

ORDINANCE NO. 26 - 19

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 9.04 ACRES LOCATED OFF MARKSHEFFEL ROAD, SOUTHEAST OF THE INTERSECTION OF SPACE VILLAGE AVENUE AND MARKSHEFFEL ROAD, FROM MX-M/AP-O/APZ-1 (MIXED-USE MEDIUM SCALE WITH AIRPORT AND ACCIDENT POTENTIAL SUBZONE-1 OVERLAYS) TO PK/AP-O/APZ-1 (PUBLIC PARK WITH AIRPORT AND ACCIDENT POTENTIAL SUBZONE-1 OVERLAYS)

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 9.04 acres located off Marksheffel Road, southeast of the intersection of Space Village Avenue and Marksheffel Road, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from MX-M/AP-O/APZ-1 (Mixed-Use Medium Scale with Airport and Accident Potential Subzone-1 Overlays) to PK/AP-O/APZ-1 (Public Park with Airport and Accident Potential Subzone-1 Overlays), 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 12th day of May 2026.

Finally passed: May 26, 2026

ATTEST:


Sarah B. Johnson, City Clerk




Pete Crow-Iverson, Council President



Matrix Design Group, Inc.
707 N 17th Street, Suite 3150
Denver, CO 80202
O 303.572.0200
F 303.572.0202
matrixdesigngroup.com

**EXHIBIT A
LEGAL DESCRIPTION
SHEET 1 OF 3**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING A PORTION OF PARCELS D-2 AND C-2 RECORDED AT RECEPTION NUMBER 222149390, MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH A BASIS OF BEARING REFERENCING THE NORTH LINE OF COWMAN DRIVE RIGHT-OF-WAY WITHIN THE EASTERN SKY AT REAGAN RANCH FILING NO. 2, RECORDED AT RECEPTION NUMBER 226715639, BEING MONUMENTED AT BOTH ENDS BY A 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "MATRIX PLS 38576", BEARING NORTH 88°59'39" EAST, A DISTANCE OF 400.91 FEET;

BEGINNING AT THE NORTHWEST CORNER OF SAID EASTERN SKY AT REAGAN RANCH FILING NO. 2, ALSO BEING THE NORTHWEST CORNER OF THE COWMAN ROAD RIGHT-OF-WAY, ALSO BEING A POINT ON THE EASTERN RIGHT-OF-WAY OF MARKSHEFFEL ROAD RECORDED AT RECEPTION NUMBER 216093087, BEING A 1-1/2 INCH DIAMETER ALUMINUM CAP, STAMPED "MATRIX PLS 38576";

THENCE NORTHERLY ALONG THE EASTERN RIGHT-OF-WAY OF MARKSHEFFEL ROAD, NORTH 00°29'26" WEST A DISTANCE OF 426.41 FEET TO THE SOUTHWEST PROPERTY CORNER OF PARCEL D-2 UNDER RECEPTION NO. 222149390, MONUMENTED BY A NO. 5 REBAR WITH 1-1/4 GREEN PLASTIC CAP STAMPED "PLS 38245";

THENCE CONTINUING NORTHERLY ALONG SAID RIGHT-OF-WAY, NORTH 00°29'26" WEST, A DISTANCE OF 368.83 FEET;

THENCE NORTH 88°59'39" EAST, A DISTANCE OF 493.25 FEET TO THE WEST RIGHT-OF-WAY LINE OF REAGAN RANCH DRIVE, RECORDED AT RECEPTION NUMBER 225715612;

THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES:

1. SOUTH 01°00'21" EAST, A DISTANCE OF 710.18 FEET TO A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 216.50 FEET;
2. THENCE SOUTHERLY AND COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03°29'21", AN ARC DISTANCE OF 13.18 FEET AND HAVING A CHORD THAT BEARS SOUTH 00°44'20" WEST, A DISTANCE OF 13.18 FEET TO A COMPOUND CURVE HAVING A RADIUS OF 68.50 FEET;
3. THENCE SOUTHWESTERLY AND COINCIDENT WITH SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 58°59'57", AN ARC DISTANCE OF 70.54 FEET AND HAVING A CHORD THAT BEARS SOUTH 31°58'59" WEST, A DISTANCE OF 67.46 FEET TO A COMPOUND CURVE HAVING A RADIUS OF 135.00 FEET;



LAND DESCRIPTION CONT.

