

ORDINANCE NO. 23 - 51

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 20.45 ACRES ESTABLISHING THE LI/APZ1-AP-O (LIGHT INDUSTRIAL / ACCIDENT POTENTIAL SUBZONE-1 WITH AIRPORT OVERLAY) ZONE DISTRICT LOCATED NORTHEAST OF THE POWERS BOULEVARD AND BRADLEY ROAD INTERSECTION.

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 the establishment of the LI/APZ1-AP-O (Light Industrial / Accident Potential Subzone-1 with Airport Overlay) zone district consisting of 20.45 acres located northeast of the Powers Boulevard and Bradley Road intersection, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, 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 final adoption 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 be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 12<sup>th</sup> day of September 2023.

**Finally passed:** September 26, 2023

  
\_\_\_\_\_  
Randy Helms, Council President

**Mayor's Action:**

- Approved on \_\_\_\_\_.
- Disapproved on \_\_\_\_\_, based on the following objections:

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**This ordinance was finally adopted October 2, 2023, without the Mayor's signature pursuant to City Charter Section 3-70(e).**

\_\_\_\_\_  
Blessing A. Mobolade, Mayor

**Council Action After Disapproval:**

- Council did not act to override the Mayor's veto.
- Finally adopted on a vote of \_\_\_\_\_, on \_\_\_\_\_.
- Council action on \_\_\_\_\_ failed to override the Mayor's veto.

\_\_\_\_\_  
Randy Helms, Council President

ATTEST:

  
Sarah B. Johnson, City Clerk



EXHIBIT A – ZONE CHANGE  
LEGAL DESCRIPTION (REZONE – LI-AO, APZ1)

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 8 AND SECTION 9, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" ALUM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" ALUM. CAP PLS 10377).

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 9;

THENCE S89°51'23"E ON THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 9, A DISTANCE OF 331.37 FEET;

THENCE S00°00'00"E DEPARTING THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 9 A DISTANCE OF 665.89 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 585.00 FEET, AN ARC LENGTH OF 86.09 FEET, A DELTA ANGLE OF 08°25'55", WHOSE LONG CHORD BEARS S04°12'57"E A DISTANCE OF 86.01 FEET;

THENCE S89°59'31"W A DISTANCE OF 698.28 FEET TO A NON-TANGENT POINT OF CURVE TO THE LEFT, SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD DESCRIBED IN BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21);

THENCE ON SAID CURVE, HAVING A RADIUS OF 2105.00 FEET, AN ARC LENGTH OF 1825.03 FEET, A DELTA ANGLE OF 49°40'32", WHOSE LONG CHORD BEARS N65°20'34"W A DISTANCE OF 1768.41 FEET TO THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 8;

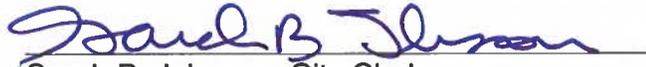
THENCE N89°34'04"E ON SAID NORTH LINE, A DISTANCE OF 1967.80 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 891,114 SQUARE FEET OR 20.457 ACRES MORE OR LESS



I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 20.45 ACRES ESTABLISHING THE LI/APZ1-AP-O (LIGHT INDUSTRIAL / ACCIDENT POTENTIAL SUBZONE-1 WITH AIRPORT OVERLAY) ZONE DISTRICT LOCATED NORTHEAST OF THE POWERS BOULEVARD AND BRADLEY ROAD INTERSECTION.” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on September 12, 2023; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 26<sup>th</sup> day of September 2023, and that the same was published by title and in summary, 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, this 26<sup>th</sup> day of September 2023.

  
Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: September 15, 2023

2<sup>nd</sup> Publication Date: October 4, 2023

Effective Date: October 9, 2023

Initial: SBS  
City Clerk

