

ORDINANCE NO. 24 - 110

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 10.18 ACRES LOCATED AT 6855 CAMPUS DRIVE FROM PDZ/SS-O (PLANNED DEVELOPMENT ZONE: COMMERCIAL, INDUSTRIAL, AND RESIDENTIAL USES; MAXIMUM BUILDING HEIGHT OF 45-FEET, 25-30 DWELLING UNITS PER ACRE (LOT 6 ONLY), AND MAXIMUM BUILDING SQUARE FOOTAGE OF 677,257 SQUARE FEET (LOTS 1-6) WITH STREAMSIDE OVERLAY) TO PDZ/AF-O (PLANNED DEVELOPMENT ZONE: COMMERCIAL USE; MAXIMUM BUILDING HEIGHT OF 65-FEET, AND MAXIMUM BUILDING SQUARE FOOTAGE OF 150,000 SQUARE FEET (LOT 2) WITH UNITED STATES AIR FORCE ACADEMY 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 10.18 acres located at 6855 Campus Drive, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PDZ/SS-O (Planned Development Zone: Commercial, Industrial, and Residential Uses; maximum building height of 45-feet, 25-30 dwelling units per acre (Lot 6 only), and maximum building square footage of 677,257 square feet (Lots 1-6) with Streamside Overlay) to PDZ/AF-O (Planned Development Zone: Commercial Use; maximum building height of 65-feet, and maximum building square footage of 150,000 square feet (Lot 2) with United States Air Force Academy 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 10<sup>th</sup> day of December 2024.

**Finally passed:** January 14, 2025

  
Randy Helms, Council President

ATTEST:

  
Sarah B. Johnson, City Clerk



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## EXHIBIT A

September 19, 2024

A portion of Lot 1 and all of Lots 2 and 3, Looart Subdivision Filing No. 8, recorded on September 16, 2021, in Reception No. 221714816, in the Official Records of El Paso County, Colorado, lying within the SW1/4 of Section 8, Township 13 South, Range 66 West, of the 6th Principal Meridian, being more particularly described as follows:

**BEGINNNIG** at the northwest corner of said Lot 1; thence along the west boundary of said Looart Subdivision Filing No. 8, N00°12'56"E, (Bearings are based upon Looart Subdivision Filing No. 8, recorded on September 16, 2021, in Reception No. 221714816, in the Official Records of El Paso County, Colorado), a distance of 207.51 feet; thence along the north boundary of said Looart Subdivision Filing No. 8, along the following seven (7) courses:

1. N89°43'17"E, a distance of 305.02 feet;
2. N00°16'43"W, a distance of 220.96 feet;
3. S89°53'57"E, a distance of 157.45 feet;
4. N87°31'43"E, a distance of 243.73 feet;
5. S57°35'33"E, a distance of 169.54 feet;
6. N00°04'17"E, a distance of 164.40 feet;
7. S89°55'43"E, a distance of 131.23 feet;

thence along the east boundary of said Looart Subdivision Filing No. 8, the following eight (8) courses:

1. along the arc of a compound curve to the right, with an arc length of 88.83 feet, a radius of 1,596.46 feet, a delta angle of 03°11'17", and a radial bearing of S88°17'11"W;
2. along the arc of a non-tangent curve to the right, with an arc length of 88.72 feet, a radius of 164.29 feet, a delta angle of 30°56'21", and a radial bearing of N56°13'18"W;
3. S32°50'55"W, a distance of 88.00 feet;
4. S48°43'15"E, a distance of 58.23 feet;
5. along the arc of a compound curve to the right, with an arc length of 104.42 feet, a radius of 248.50 feet, a delta angle of 24°04'29", and a radial bearing of S65°21'14"W;
6. along the arc of a reverse curve to the left, with an arc length of 130.61 feet, a radius of 107.50 feet, a delta angle of 69°36'44", and a radial bearing of N45°02'04"W;
7. S44°58'07"W, a distance of 320.14 feet;
8. along the arc of a non-tangent curve to the left, with an arc length of 57.43 feet, a radius of 157.50 feet, a delta angle of 20°53'37", and a radial bearing of S65°55'30"E;

thence leaving said east boundary, along the following four (4) courses:

