

ORDINANCE NO. 25 - 39

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 32 ACRES LOCATED NORTH AND EAST OF TEMPLETON GAP ROAD AND STETSON HILLS BOULEVARD ESTABLISHING R-FLEX MEDIUM / AP-O (RESIDENTIAL FLEX MEDIUM WITH AIRPORT OVERLAY) DISTRICT.

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 32 acres located north and east of Templeton Gap Road and Stetson Hills Boulevard as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, establishing and rezoning to R-Flex Medium / AP-O (Residential Flex Medium with Airport 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 11th day of March 2025.

Finally passed: March 25, 2025


Randy Helms, Council President

ATTEST:


Sarah B. Johnson, City Clerk



EXHIBIT A

LEGAL DESCRIPTION: (Individual Parcels)

PARCEL A:

LOT 2, TEMPLETON HEIGHTS SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO

PARCEL B:

LOT 3, TEMPLETON HEIGHTS SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO

PARCEL C:

LOT 4, TEMPLETON HEIGHTS SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO

PARCEL D:

LOT 19, TEMPLETON HEIGHTS SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO

PARCEL E:

LOT 18, TEMPLETON HEIGHTS SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO

PARCEL F:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THAT TRACT DESCRIBED BY DEED RECORDED IN BOOK 1960 AT PAGE 365 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 189; THENCE NORTHEASTERLY ON SAID SOUTHEASTERLY RIGHT OF WAY LINE 726.61 FEET; THENCE ANGLE RIGHT 90 ° SOUTHEASTERLY 599.50 FEET TO INTERSECT THE NORTHERLY LINE OF THE ABOVE REFERENCED TRACT; THENCE WESTERLY ON SAID NORTHERLY LINE 942.0 FEET TO THE POINT OF BEGINNING.

COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION: (Overall)

A TRACT OF LAND BEING A PORTION OF LOT 2, ALL OF LOT 3, LOT 4, LOT 18, LOT 19, AND A PORTION OF APALOOSA DRIVE AS PLATTED IN TEMPLETON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK G-2, PAGE 20 COUNTY OF EL PASO, STATE OF COLORADO TOGETHER WITH THAT TRACT OF LAND DESCRIBED BY DEED RECORDED IN BOOK 1960 AT PAGE 365 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION THE SOUTH HALF OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE NORTHWESTERLY BOUNDARY LINE OF LOT 1, TEMPLETON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK G-2, PAGE 20, BEING MONUMENTED AT EACH END BY A ¾" IRON PIPE, AT GROUND LEVEL, ASSUMED TO BEAR N50°22'10"E.

COMMENCING AT THE NORTHWEST CORNER OF TEMPLETON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK G-2, PAGE 20, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE BOUNDARY OF SAID PARCEL DESCRIBED IN THE DEED RECORDED IN BOOK 1960 AT PAGE 365, THE FOLLOWING THREE (3) COURSES:

Summit View Addition No. 1

EXHIBIT A

1. N50°22'10"E A DISTANCE OF 726.61 FEET;
2. S39°37'501"E A DISTANCE OF 599.52 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TEMPLETON HEIGHTS SUBDIVISION;
3. S89°53'43"W ON SAID NORTHERLY LINE A DISTANCE OF 693.07 FEET TO THE NORTHEAST CORNER OF LOT 4, AS PLATTED IN SAID TEMPLETON HEIGHTS SUBDIVISION;

THENCE S00°06'17"E ON SAID LOT 4, A DISTANCE OF 670.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF APALOOSA WAY AS PLATTED IN SAID TEMPLETON HEIGHTS SUBDIVISION; THENCE N89°53'43" ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 63.80 FEET; THENCE S00°06'17"E A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID APALOOSA DRIVE, SAID POINT BEING THE NORTHEAST CORNER OF LOT OF LOT 18, AS PLATTED IN SAID TEMPLETON HEIGHTS SUBDIVISION; THENCE CONTINUING S00°06'17"E ON SAID EAST BOUNDARY LINE OF SAID LOT 18 A DISTANCE OF 590.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE S89°53'43"W THE SOUTHERLY BOUNDARY LINE OF SAID TEMPLETON HEIGHTS SUBDIVISION ALSO BEING ON THE NORTHERLY LINE OF TEMPLETON HEIGHTS ADDITION NO 1 ANNEXATION, A DISTANCE OF 934.87 FEET TO THE SOUTHWEST CORNER OF LOT 19 OF SAID TEMPLETON HEIGHTS SUBDIVISION; THENCE CONTINUING ON THE NORTHERLY LINE OF SAID TEMPLETON HEIGHTS ADDITION NO 1 ANNEXATION THE FOLLOWING TWO (2) COURSES:

