

ORDINANCE NO. 25 - 60

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 7.33 ACRES LOCATED SOUTHWEST OF BRADLEY LANDING BOULEVARD AND LEGACY HILL DRIVE FROM PDZ/AP-O (PLANNED DEVELOPMENT ZONE DISTRICT WITH AIRPORT OVERLAY) TO PK/AP-O (PUBLIC PARK 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 7.33 acres located Southwest of Bradley Landing Boulevard and Legacy Hill 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 (Planned Development Zone District with Airport Overlay) to PK/AP-O (Public Park 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 second reading and ordered published this 8th day of July 2025.

Finally passed: July 22, 2025


Lynette Crow-Iverson, Council President

ATTEST:


Sarah B. Johnson, City Clerk



ZONE CHANGE LEGAL DESCRIPTION EXHIBIT A

DESCRIPTION:

A PORTION OF "PARCEL A", AS DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NUMBER 222074546, SITUATED IN THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR N88°57'55"E, MONUMENTED BY THE SOUTH QUARTER CORNER OF SAID SECTION 9, BEING A 2" PIPE WITH 3-1/4" ALUMINUM CAP STAMPED "JR DEVELOPERS PLS 10377", AND MONUMENTED BY THE SOUTHEAST CORNER OF SAID SECTION 9, BEING A 13" X 10" X 6" STONE WITH APPROPRIATE MARKINGS.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9;

THENCE WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, S88°57'55"W, A DISTANCE OF 1,216.01 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, S88°57'55"W, A DISTANCE OF 289.76 FEET;

THENCE DEPARTING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, N01°02'05"W, A DISTANCE OF 213.62 FEET;

THENCE, N68°06'51"W, A DISTANCE OF 378.92 FEET;

THENCE, N21°53'20"E, A DISTANCE OF 389.73 FEET;

THENCE, N47°27'58"E, A DISTANCE OF 245.29 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NUMBER 225004585 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH THE EAST LINE OF SAID PARCEL AND SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 5°12'17", HAVING A RADIUS OF 815.00 FEET, AN ARC LENGTH OF 74.03 FEET, AND A CHORD BEARING N63°24'32"E, A CHORD DISTANCE OF 74.01 FEET;

THENCE DEPARTING THE EAST LINE OF SAID PARCEL, S65°18'12"E, A DISTANCE OF 266.63 FEET;

THENCE, S24°41'48"W, A DISTANCE OF 19.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°41'17", HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 85.17 FEET, AND A CHORD BEARING S13°51'10"W, A CHORD DISTANCE OF 84.66 FEET;

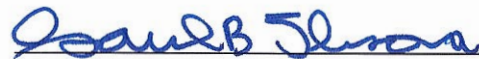
THENCE, S69°59'16"W, A DISTANCE OF 184.08 FEET;

THENCE, S18°26'53"E, A DISTANCE OF 670.30 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 7.33 ACRES (319,389 SQUARE FEET), MORE OR LESS.

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 7.33 ACRES LOCATED SOUTHWEST OF BRADLEY LANDING BOULEVARD AND LEGACY HILL DRIVE FROM PDZ/AP-O (PLANNED DEVELOPMENT ZONE DISTRICT WITH AIRPORT OVERLAY) TO PK/AP-O (PUBLIC PARK WITH AIRPORT OVERLAY)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **July 8, 2025**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **22nd day of July 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, **22nd day of July 2025**



Sarah B. Johnson, City Clerk

1st Publication Date: **July 11, 2025**

2nd Publication Date: **July 25, 2025**

Effective Date: **July 30, 2025**

Initial: **SBJ**
City Clerk

