

ORDINANCE NO. 24 - 37

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.21 ACRES LOCATED AT 805 CITADEL DRIVE EAST FROM MX-N/AP-O (MIXED-USE NEIGHBORHOOD SCALE 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 1.21 acres located at 805 Citadel Drive East as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from MX-N/AP-O (Mixed-Use Neighborhood Scale 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 May 2024.

Finally passed: May 28, 2024


Randy Helms Council President

ATTEST:


Sarah B. Johnson, City Clerk



EXHIBIT "A"

EXISTING ZONING "MX-N"

PROPOSED ZONING "MX-M"

Legal Description:

Lot 1, Block 1, Citadel Office Complex Subdivision No. 4, situated in the SE 1/4 of Section 10, Township 14 South, Range 66 West of the 6th Principal Meridian, City of Colorado Springs, County of El Paso, State of Colorado, more particularly described as follows:

Beginning at the Northeast Corner of said Lot 1;

Thence contiguous with the exterior boundary of said Lot 1 the following five (5) courses:

1. Thence S00°17'02"E a distance of 320.51 feet;
2. Thence S89°40'04"W a distance of 150.01 feet to a point of a tangent curve;
3. Thence along said curve to the right having a central angle of 90°04'18", a radius of 15.00 feet, an arc length of 23.58 feet, a chord bearing N45°17'47"W with a chord distance of 21.23 feet;
4. Thence N00°15'38"W a distance of 305.58 feet;
5. Thence N89°41'59"E a distance of 164.90 feet to the **Point of Beginning**.

Parcel Contains (52,831 square feet) 1.21283 acres, more or less.

All lineal distances are represented in U.S. Survey Feet.

Bearings are based on the East Line of Lot 1, Block 1, Citadel Office Complex Subdivision No. 4, situated in the SE 1/4 of Section 10, Township 14 South, Range 66 West of the 6th Principal Meridian with an assumed bearing of S00°17'02"E and bounded by a found 1-1/4" yellow plastic cap on a #5 rebar at both ends.

Date Prepared: September 01, 2023

Date of Last Revision:

Prepared By: Justin A. Conner,
Colorado PLS No. 38421
For and on behalf of
Engineering Service Company

