

ORDINANCE NO. 26 - 27

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO APPROXIMATELY 5.24 ACRES LOCATED AT 4535 MARCONI HEIGHTS FROM R-E/PF/HS-O (RESIDENTIAL ESTATE AND PUBLIC FACILITIES WITH HILLSIDE OVERLAY) AND PDZ/PF/HS-O (PLANNED DEVELOPMENT ZONE AND PUBLIC FACILITIES WITH HILLSIDE OVERLAY) TO PF/HS-O (PUBLIC FACILITIES WITH HILLSIDE OVERLAY)

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

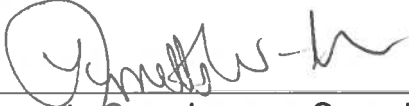
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning approximately 5.24 acres located at 4535 Marconi Heights, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R-E/PF/HS-O (Residential Estate and Public Facilities with Hillside Overlay) and PDZ/PF/HS-O (Planned Development Zone and Public Facilities with Hillside Overlay) to PF/HS-O (Public Facilities with Hillside 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 9th day of June 2026.

Finally passed: July 14, 2026



Lynnette Crow-Iverson, Council President

ATTEST:



Sarah B. Johnson, City Clerk



Exhibit A
Legal Description
Sheet 1 of 2

Austin Bluffs Pump Station & Tank Site

LEGAL DESCRIPTION

A PARCEL OF LAND BEING THOSE PARCELS OF LAND DESCRIBED IN THOSE STATUTORY WARRANTY DEED RECORDED AT BOOK 1640, AT PAGE 615 AND BOOK 1847, AT PAGE 72, LESS THAT PORTION DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NUMBER 200130845 IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20, WHENCE THE SOUTH LINE OF SAID SECTION 20 BEARS S89°43'34"W, 2672.76 FEET;

THENCE S89°43'34"W ALONG SAID SOUTH LINE, 527.10 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 112, UNIVERSITY BLUFFS FILING NO. 4 AS DEPICTED ON THAT SUBDIVISION PLAT RECORDED AT RECEPTION NUMBER 200153586 IN SAID OFFICE, AND TO THE POINT OF BEGINNING;

THENCE CONTINUE S89°43'34"W ALONG SAID SOUTH LINE, 380.00 FEET TO THE EAST BOUNDARY LINE OF UNIVERSITY HEIGHTS FILING NO. 3 AS DEPICTED ON THAT SUBDIVISION PLAT RECORDED AT RECEPTION NUMBER 203256015 IN SAID OFFICE;

THENCE ALONG SAID BOUNDARY LINE AND ITS EASTERLY EXTENSION THE FOLLOWING FOUR COURSES:

1) N00°00'34"E, 199.72 FEET;

2) N89°42'34"E, 50.00 FEET;

3) N00°00'34"E, 461.37 FEET;

4) N89°42'34"E, 330.00 FEET TO SAID WEST LINE OF LOT 112;

THENCE S00°00'34"W ALONG SAID WEST LINE AND ITS SOUTHERLY EXTENSION, 661.20 FEET TO THE POINT OF BEGINNING;

