

ORDINANCE NO. 24 - 110

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 10.18 ACRES LOCATED AT 6855 CAMPUS DRIVE FROM PDZ/SS-O (PLANNED DEVELOPMENT ZONE: COMMERCIAL, INDUSTRIAL, AND RESIDENTIAL USES; MAXIMUM BUILDING HEIGHT OF 45-FEET, 25-30 DWELLING UNITS PER ACRE (LOT 6 ONLY), AND MAXIMUM BUILDING SQUARE FOOTAGE OF 677,257 SQUARE FEET (LOTS 1-6) WITH STREAMSIDE OVERLAY) TO PDZ/AF-O (PLANNED DEVELOPMENT ZONE: COMMERCIAL USE; MAXIMUM BUILDING HEIGHT OF 65-FEET, AND MAXIMUM BUILDING SQUARE FOOTAGE OF 150,000 SQUARE FEET (LOT 2) 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 10.18 acres located at 6855 Campus Drive, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PDZ/SS-O (Planned Development Zone: Commercial, Industrial, and Residential Uses; maximum building height of 45-feet, 25-30 dwelling units per acre (Lot 6 only), and maximum building square footage of 677,257 square feet (Lots 1-6) with Streamside Overlay) to PDZ/AF-O (Planned Development Zone: Commercial Use; maximum building height of 65-feet, and maximum building square footage of 150,000 square feet (Lot 2) 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 December 2024.

Finally passed: January 14, 2025


Randy Helms, Council President

ATTEST:


Sarah B. Johnson, City Clerk




EXHIBIT A

September 19, 2024

A portion of Lot 1 and all of Lots 2 and 3, Looart Subdivision Filing No. 8, recorded on September 16, 2021, in Reception No. 221714816, in the Official Records of El Paso County, Colorado, lying within the SW1/4 of Section 8, Township 13 South, Range 66 West, of the 6th Principal Meridian, being more particularly described as follows:

BEGINNNIG at the northwest corner of said Lot 1; thence along the west boundary of said Looart Subdivision Filing No. 8, N00°12'56"E, (Bearings are based upon Looart Subdivision Filing No. 8, recorded on September 16, 2021, in Reception No. 221714816, in the Official Records of El Paso County, Colorado), a distance of 207.51 feet; thence along the north boundary of said Looart Subdivision Filing No. 8, along the following seven (7) courses:

1. N89°43'17"E, a distance of 305.02 feet;
2. N00°16'43"W, a distance of 220.96 feet;
3. S89°53'57"E, a distance of 157.45 feet;
4. N87°31'43"E, a distance of 243.73 feet;
5. S57°35'33"E, a distance of 169.54 feet;
6. N00°04'17"E, a distance of 164.40 feet;
7. S89°55'43"E, a distance of 131.23 feet;

thence along the east boundary of said Looart Subdivision Filing No. 8, the following eight (8) courses:

1. along the arc of a compound curve to the right, with an arc length of 88.83 feet, a radius of 1,596.46 feet, a delta angle of 03°11'17", and a radial bearing of S88°17'11"W;
2. along the arc of a non-tangent curve to the right, with an arc length of 88.72 feet, a radius of 164.29 feet, a delta angle of 30°56'21", and a radial bearing of N56°13'18"W;
3. S32°50'55"W, a distance of 88.00 feet;
4. S48°43'15"E, a distance of 58.23 feet;
5. along the arc of a compound curve to the right, with an arc length of 104.42 feet, a radius of 248.50 feet, a delta angle of 24°04'29", and a radial bearing of S65°21'14"W;
6. along the arc of a reverse curve to the left, with an arc length of 130.61 feet, a radius of 107.50 feet, a delta angle of 69°36'44", and a radial bearing of N45°02'04"W;
7. S44°58'07"W, a distance of 320.14 feet;
8. along the arc of a non-tangent curve to the left, with an arc length of 57.43 feet, a radius of 157.50 feet, a delta angle of 20°53'37", and a radial bearing of S65°55'30"E;

thence leaving said east boundary, along the following four (4) courses:

1. N68°17'21"W, a distance of 19.32 feet;
2. N45°22'32"W, a distance of 150.31 feet;
3. S89°37'31"W, a distance of 160.17 feet;
4. N00°22'01"E, a distance of 15.55 feet, to a point on the north boundary of said Lot 1;

thence along said north boundary, the following four (4) courses:

1. along the arc of a non-tangent curve to the left, with an arc length of 125.75 feet, a radius of 79.55 feet, a delta angle of 90°34'13", and a radial bearing of S00°12'12"E;
2. S89°47'44"W, a distance of 90.89 feet;
3. N47°35'50"W, a distance of 64.49 feet;
4. S89°25'57"W, a distance of 232.20 feet, to the **POINT OF BEGINNING**.

Containing 443,486 Sq. Ft. or 10.181 acres, more or less.

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Services, Inc.

PUDZ-24-0001

OWNER: STINSON HOLDING LLLP
ZONE: MX-M
USE: RETAIL

B M & M LEASING II LLC
ZONE: MX-N
USE: RESTAURANT

FALCON ESTATES FILING NO. 1
OWNER: CITY OF COLORADO SPRINGS
ZONE: R-E/CR
VACANT

WOODMEN ROAD
(MAJOR ARTERIAL - ROW VARIES)

REZONE BOUNDARY

OWNER: CDOT
REC. NO. 203163123, PARCEL 4-R

NO. 5 REBAR $\frac{1}{2}$ " / NO CAP
(PER REC. NO. 221714816)

LOT 3
LOOART SUBDIVISION FILING NO. 7
(REC. NO. 220714613)
(NOT A PART OF THIS SURVEY)
ZONE: PDZ/AF-O
USE: COMMERCIAL

EXISTING ZONING: PDZ/AF-O
PLANNED UNIT DEVELOPMENT WITH AIRFORCE OVERLAY
WITH EXCEPTION TO THE FOLLOWING PROHIBITED USES:
CAMPGROUND
CREMATORY SERVICES
ANY USES UNDER FUNERAL SERVICES
HOOKAH BAR
ANY USES UNDER MEDICAL MARIJUANA FACILITY
SEXUALLY ORIENTED BUSINESSES
TEEN CLUB/YOUTH ADULT CLUB
HUMAN SERVICE ESTABLISHMENTS
CONSTRUCTION AND/OR CONTRACTOR YARDS
MINING OPERATIONS.

LOT 4
LOOART SUBDIVISION FILING NO. 8
(REC. NO. 2217184816)
(NOT A PART OF THIS SURVEY)
ZONE: PDZ/AF-O
USE: COMMERCIAL

PROPOSED ZONING: PDZ/AF-O
PLANNED UNIT DEVELOPMENT WITH AIRFORCE OVERLAY
WITH EXCEPTION TO THE FOLLOWING PROHIBITED USES:
CAMPGROUND
CREMATORY SERVICES
ANY USES UNDER FUNERAL SERVICES
HOOKAH BAR
ANY USES UNDER MEDICAL MARIJUANA FACILITY
SEXUALLY ORIENTED BUSINESSES
TEEN CLUB/YOUTH ADULT CLUB
HUMAN SERVICE ESTABLISHMENTS
CONSTRUCTION AND/OR CONTRACTOR YARDS
MINING OPERATIONS.

LOT 2
443,486 SQ. FT.
(10.181 ACRES±)
(6766-6845 CAMPUS DR.)

LOT 5
LOOART SUBDIVISION FILING NO. 8
(REC. NO. 2217184816)
(NOT A PART OF THIS SURVEY)
ZONE: PDZ/AF-O
USE: COMMERCIAL

EXISTING ZONING: PDZ/AF-O
PLANNED UNIT DEVELOPMENT WITH STREAMSIDE OVERLAY

WITH EXCEPTION TO THE FOLLOWING PROHIBITED USES:
CAMPGROUND
CREMATORY SERVICES
ANY USES UNDER FUNERAL SERVICES
HOOKAH BAR
ANY USES UNDER MEDICAL MARIJUANA FACILITY
SEXUALLY ORIENTED BUSINESSES
TEEN CLUB/YOUTH ADULT CLUB
HUMAN SERVICE ESTABLISHMENTS
CONSTRUCTION AND/OR CONTRACTOR YARDS
MINING OPERATIONS.