**EXHIBIT A
LEGAL DESCRIPTION
SHEET 2 OF 3**

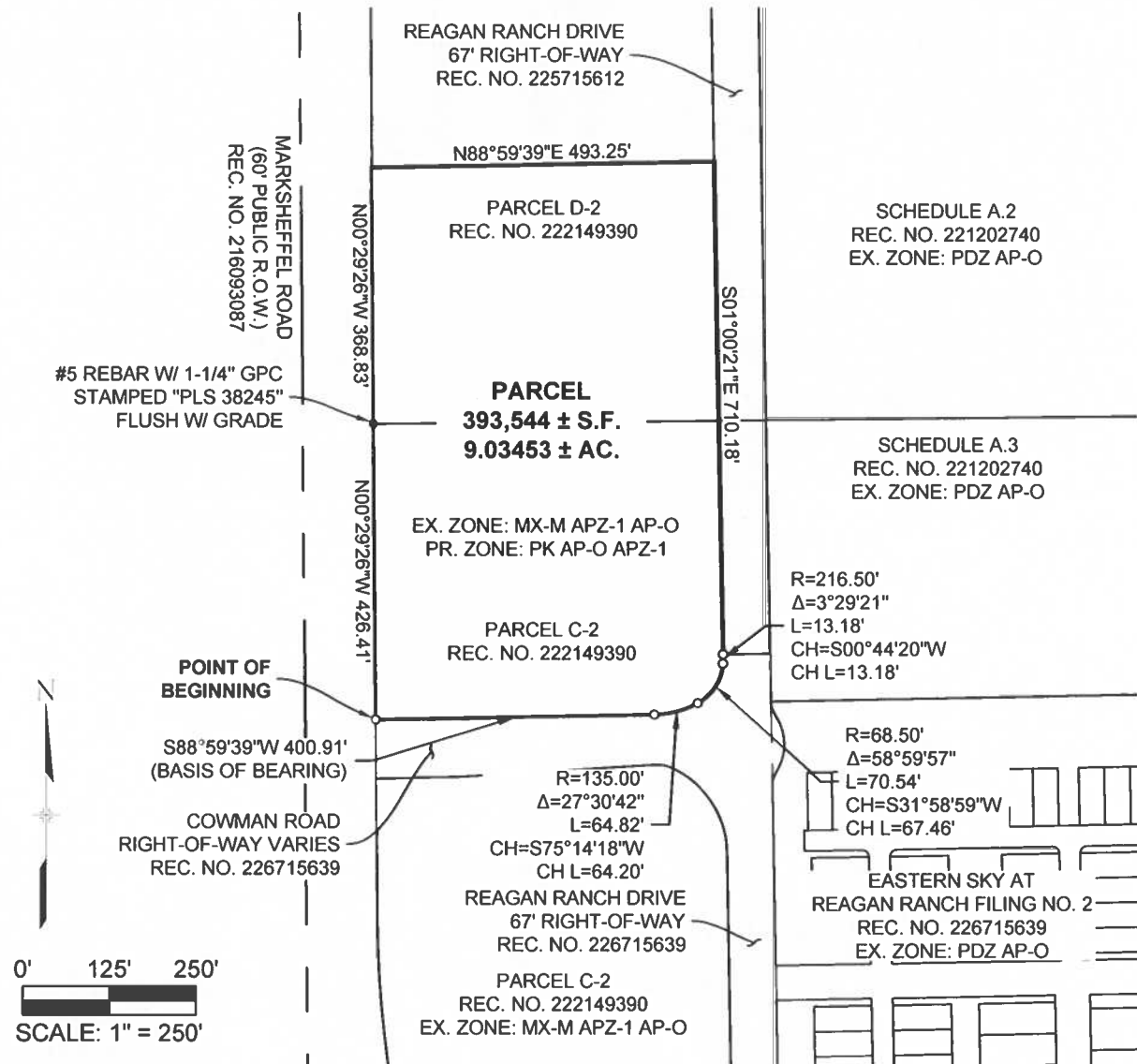
THENCE WESTERLY ALONG THE COWMAN ROAD RIGHT-OF-WAY RECORDED AT RECEPTION NUMBER 226715639
THE FOLLOWING TWO COURSES:

1. THENCE WESTERLY AND COINCIDENT WITH SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 27°30'42", AN ARC DISTANCE OF 64.82 FEET AND HAVING A CHORD THAT BEARS SOUTH 75°14'18" WEST, A DISTANCE OF 64.20 FEET;
2. THENCE SOUTH 88°59'39" WEST, A DISTANCE OF 400.91 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 393,544 SQUARE FEET OR (9.03453 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

JERRY RAY BESSIE, PLS 38576
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
707 17TH STREET, SUITE 3150
DENVER, COLORADO 80202

EXHIBIT B
ILLUSTRATION
SHEET 3 OF 3



- FOUND MONUMENT AS DESCRIBED ABOVE
- 1-1/2 INCH DIAMETER ALUMINUM CAP
STAMPED "MATRIX PLS 38576"

JERRY RAY BESSIE, PLS 38576
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC
707 17th STREET, SUITE 3150
DENVER, CO 80202

PREPARED BY:



Matrix

PROJECT NO: 25.002828.00

DRAWN BY: WDW

CHECKED BY: JRB

THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED SURVEY. IT IS INTENDED ONLY
TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

DATE ISSUED: 02/25/2026

I HEREBY CERTIFY that the foregoing ordinance entitled **"AN AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 9.04 ACRES LOCATED OFF MARKSHEFFEL ROAD, SOUTHEAST OF THE INTERSECTION OF SPACE VILLAGE AVENUE AND MARKSHEFFEL ROAD, FROM MX-M/AP-O/APZ-1 (MIXED-USE MEDIUM SCALE WITH AIRPORT AND ACCIDENT POTENTIAL SUBZONE-1 OVERLAYS) TO PK/AP-O/APZ-1 (PUBLIC PARK WITH AIRPORT AND ACCIDENT POTENTIAL SUBZONE-1 OVERLAYS)"**

was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **May 12, 2026**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **26th day of May 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, **26th day of May 2026**


Sarah B. Johnson, City Clerk

1st Publication Date: **May 15, 2026**

2nd Publication Date: **May 29, 2026**

Effective Date: **June 3, 2026**

Initial: 
City Clerk