1. N68°17'21"W, a distance of 19.32 feet;
2. N45°22'32"W, a distance of 150.31 feet;
3. S89°37'31"W, a distance of 160.17 feet;
4. N00°22'01"E, a distance of 15.55 feet, to a point on the north boundary of said Lot 1;

thence along said north boundary, the following four (4) courses:

1. along the arc of a non-tangent curve to the left, with an arc length of 125.75 feet, a radius of 79.55 feet, a delta angle of 90°34'13", and a radial bearing of S00°12'12"E;
2. S89°47'44"W, a distance of 90.89 feet;
3. N47°35'50"W, a distance of 64.49 feet;
4. S89°25'57"W, a distance of 232.20 feet, to the **POINT OF BEGINNING**.

Containing 443,486 Sq. Ft. or 10.181 acres, more or less.

Stewart L. Mapes, Jr.  
Colorado Professional Land Surveyor No. 38245  
For and on behalf of Clark Land Services, Inc.

PUDZ-24-0001

OWNER: STINSON HOLDING LLLP  
ZONE: MX-M  
USE: RETAIL

B M & M LEASING II LLC  
ZONE: MX-N  
USE: RESTAURANT

FALCON ESTATES FILING NO. 1  
OWNER: CITY OF COLORADO SPRINGS  
ZONE: R-E/CR  
VACANT

WOODMEN ROAD  
(MAJOR ARTERIAL - ROW VARIES)

REZONE BOUNDARY

OWNER: CDOT  
REC. NO. 203163123, PARCEL 4-R

NO. 5 REBAR W/ NO CAP  
(PER REC. NO. 221714816)

LOT 3  
LOOART SUBDIVISION FILING NO. 7  
(REC. NO. 220714613)  
(NOT A PART OF THIS SURVEY)  
ZONE: PDZ/AF-O  
USE: COMMERCIAL

**EXISTING ZONING: PDZ/AF-O**  
PLANNED UNIT DEVELOPMENT WITH AIRFORCE OVERLAY  
WITH EXCEPTION TO THE FOLLOWING PROHIBITED USES:  
CAMPGROUND  
CREMATORY SERVICES  
ANY USES UNDER FUNERAL SERVICES  
HOOKAH BAR  
ANY USES UNDER MEDICAL MARIJUANA FACILITY  
SEXUALLY ORIENTED BUSINESSES  
TEEN CLUB/YOUTH ADULT CLUB  
HUMAN SERVICE ESTABLISHMENTS  
CONSTRUCTION AND/OR CONTRACTOR YARDS  
MINING OPERATIONS.

LOT 4  
LOOART SUBDIVISION FILING NO. 8  
(REC. NO. 2217184816)  
(NOT A PART OF THIS SURVEY)  
ZONE: PDZ/AF-O  
USE: COMMERCIAL

**PROPOSED ZONING: PDZ/AF-O**  
PLANNED UNIT DEVELOPMENT WITH AIRFORCE OVERLAY  
WITH EXCEPTION TO THE FOLLOWING PROHIBITED USES:  
CAMPGROUND  
CREMATORY SERVICES  
ANY USES UNDER FUNERAL SERVICES  
HOOKAH BAR  
ANY USES UNDER MEDICAL MARIJUANA FACILITY  
SEXUALLY ORIENTED BUSINESSES  
TEEN CLUB/YOUTH ADULT CLUB  
HUMAN SERVICE ESTABLISHMENTS  
CONSTRUCTION AND/OR CONTRACTOR YARDS  
MINING OPERATIONS.

LOT 2  
443,486 SQ. FT.  
(10.181 ACRES±)  
(6766-6845 CAMPUS DR.)

LOT 5  
LOOART SUBDIVISION FILING NO. 8  
(REC. NO. 2217184816)  
(NOT A PART OF THIS SURVEY)  
ZONE: PDZ/AF-O  
USE: COMMERCIAL

**EXISTING ZONING: PDZ/AF-O**  
PLANNED UNIT DEVELOPMENT WITH STREAMSIDE OVERLAY

WITH EXCEPTION TO THE FOLLOWING PROHIBITED USES:  
CAMPGROUND  
CREMATORY SERVICES  
ANY USES UNDER FUNERAL SERVICES  
HOOKAH BAR  
ANY USES UNDER MEDICAL MARIJUANA FACILITY  
SEXUALLY ORIENTED BUSINESSES  
TEEN CLUB/YOUTH ADULT CLUB  
HUMAN SERVICE ESTABLISHMENTS  
CONSTRUCTION AND/OR CONTRACTOR YARDS  
MINING OPERATIONS.