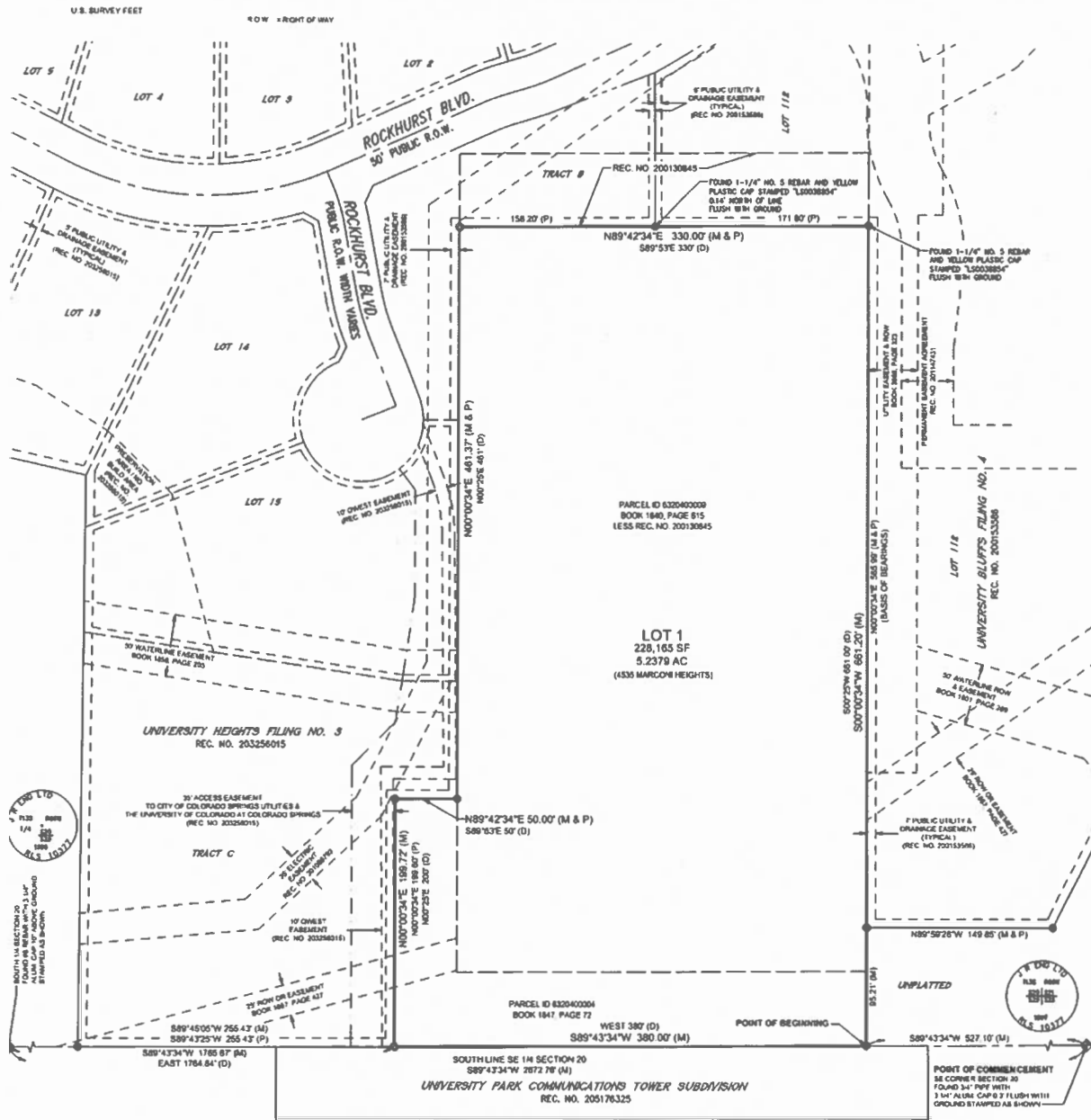
CONTAINING 5.2379 ACRES OR 228,185 SQUARE FEET, MORE OR LESS.

Current: R-E PF / HS-O and PF PDZ / HS-O

Proposed: PF / HS-O

ZONE-26-0004

Exhibit B
Map
Sheet 2 of 2



Current: R-E PF / HS-0 and PF PDZ / HS-0

Proposed: PF / HS-0

ZONE-26-0004

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO APPROXIMATELY 5.24 ACRES LOCATED AT 4535 MARCONI HEIGHTS FROM R-E/PF/HS-O (RESIDENTIAL ESTATE AND PUBLIC FACILITIES WITH HILLSIDE OVERLAY) AND PDZ/PF/HS-O (PLANNED DEVELOPMENT ZONE AND PUBLIC FACILITIES WITH HILLSIDE OVERLAY) TO PF/HS-O (PUBLIC FACILITIES WITH HILLSIDE OVERLAY)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **June 9, 2026**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **14th day of July 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, **14th day of July 2026**


Sarah B. Johnson, City Clerk

1st Publication Date: **June 12, 2026**

2nd Publication Date: **July 17, 2026**

Effective Date: **July 22, 2026**

Initial: 
City Clerk

