
ORDINANCE NO. 26 - 09

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO APPROXIMATELY 2.93 ACRES LOCATED SOUTHWEST OF DUBLIN BOULEVARD AND VINCENT DRIVE FROM A/PDZ/R-1 6/HS-O/AF-O (AGRICULTURE, PLANNED DEVELOPMENT ZONE, AND SINGLE-FAMILY MEDIUM, WITH HILLSIDE AND UNITED STATES AIR FORCE ACADEMY OVERLAYS) TO MX-N/AF-O (MIXED-USE NEIGHBORHOOD SCALE 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 approximately 2.93 acres located southwest of Dublin Boulevard and Vincent Drive, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from A/PDZ/R-1 6/HS-O/AF-O (Agriculture, Planned Development Zone, and Single-Family Medium, with Hillside and United States Air Force Academy Overlays) to MX-N/AF-O (Mixed-Use Neighborhood Scale 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 10th
day of March 2026.

Finally passed: March 24, 2026



Lynette Crow-Iverson, Council President

ATTEST:



Sarah B. Johnson, City Clerk



Vincent Drive Zone Map Amendment

ZONE CHANGE LEGAL DESCRIPTION – EXHIBIT A

A TRACT OF LAND LOCATED IN A PORTION OF THE NW1/4 OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17, THENCE EASTERLY 303.6 FEET ALONG THE NORTH LINE OF SAID SECTION 17 TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY 190.98 FEET ALONG THE NORTH LINE OF SAID SECTION 17 TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE SANTA FE RAILROAD; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEG 30 MIN. AND A RADIUS OF 2714.29 FEET, AN ARC DISTANCE OF 71.04 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE 556.20 FEET; THENCE ANGLE RIGHT 50 DEG. 33 MIN. SOUTHWESTERLY 121.45 FEET; THENCE ANGLE RIGHT 123 DEG. 13 MIN. NORTHEASTERLY 600.00 FEET TO THE POINT OF BEGINNING, EXCEPTING THE NORTHERLY 30 FEET LYING IN THE COUNTY ROAD,

TOGETHER WITH THE VACATION PLAT OF A PORTION OF VINCENT DRIVE, RECORDED MAY 31, 2012 AT RECEPTION NO. 212713226;

TOGETHER WITH THAT PORTION CONVEYED IN QUIT CLAIM DEED RECORDED JULY 9, 2013 AT RECEPTION NO. 213088316;

TOGETHER WITH THAT PORTION OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY DESCRIBED IN DEED RECORDED SEPTEMBER 7, 2022 AT RECEPTION NO. 222117089;

EXCEPT THOSE PORTIONS CONVEYED IN DEEDS RECORDED APRIL 26, 2005 AT RECEPTION NO. 205058426; AND JULY 9, 2013 AT RECEPTION NO. 213088011 AND JULY 9, 2013 AT RECEPTION NO. 213088314 AND JULY 9, 2013 AT RECEPTION NO. 213088317 AND JULY 9, 2013 AT RECEPTION NO. 213088318, COUNTY OF EL PASO, STATE OF COLORADO

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE COURSE ON THE SOUTHERLY LINE OF THE ANNEXATION PLAT OF MOHL HOLLOW AS RECORDED UNDER RECEPTION NUMBER 216713833 BEING MONUMENTED ON EACH END BY A 2" ALUMINUM CAP STAMPED "WATTS PE LS 9853" AT GROUND LEVEL, BEARING S84°24'17"W, A DISTANCE OF 63.86 FEET.

COMMENCING AT SOUTHEAST CORNER OF ANNEXATION PLAT MOHL HOLLOW AS RECORDED UNDER RECEPTION NUMBER 216713833, SAID POINT BEING THE POINT OF BEGINNING; THENCE S84°24'17"W A DISTANCE OF 63.86 FEET; THENCE S26°24'28"W A DISTANCE OF 28.18 FEET; THENCE N63°30'19"W A DISTANCE OF 32.26 FEET; THENCE N29°43'53"E A DISTANCE OF 409.54 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 49°23'43", A RADIUS OF 326.00 FEET A DISTANCE OF 281.05 FEET, WHOSE CHORD BEARS N54°25'32"E A DISTANCE OF 272.43 FEET TO A POINT ON CURVE; THENCE N78°10'52"E A DISTANCE OF 11.22 FEET; THENCE N85°32'39"E A DISTANCE OF 51.31 FEET; THENCE S84°39'32"E A DISTANCE OF 67.72 FEET; THENCE S33°31'45"W A DISTANCE OF 758.11; THENCE N56°30'21"W A DISTANCE OF 100.00 FEET; THENCE N33°31'45"E A DISTANCE OF 95.69 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 127,702 SQUARE FEET OR 2.932 ACRES.

UNPLATTED TRACT IN NW 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 13S, RANGE 80W OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COLORADO
EXHIBIT B

1 THE CITY OF COLORADO SPRINGS WILL REQUIRE AN ADDITIONAL 10% DEDICATION ALONG DUGLAS BOULEVARD AS PART OF ANY FUTURE DEVELOPMENT PLAN. THE DEDICATIONS WILL BE DETERMINED AT THAT TIME.

LAND USE REVIEW FILE #: ZONE-25-0010[illegible]

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO APPROXIMATELY 2.93 ACRES LOCATED SOUTHWEST OF DUBLIN BOULEVARD AND VINCENT DRIVE FROM A/PDZ/R-1 6/HS-O/AF-O (AGRICULTURE, PLANNED DEVELOPMENT ZONE, AND SINGLE-FAMILY MEDIUM, WITH HILLSIDE AND UNITED STATES AIR FORCE ACADEMY OVERLAYS) TO MX-N/AF-O (MIXED-USE NEIGHBORHOOD SCALE 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 **March 10, 2026**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **24th 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, **24th day of March 2026**


Sarah B. Johnson, City Clerk

1st Publication Date: **March 13, 2026**

2nd Publication Date: **March 27, 2026**

Effective Date: **April 1, 2026**

Initial: 
City Clerk

