

ORDINANCE NO. 25 - 90

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO APPROXIMATELY 3.41 ACRES LOCATED NORTHEAST OF DUBLIN BOULEVARD AND VINCENT DRIVE FROM PF/SS-O/AF-O (PUBLIC FACILITIES WITH STREAMSIDE AND UNITED STATES AIR FORCE ACADEMY OVERLAYS) TO MX-M/SS-O/AF-O (MIXED-USE MEDIUM SCALE WITH STREAMSIDE AND UNITED STATES AIR FORCE ACADEMY OVERLAYS)

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 3.41 acres located northeast of Dublin Boulevard and Vincent Drive, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PF/SS-O/AF-O (Public Facilities with Streamside and United States Air Force Academy Overlays) to MX-M/SS-O/AF-O (Mixed-Use Medium Scale with Streamside and United States Air Force Academy Overlays) 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 November 2025.

Finally passed: November 25, 2025



Lynette Crow-Iverson, Council President

ATTEST:


Sarah B. Johnson, City Clerk



EXHIBIT A

Legal Description-Proposed Lot 2, Mountain States Subdivision Filing No. 2:

That portion of Block 1, Mountain States Subdivision recorded in Plat Book M-2 at Page 10, City of Colorado Springs, El Paso County, Colorado described as follows:

Basis of bearings is a portion of the south line of said Block 1, monumented at each end with a 1 1/4" orange plastic cap marked "PLS 38390", flush with ground. Said line is assumed to bear South 88 degrees 22 minutes 00 seconds West, 932.15 feet.

Commencing at the southeast corner of said Block 1; thence along said south line South 88 degrees 22 minutes 00 seconds West 721.05 feet to the point of beginning;

- 1) thence continuing along said south line South 88 degrees 22 minutes 00 seconds West 211.10 feet to the most easterly corner of a parcel described at Reception Numbers 211076939 and 211113812;
- 2) thence along the northeasterly line of said parcel North 53 degrees 53 minutes 46 seconds West 20.69 feet to the east line of Vincent Drive as recorded at Reception Number 210068838 (the following three courses are along said east line);
- 3) thence along a non-tangential curve concave to the west said curve having a central angle of 26 degrees 09 minutes 08 seconds, a radius of 1,482.70 feet, for an arc length of 676.77 feet, (the center of said curve bears North 63 degrees 02 minutes 57 seconds West);
- 4) thence North 87 degrees 24 minutes 54 seconds East 49.85 feet;
- 5) thence North 03 degrees 16 minutes 40 seconds East 62.13 feet to the most northerly corner of said Lot 1;
- 6) thence along the northeasterly line of said Lot 1 South 45 degrees 40 minutes 57 seconds East 330.00 feet;
- 7) thence along the east line of said Lot 1 South 3 degrees 07 minutes 57 seconds East 147.14 feet;
- 8) thence South 88 degrees 22 minutes 00 seconds West 110.90 feet;
- 9) thence South 1 degrees 38 minutes 26 seconds East 77.00 feet;
- 10) thence South 87 degrees 56 minutes 16 seconds West 129.45 feet;
- 11) thence South 1 degrees 37 minutes 30 seconds East 259.62 feet to the point of beginning.

Containing a calculated area of 148,352 square feet (3.4057 Acres), more or less.

This legal description and exhibit was prepared by me or under my direct supervision and checking and is true and correct to the best of my knowledge, information and belief.

The above statement is neither a warranty or guarantee, either expressed or implied.

Mark S. Johannes, PLS, CFedS
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying & Mapping, LLC

**VINCENT DRIVE
CITY OF COLORADO SPRINGS, COLORADO
ZONE CHANGE EXHIBIT B**

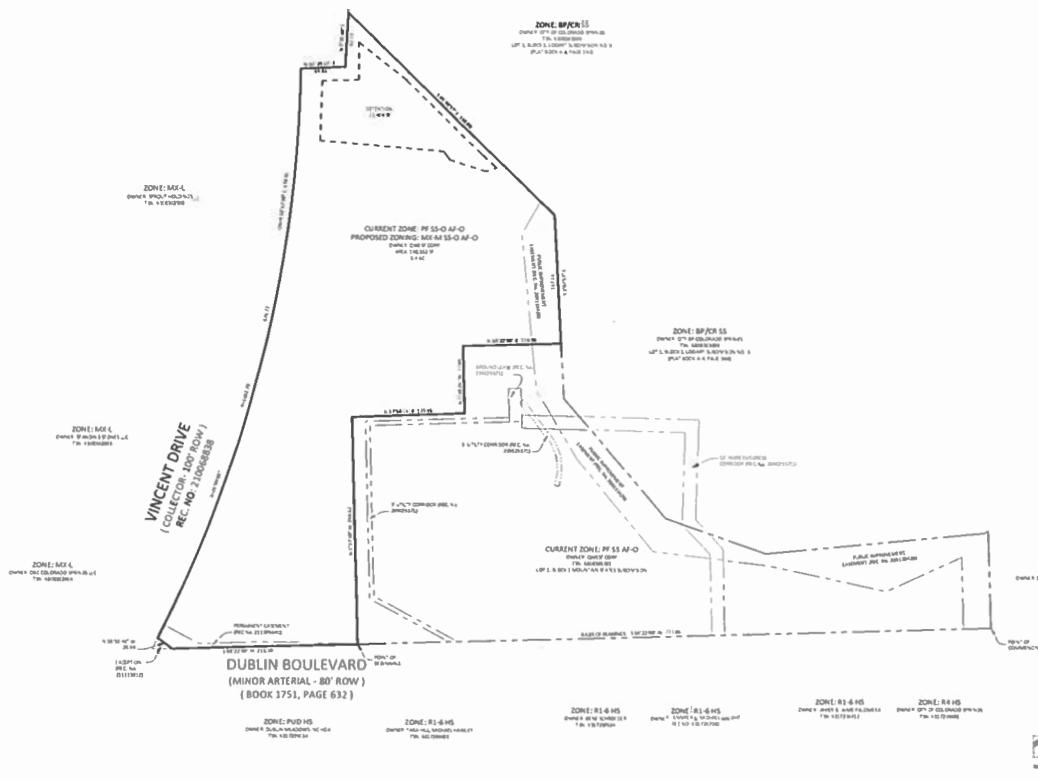


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I HEREBY CERTIFY that the foregoing ordinance entitled "**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO APPROXIMATELY 3.41 ACRES LOCATED NORTHEAST OF DUBLIN BOULEVARD AND VINCENT DRIVE FROM PF/SS-O/AF-O (PUBLIC FACILITIES WITH STREAMSIDE AND UNITED STATES AIR FORCE ACADEMY OVERLAYS) TO MX-M/SS-O/AF-O (MIXED-USE MEDIUM SCALE WITH STREAMSIDE AND UNITED STATES AIR FORCE ACADEMY OVERLAYS).**" 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: **November 28, 2025**

Effective Date: **December 3, 2025**

Initial: 
City Clerk

