

ORDINANCE NO. 26 - 03

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO APPROXIMATELY 21.19 ACRES LOCATED AT THE NORTHEAST CORNER OF BRADLEY ROAD AND POWERS BOULEVARD FROM R-5/AP-O (MULTI-FAMILY, HIGH WITH AIRPORT OVERLAY) TO R-FLEX M/AP-O (R-FLEX, MEDIUM WITH AIRPORT OVERLAY)

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

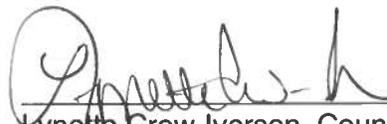
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning approximately 21.19 acres located at the northeast corner of Bradley Road and Powers Boulevard, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R-5/AP-O (Multi-Family, High with Airport Overlay) to R-FLEX M/AP-O (R-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 10th day of February 2026.

Finally passed: February 24, 2026


Lynette Crow-Iverson, Council President

ATTEST:


Sarah B. Johnson, City Clerk



EXHIBIT A – ZONE CHANGE
LEGAL DESCRIPTION (REZONE – R-FLEX-MED-AO)

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" ALUM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" ALUM. CAP PLS 10377).

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 9;

THENCE S00°19'32"E ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 910.65 FEET;

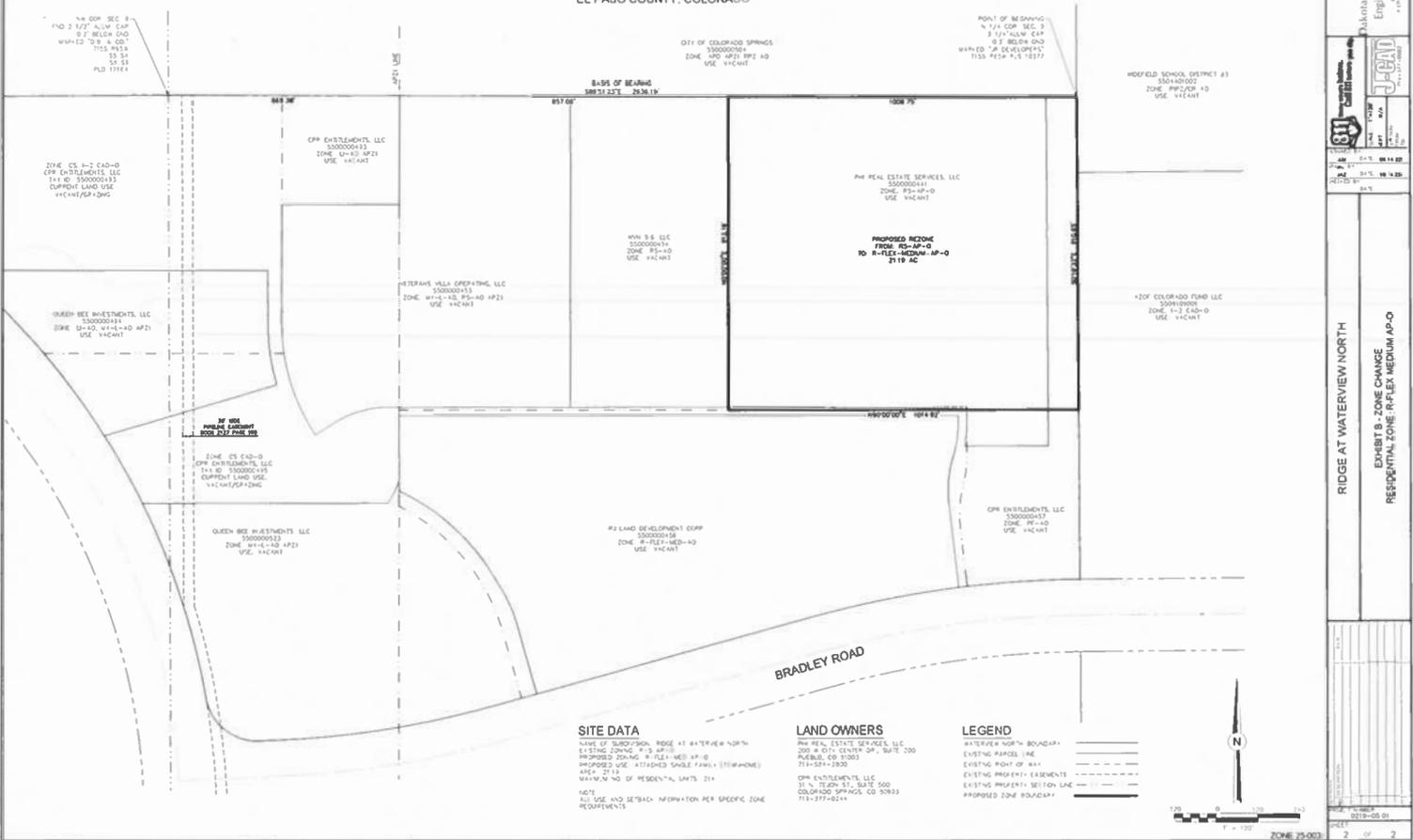
THENCE N90°00'00"E DEPARTING THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9 A DISTANCE OF 1014.92 FEET;

THENCE N00°00'00"E A DISTANCE OF 913.16 FEET TO A POINT ON THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 9;

THENCE S89°51'23"E ON THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 9, A DISTANCE OF 1009.75 FEET TO THE POINT OF BEGINNING.

ZONE BOUNDARY CONTAINS 923,141 SQUARE FEET OR 21.19 ACRES MORE OR LESS

RIDGE AT WATERVIEW NORTH
EXHIBIT B - ZONE CHANGE
RESIDENTIAL ZONE: R-FLEX MEDIUM AP-O
 LOCATED IN A PORTION OF SECTIONS 8 & 9,
 T15S, R65W OF THE 6TH P.M.,
 EL PASO COUNTY, COLORADO



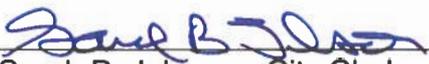
Diana Springs, Engineering
 Engineering Consultants
 4475 20th Ave., Suite 200
 Colorado Springs, CO 80904

RIDGE AT WATERVIEW NORTH
EXHIBIT B - ZONE CHANGE
RESIDENTIAL ZONE: R-FLEX MEDIUM AP-O

DATE: 05-09-2019
 SHEET: 2 OF 2

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO APPROXIMATELY 21.19 ACRES LOCATED AT THE NORTHEAST CORNER OF BRADLEY ROAD AND POWERS BOULEVARD FROM R-5/AP-O (MULTI-FAMILY, HIGH WITH AIRPORT OVERLAY) TO R-FLEX M/AP-O (R-FLEX, MEDIUM WITH AIRPORT OVERLAY)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **February 10, 2025**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **24th day of February 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, **24th day of February 2026**


Sarah B. Johnson, City Clerk

1st Publication Date: **February 13, 2025**

2nd Publication Date: **February 27, 2026**

Effective Date: **March 4, 2026**

Initial: 
City Clerk

