

ORDINANCE NO. 25 - 98

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 42.43 ACRES LOCATED SOUTHEAST OF NORTH POWERS BOULEVARD AND RESEARCH PARKWAY OFF TUTT BOULEVARD ESTABLISHING THE R-FLEX LOW/AP-O/SS-O (RESIDENTIAL FLEX LOW WITH AIRPORT AND STREAMSIDE OVERLAYS) ZONE

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 the establishment of the R-FLEX LOW/AP-O/SS-O (Residential Flex Low with Airport and Streamside Overlays) zone district consisting of 42.43 acres located southeast of North Powers Boulevard and Research Parkway off Tutt Boulevard, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, 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 final adoption 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 be available for inspection and acquisition in the office of the City Clerk.

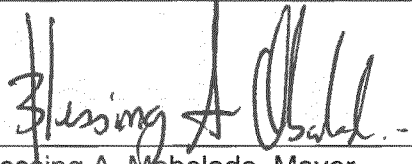
Introduced, read, passed on first reading and ordered published this 10th day of November 2025.

Finally passed: November 25, 2025


Lynette Crow-Iverson, Council President

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.

Lynette Crow-Iverson, Council President

ATTEST:


Sarah B. Johnson, City Clerk



CAO: MS
COS: _____

PEACH RANCH ZONE CHANGE -EXHIBIT A

LEGAL DESCRIPTION

SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 31;

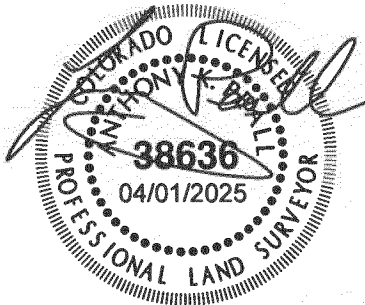
THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, NORTH 00°40'17" WEST, A DISTANCE OF 1,320.40 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 36 AND 31;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31 NORTH 89°16'19" EAST, A DISTANCE OF 1,401.77 FEET TO THE SOUTHWEST SIXTEENTH CORNER;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 00°28'27" EAST, A DISTANCE OF 1,320.84 FEET TO THE WEST SIXTEENTH CORNER OF SECTIONS 31 & 6;

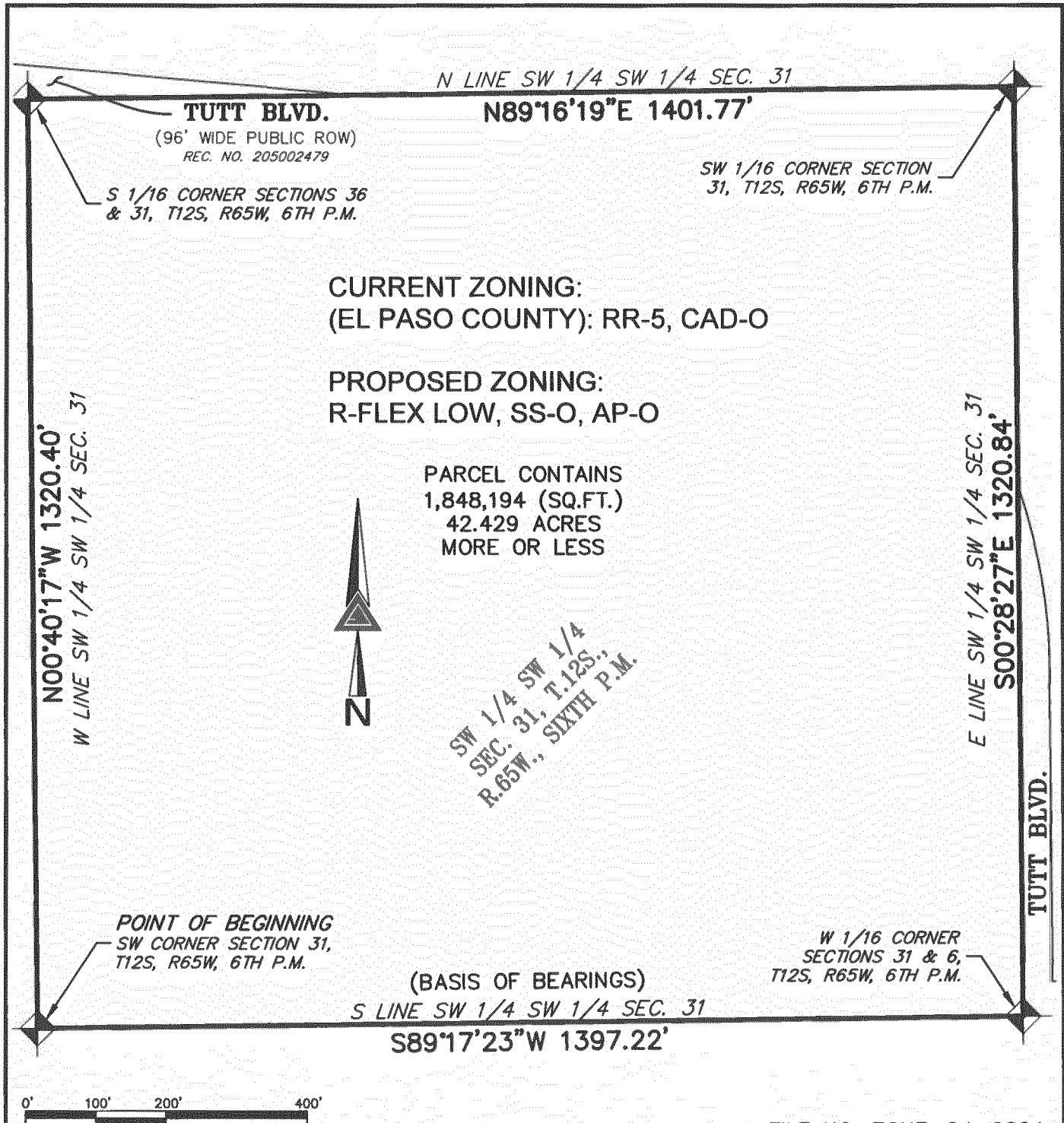
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 89°17'23" WEST, A DISTANCE OF 1,397.22 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 42.429 ACRES, (1,848,194 SQUARE FEET), MORE OR LESS.



ANTHONY K. PEALL, PLS 38636
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

ILLUSTRATION TO ZONE CHANGE – EXHIBIT B



FILE NO. ZONE-24-0024

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

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PEACH RANCH - BOUNDARY MAP
SW 1/4 SW 1/4 SECTION 31, T12S, R65W 6TH P.M.
EL PASO COUNTY, COLORADO

PATH: Q:\142124-11 - PEACOCK RANCH ANNEXATION\DWG\EXHIBITS\PEACOCK RANCH ZONE CHANGE.DWG
JOB NUMBER: 142124-11 DATE: 10/25/2024 DWG: TP CHK: AKP 2 OF 2 SHEETS

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 42.43 ACRES LOCATED SOUTHEAST OF NORTH POWERS BOULEVARD AND RESEARCH PARKWAY OFF TUTT BOULEVARD ESTABLISHING THE R-FLEX LOW/AP-O/SS-O (RESIDENTIAL FLEX LOW WITH AIRPORT AND STREAMSIDE OVERLAYS) ZONE”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **November 10, 2025**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **25th day of November 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, **25th day of November 2025**


Sarah B. Johnson, City Clerk

1st Publication Date: **November 14, 2025**

2nd Publication Date: **December 3, 2025**

Effective Date: **December 8, 2025**

Initial: SB3
City Clerk