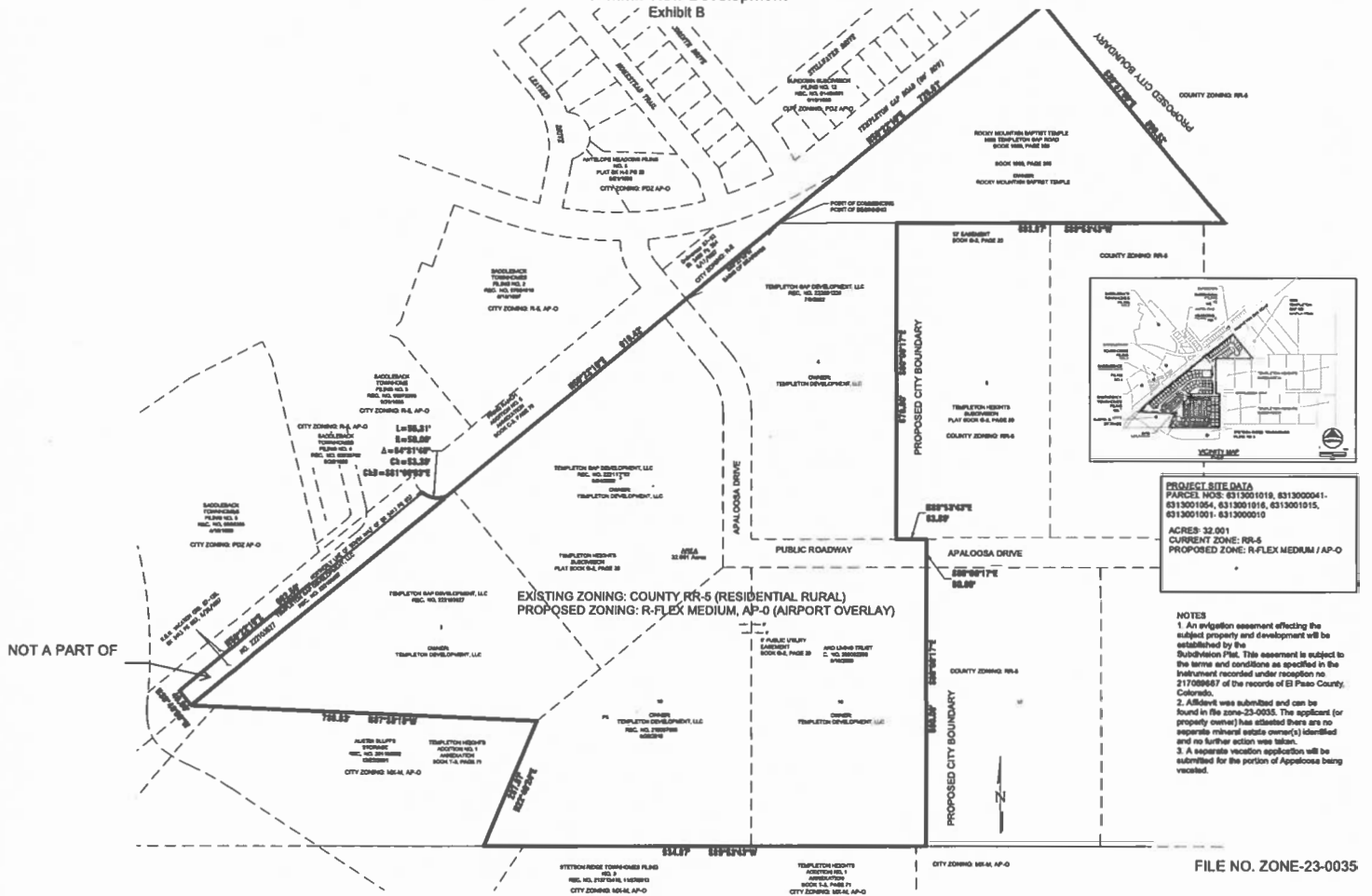
1. N22°46'24"E A DISTANCE OF 287.67 FEET;
2. N87°38'10"W A DISTANCE OF 680.09 FEET TO A POINT ON CURVE SAID POINT BEING ON THE EASTERLY BOUNDARY LINE OF PRING RANCH ADDITION NO. 6 ANNEXATION;

THENCE ON SAID EASTERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 7°39'40", A RADIUS OF 3,779.77 FEET, A DISTANCE OF 505.40 FEET, WHOSE CHORD BEARS N46°30'55"E A DISTANCE OF 505.02 FEET TO A POINT ON CURVE;
2. N50°22'10"E A DISTANCE OF 1,066.58 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,393,943 SQUARE FEET OR 32.001 ACRES MORE OR LESS.

Zoning Map Amendment
Summit View Development
Exhibit B



I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 32 ACRES LOCATED NORTH AND EAST OF TEMPLETON GAP ROAD AND STETSON HILLS BOULEVARD ESTABLISHING R-FLEX MEDIUM / AP-O (RESIDENTIAL FLEX MEDIUM WITH AIRPORT OVERLAY) DISTRICT.”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **March 11, 2025**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **25th day of March 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 March 2025**.


Sarah B. Johnson, City Clerk

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

2nd Publication Date: **March 28, 2025**

Effective Date: **April 2, 2025**

Initial: 
City Clerk

