

ORDINANCE NO. 23 - 52

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 27.65 ACRES ESTABLISHING THE MX-L/APZ1-AP-O (MIXED-USE LARGE SCALE / 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 MX-L/APZ1-AP-O (Mixed-Use Large Scale / Accident Potential Subzone-1 with Airport Overlay) zone district consisting of 27.65 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 26, 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 – MX-L-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).

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9;

THENCE S89°51'23"E ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 9, A DISTANCE OF 331.38 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID NORTH LINE S89°51'23"E A DISTANCE OF 338.00 FEET;

THENCE S00°00'00"E DEPARTING SAID NORTH LINE A DISTANCE OF 1195.45 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 585.00 FEET, AN ARC LENGTH OF 489.15 FEET, A DELTA ANGLE OF 47°54'30", WHOSE LONG CHORD BEARS S39°36'27"E A DISTANCE OF 475.03 FEET;

THENCE S15°39'12"E A DISTANCE OF 199.98 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING FIVE (5) COURSES ARE ON SAID RIGHT-OF-WAY LINE AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21):

- 1) THENCE S74°20'46"W A DISTANCE OF 81.83 FEET TO A POINT OF CURVE TO THE RIGHT;
- 2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 625.44 FEET, A DELTA ANGLE OF 12°59'05", WHOSE LONG CHORD BEARS S80°50'19"W A DISTANCE OF 624.10 FEET;
- 3) THENCE S87°19'50"W A DISTANCE OF 64.33 FEET TO A POINT OF CURVE TO THE RIGHT;
- 4) THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 216.56 FEET, A DELTA ANGLE OF 82°43'18", WHOSE LONG CHORD BEARS N51°18'34"W A DISTANCE OF 198.24 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 2105.00 FEET; AN ARC LENGTH OF 1122.65 FEET, A DELTA ANGLE OF 30°33'26", WHOSE LONG CHORD BEARS N25°13'35"W A DISTANCE OF 1109.39 FEET;

