

ORDINANCE NO. 25 - 19

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 2.22 ACRES LOCATED AT 520 NORTH TWENTIETH STREET FROM R-2 (TWO-FAMILY RESIDENTIAL) TO R-FLEX-MED/CR (R-FLEX MEDIUM SCALE WITH CONDITIONS OF RECORD).

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 2.22 acres located at 520 North Twentieth Street, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R-2 (Two-Family Residential) to R-Flex-Med/CR (R-Flex Medium Scale with Conditions of Record), pursuant to the Zoning Ordinance of the City of Colorado Springs.


- Conditions of Record – five (5) or more attached single-family dwellings or five (5) or more attached multi-family dwellings (apartments) are not permitted.

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 28<sup>th</sup> day of January 2025.

**Finally passed:** February 11, 2025

  
Randy Helms, Council President

ATTEST:

  
Sarah B. Johnson, City Clerk



## ZONE CHANGE LEGAL DESCRIPTION - EXHIBIT A:

### NORTH PARCEL

LOTS 1 THROUGH 16, THE SOUTH ONE-HALF OF VACATED HENDERSON STREET, AND THE SOUTHERLY 80 FEET OF LOTS 17, 18, 19 AND 20, BLOCK 43, ADDITION NO 2 TO THE TOWN OF WEST COLORADO SPRINGS, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE LOFTS AT MIRILLION AS RECORDED IN RECEPTION NO. 203032968 OF THE RECORDS OF SAID EL PASO COUNTY THENCE N86°33'54"E (BASIS OF BEARING), A DISTANCE OF 400.29 FEET ALONG A SOUTHERLY LINE OF SAID LOFTS AT MIRILLION;

THENCE S04°23'32"E, A DISTANCE OF 69.78 FEET ALONG A SOUTHERLY LINE OF SAID LOFTS AT MIRILLION;

THENCE N86°43'05"E, A DISTANCE OF 97.99 FEET ALONG A SOUTHERLY LINE OF SAID LOFTS AT MIRILLION TO THE SOUTHEAST CORNER THEREOF AND A POINT ON THE WEST LINE OF 20TH STREET;

THENCE S03°05'08"E, A DISTANCE OF 79.92 FEET ALONG THE WEST LINE OF SAID 20TH STREET TO THE NORTHEAST CORNER OF 16' ALLEY IN BLOCK 43;

THENCE S87°10'37"W, A DISTANCE OF 499.96 FEET ALONG THE NORTH LINE OF SAID 16' ALLEY;

THENCE N03°02'47"W, A DISTANCE OF 144.62 FEET ALONG THE WEST LINE OF SAID BLOCK 43 ALSO BEING THE EAST LINE OF 21ST STREET TO THE POINT OF BEGINNING.

CONTAINING 66,723 SF (1.532± ACRES) MORE OR LESS.

TOGETHER WITH:

### SOUTH PARCEL

LOTS 31 THROUGH 40, BLOCK 43, ADDITION NO 2 TO THE TOWN OF WEST COLORADO SPRINGS, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 43, ADDITION NO 2 TO THE TOWN OF WEST COLORADO SPRINGS AS RECORDED IN PLAT BOOK C AT PAGE 10 OF THE RECORDS OF SAID EL PASO COUNTY THENCE N03°02'47"W, A DISTANCE OF 120.03 FEET ALONG THE WEST LINE OF SAID BLOCK 43 ALSO BEING THE EAST LINE OF 21ST STREET TO THE SOUTHWEST OF SAID 16' ALLEY;

THENCE N87°10'37"E, A DISTANCE OF 249.99 FEET ALONG THE SOUTH LINE OF SAID 16' ALLEY ALSO BEING THE NORTH LINE OF SAID LOTS 31 THROUGH 40 TO THE NORTHEAST CORNER OF LOT 31, SAID BLOCK 43;

THENCE S03°03'57"E, A DISTANCE OF 119.81 FEET ALONG THE EAST LINE OF SAID LOT 31 TO THE SOUTHEAST CORNER THEREOF AND A POINT ON THE NORTH LINE OF W UINTAH STREET;

THENCE S87°07'39"W, A DISTANCE OF 250.03 FEET ALONG THE NORTH LINE OF SAID W UINTAH STREET ALSO BEING THE SOUTH LINE OF SAID LOTS 31 THROUGH 40 TO THE SOUTHWEST CORNER OF LOT 40, SAID BLOCK 43 TO THE POINT OF BEGINNING.

CONTAINING 29,981 SF (0.688± ACRES) MORE OR LESS.