LOT 1
746,895 SQ. FT.
(17.146 ACRES±)
(6765-6845 CAMPUS DR.)

TRACT A
LOOART SUBDIVISION FILING NO. 7
(REC. NO. 220714613)
(NOT A PART OF THIS SURVEY)

LOT 6
LOOART SUBDIVISION FILING NO. 8
(REC. NO. 2217184816)
(NOT A PART OF THIS SURVEY)
ZONE: PDZ/AF-O
USE: MULTIFAMILY RESIDENTIAL

NO. 5 REBAR $\frac{1}{2}$ " / 1-1/4" RED-
PLASTIC CAP "PLS 38038"
(PER REC. NO. 221714816)

CHYK	BEARING	ARC LENGTH	DELTA ANGLE	BEARING
C1	79.25	125.75	89.2413	80.1212
C2	107.25	65.75	232.8228	233.5537
C3	112.25	126.25	62.1185	62.9397
C4	166.25	226.25	43.2218	126.1615
C5	228.25	743.25	33.0211	159.1826
C6	145.25	106.25	42.0381	201.2207
C7	157.25	150.25	69.1333	270.3540
C8	602.25	300.25	36.8920	307.2460
C9	1284.25	642.25	31.1117	338.3577
C10	102.25	68.25	30.6211	368.9788
C11	246.25	101.25	23.0128	391.9916
C12	167.25	130.25	67.3144	459.3060
C13	167.25	130.25	67.3144	526.6204
C14	167.25	130.25	203.337	593.9348

LINE	BEARING	DISTANCE
L1	S89.2537°W	233.20
L2	S44.2427°W	64.20
L3	S62.9397°W	60.89
L4	S62.9397°W	106.17
L5	S62.9397°W	105.31
L6	S62.1211°W	118.30
L7	S33.0211°W	106.16
L8	S27.0381°W	85.10
L9	S15.1826°W	105.16
L10	S15.1826°W	113.11
L11	S62.9397°W	233.20
L12	S44.2427°W	64.20
L13	S62.9397°W	60.89
L14	S62.9397°W	106.17
L15	S62.9397°W	105.31
L16	S62.1211°W	118.30
L17	S33.0211°W	106.16
L18	S27.0381°W	85.10
L19	S15.1826°W	105.16
L20	S15.1826°W	113.11
L21	S62.9397°W	233.20
L22	S44.2427°W	64.20
L23	S62.9397°W	60.89
L24	S62.9397°W	106.17

Zone Change - Exhibit B

DATE: 9.25.2024

ISSUED FOR: Entitlement

DRAWN BY: JBS

DWG. REF.:

SCALE: 1" = 200'

DWG. #: PUDZ-24-0001

SHEET 2 OF 2



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Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 10.18 ACRES LOCATED AT 6855 CAMPUS DRIVE FROM PDZ/SS-O (PLANNED DEVELOPMENT ZONE: COMMERCIAL, INDUSTRIAL, AND RESI-DENTIAL USES; MAXIMUM BUILDING HEIGHT OF 45-FEET, 25-30 DWELLING UNITS PER ACRE (LOT 6 ONLY), AND MAXIMUM BUILDING SQUARE FOOTAGE OF 677,257 SQUARE FEET (LOTS 1-6) WITH STREAMSIDE OVERLAY) TO PDZ/AF-O (PLANNED DEVELOPMENT ZONE: COMMERCIAL USE; MAXIMUM BUILDING HEIGHT OF 65- FEET, AND MAXIMUM BUILDING SQUARE FOOTAGE OF 150,000 SQUARE FEET (LOT 2) 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 December 10, 2024; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 14th day of January 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, 14th day of January 2025.


Sarah B. Johnson, City Clerk



1st Publication Date: December 13, 2024

2nd Publication Date: January 17, 2025

Effective Date: January 22, 2025

Initial: 
City Clerk