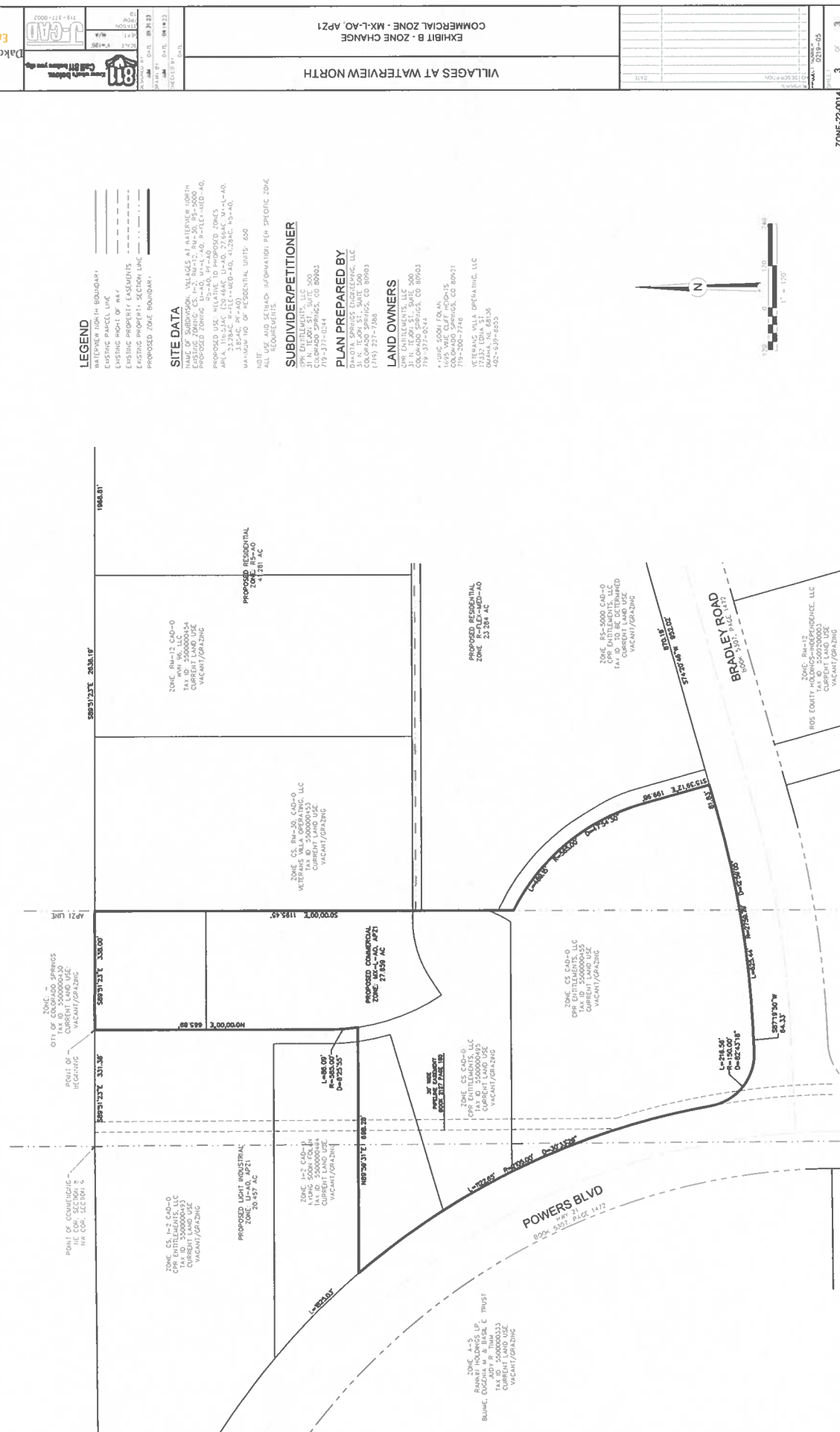
THENCE DEPARTING SAID RIGHT-OF-WAY N89°59'31"E A DISTANCE OF 698.28 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT;

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 N04°12'57"W A DISTANCE OF 86.01 FEET;

THENCE N00°00'00"E A DISTANCE OF 665.89 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,204,823 SQUARE FEET OR 27.659 ACRES MORE OR LESS

VILLAGES AT WATERVIEW NORTH  
 EXHIBIT B - ZONE CHANGE  
 COMMERCIAL ZONE - MX-L-AO, APZ1  
 LOCATED IN A PORTION OF SECTIONS 8 & 9,  
 T15S, R66SW OF THE 6TH P.M.  
 EL PASO COUNTY, COLORADO



**LEGEND**

- WATERVIEW NORTH BOUNDARY
- EXISTING PARCEL LINE
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED ZONE BOUNDARY

**SITE DATA**

ALL USE AND SETBACK INFORMATION PER SPECIFIC ZONE REQUIREMENTS.

**SUBDIVIDER/PETITIONER**

CPR ENTITLEMENTS, LLC  
 31 N. TEJON ST., SUITE 500  
 DENVER, CO 80202  
 (719) 377-0244

**PLAN PREPARED BY**

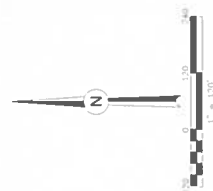
DANIELA SPRINCE ENGINEERS, LLC  
 31 N. TEJON ST., SUITE 500  
 DENVER, CO 80202  
 (719) 227-7288

**LAND OWNERS**

WYN, INC.  
 1635 W. 12TH AVE.  
 DENVER, CO 80202  
 (303) 733-1111

**PROPOSED RESIDENTIAL ZONE RS-12**  
 4,120 AC

**PROPOSED RESIDENTIAL ZONE RS-5000**  
 23,284 AC



I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 27.65 ACRES ESTABLISHING THE MX-L/APZ1-AP-O (MIXED-USE LARGE SCALE / 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: SBJ  
City Clerk