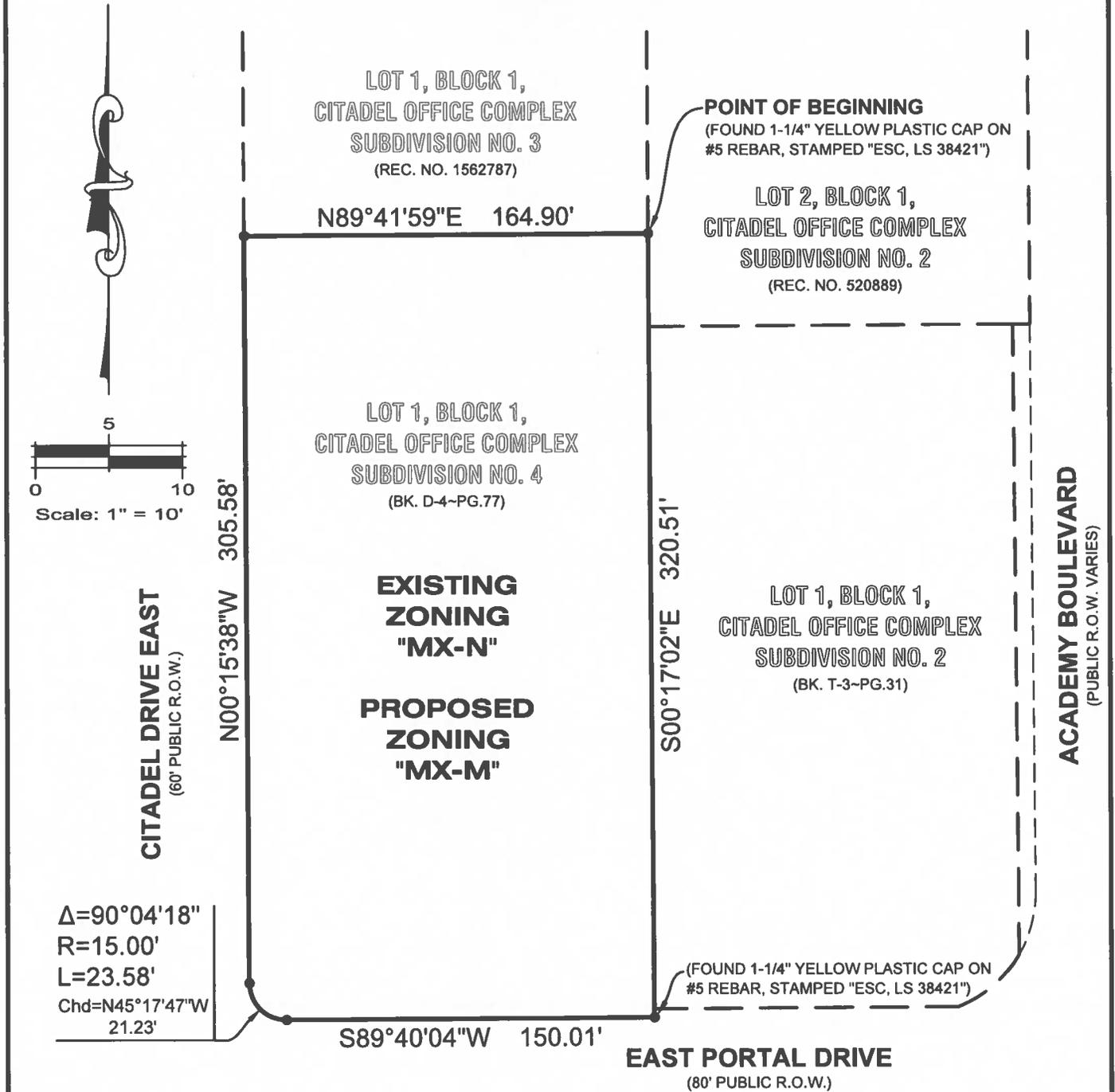
ENGINEERING SERVICE COMPANY

14190 East Evans Avenue, Aurora, Colorado 80014-1431

P 303.337.1393 | F 303.337.7481 | T/F 1.877.273.0659

engineeringserviceco.com

EXHIBIT "B"



ENGINEERING SERVICE COMPANY
 14190 East Evans Avenue
 Aurora, Colorado 80014
 P 303.337.1393 | F 303.337.7481

PROPERTY OWNER:

AHS SHACK ACADEMY LLC
 750 DTC PKWY., SUITE 200
 ENGLEWOOD, CO 80111

PARCEL CONTAINS
 52,831 SQUARE FEET
 1.21283 ACRES

COLORADO SPRINGS

Drawn By: JAC	Checked By: JAC	Project No.: 1697.1	Date: 09/01/2023
Scale: 1" = 60'	File Name: AH\Projects\STRU\NIN, LLC\Colorado Springs-805 Citadel Drive East\ACAD\Exhibits\805 Citadel Dr E_ZONING.dwg		

Note: This illustration does not represent a monumented survey. It is intended only to depict the attached description.

EXHIBIT "B" - ZONE CHANGE

LOT 1, BLOCK 1, CITADEL OFFICE COMPLEX SUBDIVISION NO. 4,
 LOCATED IN THE SE 1/4 OF SECTION 10, T.14S, R.66W. OF THE 6TH P.M.,
 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.21 ACRES LOCATED AT 805 CITADEL DRIVE EAST FROM MX-N/AP-O (MIXED-USE NEIGHBORHOOD SCALE 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 May 14, 2024; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 28th day of May 2024, 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 28th day of May 2024.


Sarah B. Johnson, City Clerk



1st Publication Date: May 17, 2024

2nd Publication Date: May 31, 2024

Effective Date: June 5, 2024

Initial: SB3
City Clerk