LOT 1  
746,895 SQ. FT.  
(17.146 ACRES±)  
(6765-6845 CAMPUS DR.)

TRACT A  
LOOART SUBDIVISION FILING NO. 7  
(REC. NO. 220714613)  
(NOT A PART OF THIS SURVEY)

LOT 6  
LOOART SUBDIVISION FILING NO. 8  
(REC. NO. 2217184816)  
(NOT A PART OF THIS SURVEY)  
ZONE: PDZ/AF-O  
USE: MULTIFAMILY RESIDENTIAL

NO. 5 REBAR W/ 1-1/4" RED-  
PLASTIC CAP PLS 38038"  
(PER REC. NO. 221714816)

CHYK	BEARING	ARC LENGTH	DELTA ANGLE	BEARING
C1	79.25	125.75	89.2413	80.1212
C2	107.25	65.75	272.8226	285.9538
C3	112.25	126.25	62.1185	82.0353
C4	166.25	226.25	4.22218	86.2574
C5	228.25	723.25	37.0211	113.2785
C6	145.25	106.10	42.0381	115.3166
C7	157.25	150.25	69.0133	124.3300
C8	602.25	200.25	36.8920	127.4744
C9	1294.25	83.25	3.1117	128.1119
C10	102.25	88.25	3.0221	128.1119
C11	246.25	101.25	23.0128	130.2114
C12	107.25	130.25	89.3244	140.5358
C13	107.25	172.25	203.87	183.9537

LINE	BEARING	DISTANCE
L1	S89°25'37" W	237.20
L2	S47°25'50" W	84.27
L3	S89°27'22" W	50.89
L4	S89°37'41" W	106.17
L5	S45°29'32" W	105.31
L6	S81°12'11" W	118.30
L7	S29°37'10" W	106.16
L8	S29°37'24" W	85.10
L9	S71°35'15" W	105.16
L10	S71°35'15" W	15.31
L11	S65°51'13" W	245.25
L12	S24°27'38" W	35.99
L13	S89°25'50" W	84.27
L14	S89°25'50" W	84.27
L15	S89°25'50" W	84.27
L16	S89°25'50" W	84.27
L17	S89°25'50" W	84.27
L18	S89°25'50" W	84.27
L19	S89°25'50" W	84.27
L20	S89°25'50" W	84.27
L21	S89°25'50" W	84.27
L22	S89°25'50" W	84.27
L23	S89°25'50" W	84.27
L24	S89°25'50" W	84.27

# Zone Change - Exhibit B

DATE: 9.25.2024

ISSUED FOR: Entitlement

DRAWN BY: JBS

DWG. REF.:

SCALE: 1" = 200'

DWG. #: PUDZ-24-0001

SHEET 2 OF 2



N.E.S. Inc.  
619 N. Cascade Ave.  
Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 10.18 ACRES LOCATED AT 6855 CAMPUS DRIVE FROM PDZ/SS-O (PLANNED DEVELOPMENT ZONE: COMMERCIAL, INDUSTRIAL, AND RESI-DENTIAL USES; MAXIMUM BUILDING HEIGHT OF 45-FEET, 25-30 DWELLING UNITS PER ACRE (LOT 6 ONLY), AND MAXIMUM BUILDING SQUARE FOOTAGE OF 677,257 SQUARE FEET (LOTS 1-6) WITH STREAMSIDE OVERLAY) TO PDZ/AF-O (PLANNED DEVELOPMENT ZONE: COMMERCIAL USE; MAXIMUM BUILDING HEIGHT OF 65- FEET, AND MAXIMUM BUILDING SQUARE FOOTAGE OF 150,000 SQUARE FEET (LOT 2) WITH UNITED STATES AIR FORCE ACADEMY OVERLAY).”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on December 10, 2024; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 14<sup>th</sup> day of January 2025, and that the same was published by title and in summary or 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, 14<sup>th</sup> day of January 2025.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: December 13, 2024

2<sup>nd</sup> Publication Date: January 17, 2025

Effective Date: January 22, 2025

Initial:   
City Clerk