

ORDINANCE NO. 26 - 07

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO APPROXIMATELY 8.27 ACRES LOCATED WITHIN THE TWO BLOCKS BOUND BY NORTH NEVADA AVENUE, EAST ST. VRAIN STREET, NORTH WEBER STREET, AND EAST PLATTE AVENUE FROM R-1 6/R-5/OR (SINGLE-FAMILY - MEDIUM, MULTI-FAMILY HIGH, AND OFFICE RESIDENTIAL) TO FBZ-T2A (FORM-BASED ZONE - TRANSITION SECTOR 2A)

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 8.27 acres located within the two blocks bound by North Nevada Avenue, East St. Vrain Street, North Weber Street, and East Platte Avenue, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R-1 6/R-5/OR (Single-Family - Medium, Multi-family High, and Office Residential) to FBZ-T2A (Form-Based Zone - Transition Sector 2A), 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 24th day of February 2026.

Finally passed: March 10, 2026


Lynette Crow-Iverson, Council President

ATTEST:

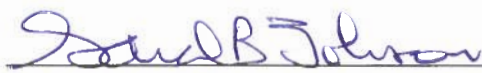

Sarah B. Johnson, City Clerk



EXHIBIT A

LEGAL DESCRIPTION

BEING ALL OF LOTS 1 – 16, BLOCK 43, THE TOWN OF COLORADO SPRINGS, COLORADO, BOOK A, PAGE 3, TOGETHER WITH ALL OF THE VACATED ALLEY AS EVIDENCED BY ORDINANCE NO. 3796 RECORDED MARCH 5, 1969 IN BOOK 2280 AT PAGE 528 AND ORDINANCE NO. 76-169 RECORDED JANUARY 24, 1977 IN BOOK 2890 AT PAGE 892. ALL OF LOTS 1 - 12, BLOCK 53, THE TOWN OF COLORADO SPRINGS, COLORADO, BOOK A, PAGE 3, TOGETHER WITH THAT PORTION OF VACATED CHEYENNE AVENUE AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 9, 1912 IN BOOK 493 AT PAGE 180, AND THAT PORTION OF BOULDER STREET 100 FOOT RIGHT -OF-WAY LOCATED SOUTH OF BLOCK 43 AND NORTH OF BLOCK 53, THE TOWN OF COLORADO SPRINGS, COLORADO, BOOK A, PAGE 3, ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 07 AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEING THE NORTH LINE OF BLOCK 43, AS MONUMENTED BY A NO. 4 REBAR AT THE NORTHWEST CORNER OF SAID BLOCK 43 AND A 1-1/2 INCH ALUMINUM CAP STAMPED PLS 6359 AT THE NORTHEAST CORNER OF SAID BLOCK 43 IS ASSUMED TO BEAR SOUTH 88°01'40" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 400.37 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 43:

THENCE SOUTH 88°01'40" EAST ON THE NORTH LINE OF BLOCK 43 A DISTANCE OF 400.37 FEET TO THE NORTHEAST CORNER OF BLOCK 43;

THENCE SOUTH 01°56'38" WEST ON THE EAST LINE OF BLOCK 43 AND BLOCK 53 A DISTANCE OF 900.30 FEET TO THE SOUTHEAST CORNER OF BLOCK 53:

THENCE NORTH 88°00'23" WEST ON THE SOUTH LINE OF BLOCK 53 A DISTANCE OF 400.24 FEET TO THE SOUTHWEST CORNER OF BLOCK 53;

THENCE NORTH 01°56'07" EAST ON THE WEST LINE OF BLOCK 53 AND BLOCK 43 A DISTANCE OF 900.15 FEET TO THE NORTHWEST CORNER OF BLOCK 43 AND THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINING 360,368 SQUARE FEET OR 8.27 ACRES MORE OR LESS.

SURVEYOR'S STATEMENT

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 38285
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.

BASELINE ENGINEERING CORP.
4862 INNOVATION DRIVE, SUITE 100
FORT COLLINS, COLORADO 80525
(970) 353-7600

ZONE-25-0026



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PALMER
HIGH
SCHOOL

ZONE CHANGE I
EXHIBIT B
301 N NEVADA AVE, COLORADO
54834-05, CO 80803

DOI: 10.1002/anie.201200000
 Accepted Manuscript

ENTITLEMENT

DATE	BY	DESCRIPTION
06 11 25	"S	PER CTY'S SUPPLY
06 14 25	"S	PER CTY'S SUPPLY

EXHIBIT B

2

2 of 2

ZONE-25-0026

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO APPROXIMATELY 8.27 ACRES LOCATED WITHIN THE TWO BLOCKS BOUND BY North Nevada Avenue, East St. Vrain Street, North Weber Street, and East Platte Avenue from R-1 6/R-5/OR (Single-Family - Medium, Multi-family High, and Office Residential) to FBZ-T2A (Form-Based Zone - Transition Sector 2A)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **February 24, 2026**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **10th 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, **10th day of March 2026**


Sarah B. Johnson, City Clerk

1st Publication Date: **February 27, 2026**

2nd Publication Date: **March 13, 2026**

Effective Date: **March 18, 2026**

Initial: SBS
City Clerk