TOGETHER CONTAINING 96,704 SF. (2.220± ACRES) MORE OR LESS

## ZONING

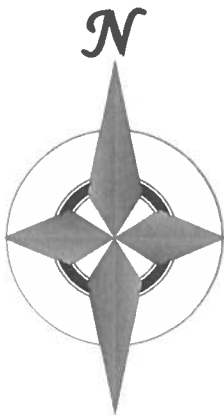
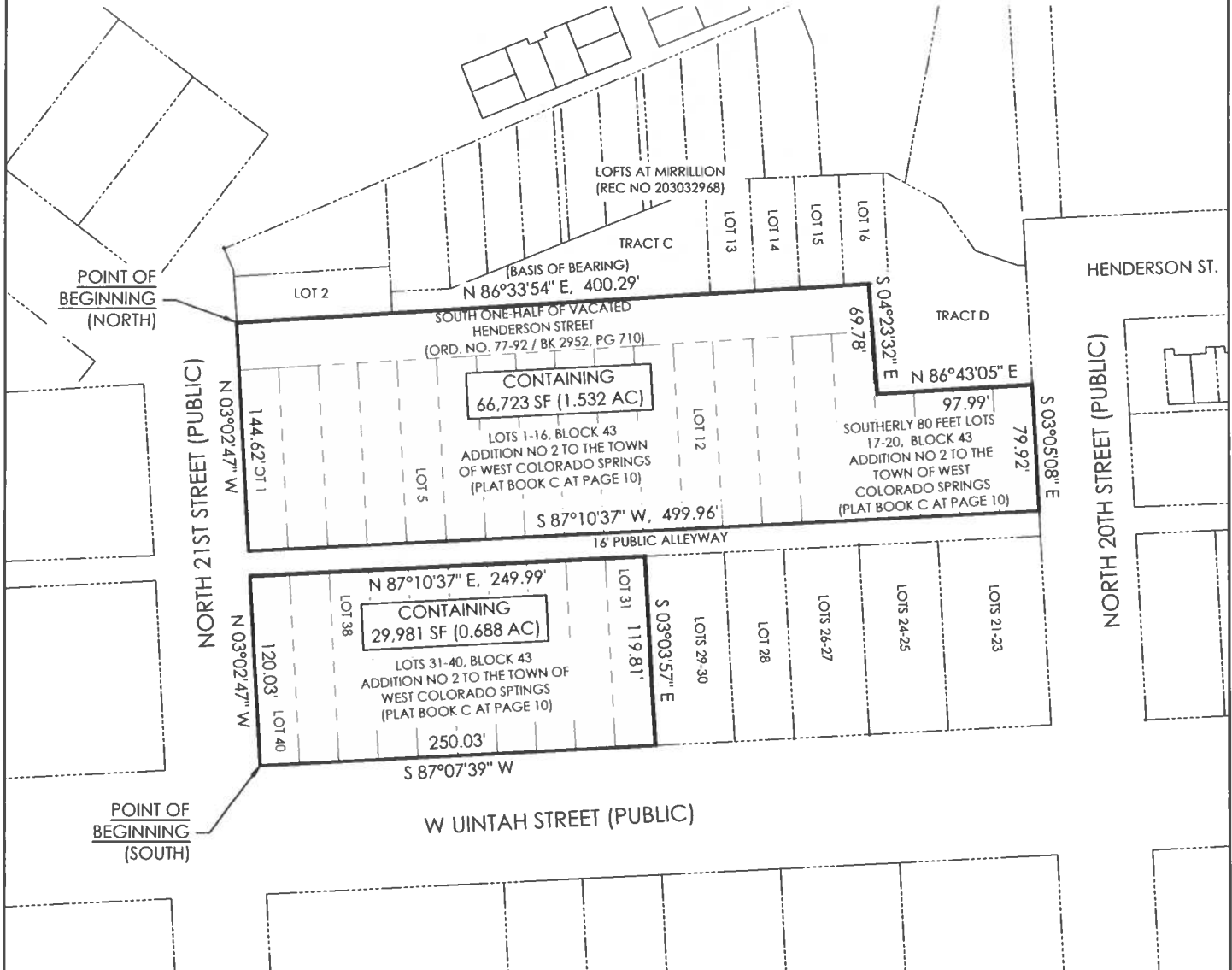
CURRENT ZONE: R2

PROPOSED ZONE: R-FLEX MEDIUM

CITY FILE NO. ZONE-24-0014

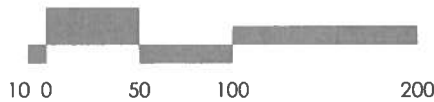
 <b>MONUMENT VALLEY ENGINEERS INC.</b> ENGINEERS * SURVEYORS 1903 LELARAY STREET COLORADO SPRINGS, COLORADO 80909 PHONE (719) 635-5736	XREFS	PROJECT: <b>SUN MOUNTAIN TOWNHOMES</b>			
		TITLE: <b>ZONE CHANGE EXHIBIT A</b>			
		PROJ. NO. 51516	DATE: 8/26/2024	DRAWING NO. -ZONE-PS	SHEET 1 OF 2

# ZONE CHANGE MAP - EXHIBIT B



## LEGEND

- ZONE CHANGE BOUNDARY
- - - ADJACENT PROPERTY LINES



1" = 100' 1:1,200

## ZONING

CURRENT ZONE: R2  
PROPOSED ZONE: R-FLEX MEDIUM

CITY FILE NO. ZONE-24-0014

**MONUMENT VALLEY ENGINEERS INC.**



ENGINEERS \* SURVEYORS  
1903 LELARAY STREET  
COLORADO SPRINGS, COLORADO 80909  
PHONE (719) 635-5736

XREFS

PROJECT:

**SUN MOUNTAIN TOWNHOMES**

TITLE:

**ZONE CHANGE EXHIBIT B**

PROJ. NO.  
51516

DATE:  
8/26/2024

DRAWING NO.  
-ZONE-PS

SHEET  
2 OF 2

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 2.22 ACRES LOCATED AT 520 NORTH TWENTIETH STREET FROM R-2 (TWO-FAMILY RESIDENTIAL) TO R-FLEX-MED/CR (R-FLEX MEDIUM SCALE WITH CONDITIONS OF RECORD).”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **January 28, 2024**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **11th day of February 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, **11th day of February 2025**.

  
Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: **January 31, 2025**

2<sup>nd</sup> Publication Date: **February 14, 2025**

Effective Date: **February 19, 2025**

Initial:   
City Clerk

