

ORDINANCE NO. 26-_____

AN ORDINANCE RATIFYING AND APPLYING ORDINANCE NO. 25-71, AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO APPROXIMATELY 14.12 ACRES LOCATED SOUTHEAST OF STETSON HILLS BOULEVARD AND NORTH MARKSHEFFEL ROAD AND ESTABLISHING AN MX-M/AP-O (MIXED-USE MEDIUM SCALE WITH AIRPORT OVERLAY) DISTRICT, AND THE RELATED LAND USE PLAN FOR PTAA CHARTER SCHOOL

WHEREAS, Ordinance No. 25-71, amending the zoning map of the City of Colorado Springs pertaining to approximately 14.12 acres located southeast of Stetson Hills Boulevard and North Marksheffel Road and establishing an MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay) zone district, ("Ordinance No. 25-71") was originally approved on August 12, 2025; and

WHEREAS, the associated PTAA Charter School Land Use Plan ("LUP") was approved by City Council contemporaneously therewith; and

WHEREAS, both Ordinance No. 25-71 and the LUP were dependent on Ordinance No. 25-70, annexing into the City of Colorado Springs the area known as PTAA Addition No. 1 Annexation consisting of approximately 14.12 acres located southeast of the Stetson Hills Boulevard and North Marksheffel Road intersection, ("Ordinance No. 25-70") and said annexation being valid and enforceable; and

WHEREAS, Ordinance No. 25-70 was later deemed void and of no effect due to certain conveyances, and thus the annexation did not become effective; and

WHEREAS, the PTAA Addition No. 1 Annexation was resubmitted to City Council and approved through Ordinance No. 26-____ ("Annexation Ordinance"); and

WHEREAS, City Council wishes to ratify and apply Ordinance No. 25-71 and the LUP to the Annexation Ordinance and the PTAA Addition No. 1 Annexation, where Ordinance No. 25-71 and the LUP shall only become effective following passage of this Ordinance.

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

Section 1. The foregoing recitals are hereby incorporated into this Ordinance and binding and enforceable as if fully set forth herein.

Section 2. Ordinance No. 25-71 is hereby ratified and applicable to the PTAA Addition No. 1 Annexation brought through the Annexation Ordinance, and Ordinance No. 25-71 shall have an effective date contemporaneous with this Ordinance as provided by Charter. The zoning map of the City of Colorado Springs is amended by zoning approximately 14.12 acres located southeast of Stetson Hills Boulevard and North Marksheffel Road, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, establishing an MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay) zone district, pursuant to the Zoning Ordinance of the City of Colorado Springs.

Section 3. The LUP, attached hereto as Exhibit C and made a part hereof, is hereby ratified and applicable to the PTAA Addition No. 1 Annexation brought through the Annexation Ordinance, and the LUP shall have an effective date contemporaneous with this Ordinance as provided by Charter.

Section 4. This Ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

Section 5. 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 ____ day of _____ 2026.

Finally passed: _____
Lynette Crow-Iverson,
Council President

ATTEST:

Sarah B. Johnson, City Clerk

Mayor's Action:

- Approved on _____.
- Disapproved on _____, based on the following objections:

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.