

ORDINANCE NO. 25 – 43

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 1.01 ACRES LOCATED AT THE NORTHEAST CORNER OF SHILOH MESA DRIVE AND MULBERRY WOOD DRIVE FROM PDZ/AP-O – CAD/SS-O (PLANNED DEVELOPMENT ZONE DISTRICT WITH AIRPORT OVERLAY – COMMERCIAL AIRPORT DISTRICT AND STREAMSIDE OVERLAY ZONES; MIXED-USE DEVELOPMENT, 45-FOOT MAXIMUM BUILDING HEIGHT, 15.38 MAXIMUM DWELLING UNITS PER ACRE) TO PDZ/AP-O (PLANNED DEVELOPMENT ZONE DISTRICT WITH AIRPORT OVERLAY; MULTI-FAMILY RESIDENTIAL USE, 50-FOOT MAXIMUM BUILDING HEIGHT, 49.99 MAXIMUM DWELLING UNITS PER ACRE)

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

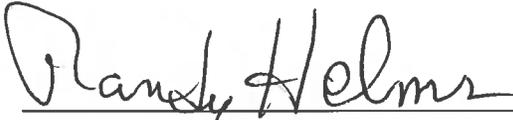
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 1.01 acres located at the northeast corner of Shiloh Mesa Drive and Mulberry Wood Drive as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PDZ/AP-O – CAD/SS-O (Planned Development Zone District with Airport Overlay – Commercial Airport District and Streamside Overlay Zones; Mixed-Use Development, 45-foot maximum building height, 15.38 maximum dwelling units per acre) to PDZ/AP-O (Planned Development Zone District with Airport Overlay; multi-family residential use, 50-foot maximum building height, 49.99 maximum dwelling units per acre), 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.

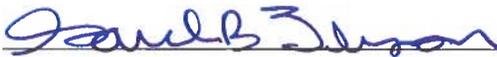
Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 25<sup>th</sup> day of March 2025.

**Finally passed:** April 8, 2025

  
\_\_\_\_\_  
Randy Helms, Council President

ATTEST:

  
\_\_\_\_\_  
Sarah B. Johnson, City Clerk



# SUNRISE AT SHILOH MESA ZONE CHANGE LEGAL DESCRIPTION - EXHIBIT A

That portion of that tract described by document (Reception No. 209004808, El Paso County, Colorado records), also being a portion of the Southwest Quarter of Section 4, Township 13 South, Range 65 West of the 6th P.M., in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Beginning at the most Northerly Northwesterly corner of Lot 1, THE CENTER FOR STRATEGIC MINISTRY FILING NO. 1 (Reception No. 220714504, said El Paso County records) (all bearings in this description are relative to those platted in said FILING); thence S00°00'13"E along a Westerly line of said Lot 1, 328.81 feet to an angle point thereof; thence S89°58'53"W along a Northerly line of said Lot 1, 44.76 feet to an angle point thereof, said point also being the most Easterly Northeasterly corner of Shiloh Mesa Drive (57' public r.o.w.) as platted within ENCLAVE AT SHILOH MESA (Reception No. 220714528, said records) (the following four (4) courses are along the Northerly right-of-way line of said Shiloh Mesa Drive and the Easterly right-of-way line of Mulberry Wood Drive (57' public r.o.w.) respectively, as platted within said ENCLAVE); 1) S89°55'38"W, 3.85 feet; 2) on a curve to the right, said curve having a central angle of 89°20'09", a radius of 87.50 feet, an arc length of 136.43 feet (the chord to said curve bears N45°24'18"W, a distance of 123.02 feet); 3) N00°45'21"W, 31.24 feet; 4) on a curve to the left, said curve having a central angle of 01°39'04", a radius of 1028.50 feet, an arc length of 29.64 feet (the chord to said curve bears N03°12'50"W, a distance of 29.64 feet) to an angle point thereof, said point also being the most Southerly Southeasterly corner of said Mulberry Wood Drive as platted within SHILOH MESA FILING NO. 5 (Reception No. 217714041, said records); thence N02°23'18"W along said Mulberry Wood Drive's Easterly right-of-way line, 175.70 feet to an angle point of said FILING NO. 5; thence N87°36'42"E along a Southerly line of said FILING NO. 5, 145.72 feet to the Point of Beginning and the terminus point of this description;

Containing 1.006 acres (43,807 square feet), more or less.

**SURVEYOR'S STATEMENT:** I, David V. Hostetler, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the attached LEGAL DESCRIPTION and EXHIBIT were prepared under my direct responsibility, supervision, and checking, and on the basis of my knowledge, information and belief, are correct.

David V. Hostetler, Professional Land Surveyor  
Colorado P.L.S. No. 20681  
For and on behalf of LDC, Inc.



**NOTE:** FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0533 G, effective date December 7, 2018, indicates this parcel of land to be Zone X "white" (area determined to be out of the 500 year flood plain).

CITY FILE NO. PDZZ-24-0002

File: 21040 SMA ZC Lgl.doc  
DVH/dh



I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 1.01 ACRES LOCATED AT THE NORTHEAST CORNER OF SHILOH MESA DRIVE AND MULBERRY WOOD DRIVE FROM PDZ/AP-O – CAD/SS-O (PLANNED DEVELOPMENT ZONE DISTRICT WITH AIRPORT OVERLAY – COMMERCIAL AIRPORT DISTRICT AND STREAMSIDE OVERLAY ZONES; MIXED-USE DEVELOPMENT, 45-FOOT MAXIMUM BUILDING HEIGHT, 15.38 MAXIMUM DWELLING UNITS PER ACRE) TO PDZ/AP-O (PLANNED DEVELOPMENT ZONE DISTRICT WITH AIRPORT OVERLAY; MULTI-FAMILY RESIDENTIAL USE, 50-FOOT MAXIMUM BUILDING HEIGHT, 49.99 MAXIMUM DWELLING UNITS PER ACRE).”

was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **March 25, 2025**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **8<sup>th</sup> day of April 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, **8<sup>th</sup> day of April 2025**.

  
Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: **March 28, 2025**

2<sup>nd</sup> Publication Date: **April 11, 2025**

Effective Date: **April 16, 2025**

Initial:   
City Clerk

