 11624"
N03°26'10"E 0.52'(M) SOUTH AT A RIGHT ANGLE TO
MEASURED LINE BETWEEN FOUND MONUMENTS PER S1

OWNER: DIANA & VINCENT RHODES
(REC. NO. 208126850)

ZONED:
R-16

S86°45'45"E 315.64'(M)

#4 REBAR
WITH 1" YELLOW PLASTIC
CAP "PLS 11624"
(REBAR PUNCHED THROUGH
CAP AND BENT)
N80°35'38"E 2.73'(M)
FROM CALCULATED
CORNER PER SECTION
BREAKDOWN & DEED

#4 REBAR
WITH 1" YELLOW PLASTIC CAP "PLS 11624"
0.9' BELOW GRADE

#4 REBAR
WITH 1" YELLOW PLASTIC CAP "PLS 11624"
FLUSH WITH GRADE

30'

N00°24'09"W
299.47'(M)

345' (D)

OWNER: AMC PROPERTIES LLC
(REC. NO. 220028066)

94,337.04 SQ. FT. OR 2.1656 ACRES

EXISTING ZONING: R-16 AP-O
PROPOSED ZONING R-5 AP-O

OWNER: TRUJILLO VICTOR M LUNA
(REC. NO. 221155218)

ZONED:
R-16

#4 REBAR WITH 1" YELLOW PLASTIC CAP
(REBAR IS PUNCHED THROUGH CAP)
0.5' ABOVE GRADE
S86°32'01"E 3.03'(M) FROM CALCULATED CORNER
PER SECTION BREAKDOWN & DEED AT 50' FROM OFFSET OF
S. LINE OF SW 1/4 OF THE SW 1/4

#5 REBAR WITH 2" ALUMINUM PLASTIC CAP "PELS 9853"
FLUSH WITH GRADE
N87°29'50"E 2.24'(M) FROM CALCULATED CORNER
PER SECTION BREAKDOWN & DEED AT 50' FROM OFFSET
OF LINE OF SW 1/4 OF THE SW 1/4

S00°24'09"E 299.50'(M)

KARR ROAD
(60' R.O.W.)

POINT OF BEGINNING

TIE
N87°46'12"E 314.69'(M)

N86°45'28"W 315.64'(M)

30'(D)

BASIS OF BEARINGS
S86°45'28"E 2643.05'(M)

AIRPORT ROAD
(100' R.O.W.)

POINT OF COMMENCEMENT
SOUTHWEST CORNER SECTION 13
#6 REBAR WITH 3.25" ALUMINUM CAP "PLS 23515"
CONFORMS WITH MONUMENT RECORD 11/30/2018

SOUTH 1/4 SECTION 13
#6 REBAR WITH 2.5" ALUMINUM CAP "LS 38479"
CONFORMS WITH MONUMENT RECORD 08/31/2019



SCALE: 1" = 80'

LEGEND



FOUND MONUMENT AS NOTED



FOUND ALIQUOT CORNER

(D)

DEEDED DISTANCE

(M)

MEASURED DISTANCE

CITY FILE NO. ZONE-24-0020

3 ROCKS
ENGINEERING
& SURVEYING

430 Main Street
Cañon City, CO 81212
719.430.5333
www.3rocksengineering.com

4880 AIRPORT ROAD

CITY OF COLORADO SPRINGS
NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE
6TH PRINCIPAL MERIDIAN,
COUNTY OF FREMONT, STATE OF COLORADO

DATE:

09/09/2025

SCALE

1"=80'

JOB NO.:

25.044

DRAWN:

AB

P.L.S.:

SM

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO APPROXIMATELY 2.17 ACRES LOCATED AT 4880 AIRPORT ROAD FROM R1-6/AP-O (SINGLE-FAMILY – MEDIUM WITH AIRPORT OVERLAY) TO R-5/AP-O (MULTI-FAMILY – HIGH WITH AIRPORT OVERLAY)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **April 14, 2026**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **28th day of April 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, **28th day of April 2026**


Sarah B. Johnson, City Clerk

1st Publication Date: **April 17, 2026**

2nd Publication Date: **May 1, 2026**

Effective Date: **May 6, 2026**

Initial: 
City Clerk

