

ORDINANCE NO. 25 - 101

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO APPROXIMATELY 7.03 ACRES LOCATED AT 3875 AEROSPACE BOULEVARD FROM BP/CR/AP-O/SS-O (BUSINESS PARK WITH CONDITIONS OF RECORD, AIRPORT AND STREAMSIDE OVERLAYS) TO BP/CR/AP-O/SS-O (BUSINESS PARK WITH CONDITIONS OF RECORD, AIRPORT AND STREAMSIDE OVERLAYS)

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 approximately 7.03 acres located at 3875 Aerospace Boulevard, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from BP/cr/AP-O/SS-O (Business Park with Conditions of Record, Airport and Streamside Overlays) to BP/cr/AP-O/SS-O (Business Park with Conditions of Record, Airport and Streamside Overlays), pursuant to the Zoning Ordinance of the City of Colorado Springs, with the amendment including the removal of sub-condition (1)(I) and condition 2 originally as set forth in Section 7 of Ordinance No. 88-122. All other conditions of record will remain on said property. For the avoidance of doubt, the conditions of record being removed from Section 7 of Ordinance No. 88-122 are:

“1. The following uses are not permitted in the Research and Development District:... I. Truck, tractor, trailer, bus storage yards or motor freight terminal”; and

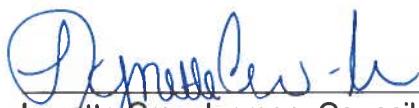
“2. No outdoor storage of components or stockpiling shall be permitted, but above-ground storage of high pressure gas and chemicals used in the manufacture of high technology components shall be permitted.”

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 9th day of
December 2025.

Finally passed: January 27, 2026



Lynette Crow-Iverson, Council President

ATTEST:



Sarah B. Johnson, City Clerk



ZONE CHANGE LEGAL DESCRIPTION

EXHIBIT A

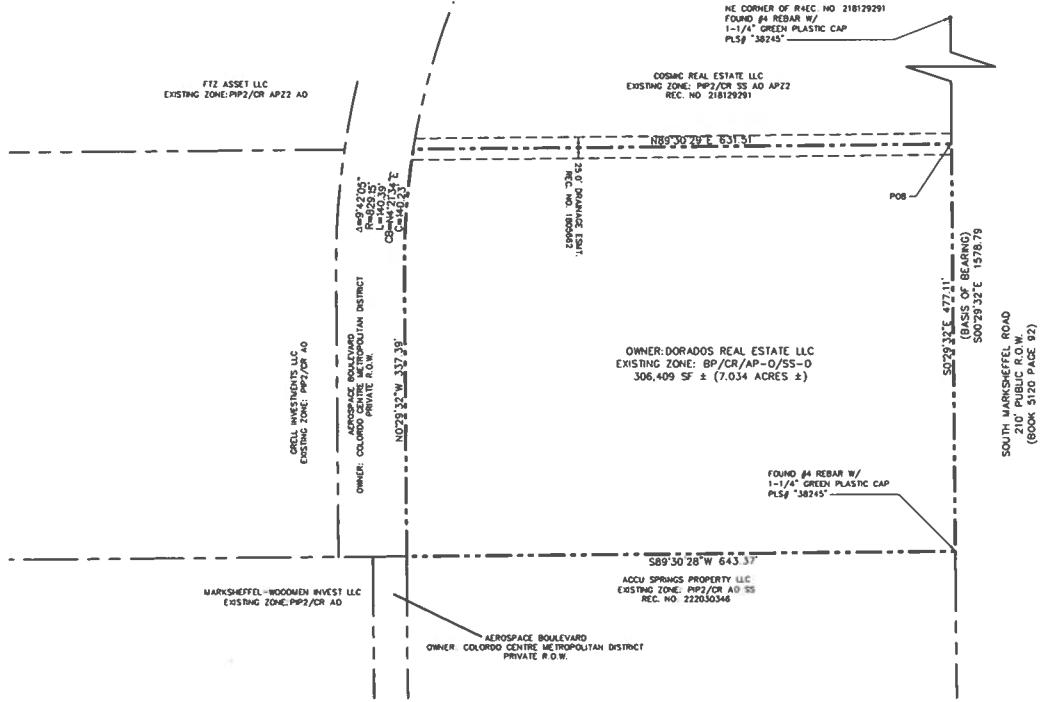
A portion of the SW1/4 of the NW1/4 of Section 3, Township 15 South, Range 65 West, 6th Principal Meridian, lying within the City of Colorado Springs, El Paso County, Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of that parcel of land as described in Reception No. 218129291 of the records of said El Paso County, said point lying on the west right-of-way line of Marksheffel Boulevard, described in Book 5120 Page 92; thence Southerly along said right-of-way line, S00°29'32"E (Bearings are based on the West right-of-way line of said Marksheffel Boulevard, monumented at the Northeast corner of that parcel described in Reception No. 218129291, by a found #4 rebar with a 1-1/4"; Green Plastic Cap, PLS# 38245, and monumented at the Southeast corner of that parcel describe in Reception No. 2107106, by a found #4 rebar with a 1-1/4" Green Plastic Cap, PLS# 38245 measured to bear S00°29'32"E, a distance of 1578.79 feet), a distance of 477.11 feet, to the Northeast corner of a parcel of land described in Reception No. 2107106; thence along the North line of said parcel, S89°30'28"W, a distance of 643.37 feet, to a point on the East right-of-way line of Aerospace Boulevard, described in Reception No. 01726384; thence Northerly along said East right-of-way line, N00°29'32"W, a distance of 337.39 feet; thence continuing along said East right-of-way line, along a curve to the right, an arc length of 140.39 feet, having a radius of 829.15 feet, and a delta angle of 09°42'05", to the Southwest corner of said parcel described in Reception No. 218129291, thence along the South line of said parcel, N89°30'29"E, a distance of 631.51 feet, to the POINT OF BEGINNING.

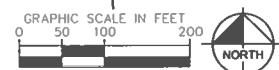
Containing 306,409 Sq. Ft. or 7.034 acres, more or less.

EXHIBIT B: ZONE MAP AMENDMENT

12/01/2025



DORADO'S TRANSPORT
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO
ZONE-25-0005



I HEREBY CERTIFY that the foregoing ordinance entitled "AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO APPROXIMATELY 7.03 ACRES LOCATED AT 3875 AEROSPACE BOULEVARD FROM BP/CR/AP-O/SS-O (BUSINESS PARK WITH CONDITIONS OF RECORD, AIRPORT AND STREAMSIDE OVERLAYS) TO BP/CR/AP-O/SS-O (BUSINESS PARK WITH CONDITIONS OF RECORD, AIRPORT AND STREAMSIDE OVERLAYS)" was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **December 9, 2025**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **27th day of January 2026**, and that the same was published by title and in summary or title and 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, **27th day of January 2026**


Sarah B. Johnson, City Clerk

1st Publication Date: **December 12, 2025**

2nd Publication Date: **January 30, 2026**

Effective Date: **February 4, 2026**

Initial: SBJ
City Clerk

