

ORDINANCE NO. 25 - 78

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 4.09 ACRES LOCATED AT 4955, 4965, 4985, 4995, AND 5015 AUSTIN BLUFFS PARKWAY FROM MX-N/CR/AP-O (MIXED-USE NEIGHBORHOOD SCALE WITH CONDITIONS OF RECORD AND AIRPORT OVERLAY) AND RE/AP-O (SINGLE-FAMILY ESTATE WITH AIRPORT OVERLAY) TO MX-M/AP-O (MIXED-USE MEDIUM SCALE WITH AIRPORT OVERLAY)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

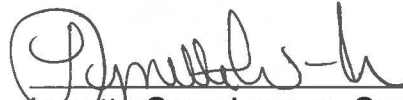
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 4.09 acres located at the southeast corner of the intersection of Old Farm Road and Austin Bluffs Parkway, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from MX-N/cr/AP-O (Mixed-Use Neighborhood Scale with conditions of record and Airport Overlay) and RE/AP-O (Single-Family Estate with Airport Overlay) to MX-M/AP-O (Mixed-Use Medium Scale with Airport 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 14th
day of October 2025.



Lynette Crow-Iverson, Council President

ATTEST:


Sarah B. Johnson, City Clerk



COMPASS SURVEYING & MAPPING, LLC
BOUNDARY, MAPPING, ALTA/NSPS SURVEYS

JULY 1, 2025

EXHIBIT A - ZONE CHANGE LEGAL DESCRIPTION

PARCELS TO BE REZONED

Lots 1, 2, 3 and 4, Old Farm Business Park (Plat Book U-3, Page 50).

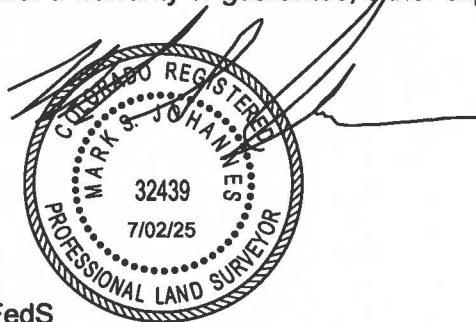
Together with

Lot 1, Block 1, Phelan Subdivision (Plat Book J-3, Page 79)

Containing a calculated area of 4.0894 acres.

The attached Exhibit B was prepared by me and is true and correct relative to the legal description above to the best of my knowledge, information and belief.

The above statement is neither a warranty or guarantee, either expressed or implied.



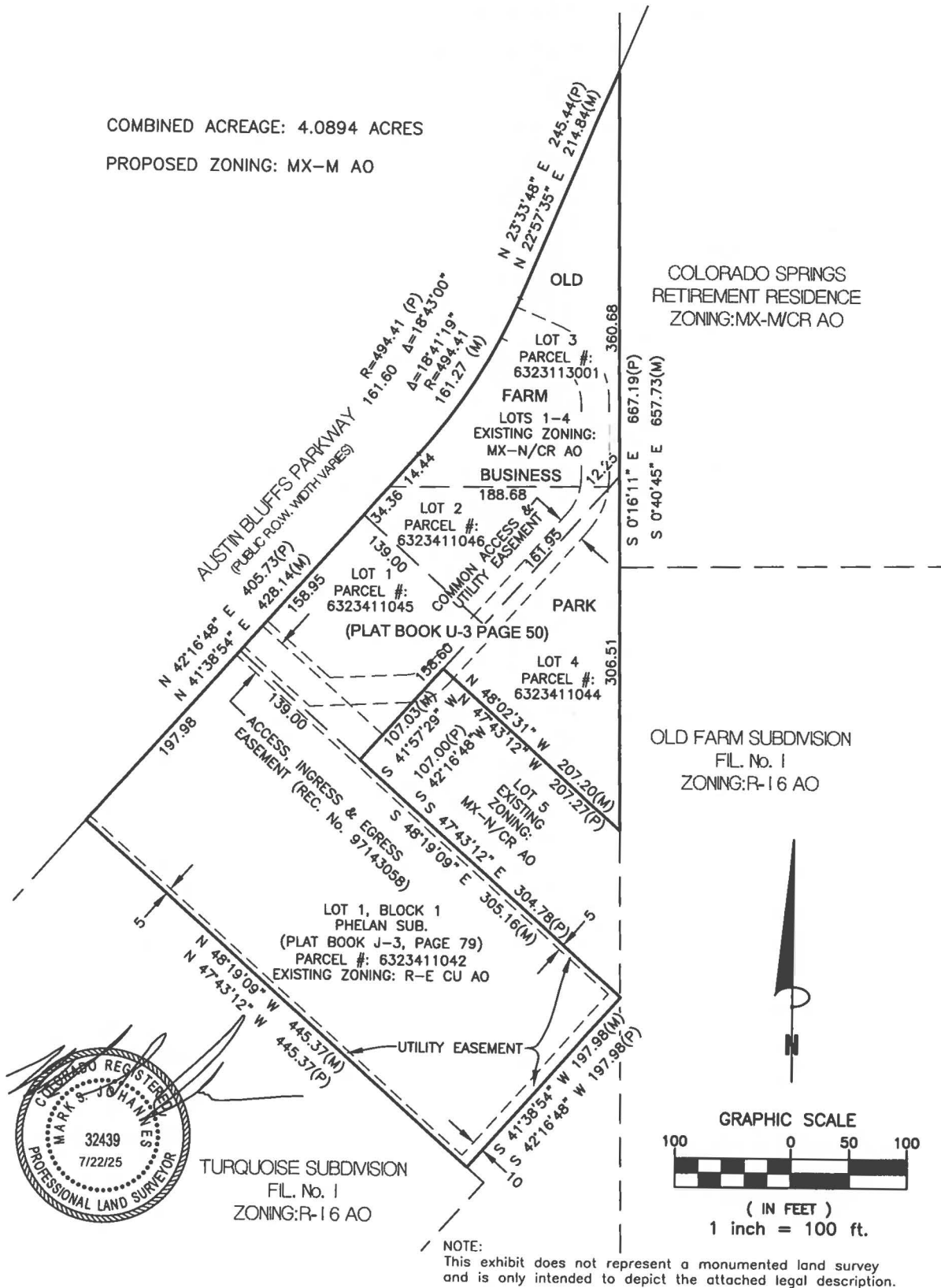
Mark S. Johannes, PLS, CFedS
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying & Mapping, LLC

City File No. ZONE-25-0013

ZONE CHANGE - EXHIBIT B

COMBINED ACREAGE: 4.0894 ACRES

PROPOSED ZONING: MX-M AO




COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM

PROJECT No. 25100
DATE: JULY 22, 2025
DRAWN BY: MSJ
CHECKED BY: MSJ
SHEET: 2 OF 2

City File No.: ZONE-25-0013

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 4.09 ACRES LOCATED AT 4955, 4965, 4985, 4995, AND 5015 AUSTIN BLUFFS PARKWAY FROM MX-N/CR/AP-O (MIXED-USE NEIGHBORHOOD SCALE WITH CONDITIONS OF RECORD AND AIRPORT OVERLAY) AND RE/AP-O (SINGLE-FAMILY ESTATE WITH AIRPORT OVERLAY) TO MX-M/AP-O (MIXED-USE MEDIUM SCALE WITH AIRPORT OVERLAY)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **October 14, 2025**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **28th day of October 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, **28th day of October 2025**


Sarah B. Johnson, City Clerk

1st Publication Date: **October 17, 2025**

2nd Publication Date: **October 31, 2025**

Effective Date: **November 5, 2025**

Initial: 
City Clerk

