

ORDINANCE NO. 23 - 27

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 17.32 ACRES LOCATED AT MARKSHEFFEL ROAD SOUTH OF STATE HIGHWAY 94 FROM OC/CR/AO/APZ-1/RPZ (OFFICE COMMERCIAL WITH CONDITIONS OF RECORD, AIRPORT OVERLAY, ACCIDENT PROTECTION ZONE-1, AND RUNWAY PROTECTION ZONE) TO PUD/AO (TO BE KNOWN AS PDZ/AP-O (PLANNED DEVELOPMENT ZONE, AND 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 17.32 acres located at Marksheffel Road south of State Highway 94, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from OC/CR/AO/APZ-1/RPZ (Office Commercial with Conditions of Record, Airport Overlay, Accident Protection Zone-1, and Runway Protection Zone) to PUD/AO (Planned Unit Development with Airport Overlay (to be known as PDZ/AP-O (Planned Development Zone with Airport Overlay) Single-family Residential, 3.5-11.99 dwelling units per acre; Multi-family, 12-24.99 dwelling units per acre; 45-foot maximum building height), pursuant to the Zoning Ordinance of the City of Colorado Springs.

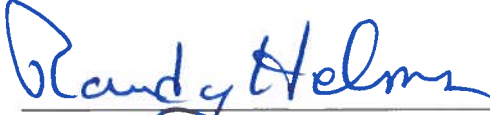
Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

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 9th
day of May 2023.

Finally passed: May 23, 2023




Council President

ATTEST:



Sarah B. Johnson, City Clerk





**EXHIBIT A
(REAGAN RANCH PDZ PARCEL)**

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A #6 REBAR WITH 3-1/4 INCH ALUMINUM CAP APPROPRIATELY STAMPED WITH SYMBOLOLOGY FOR THE NORTHWEST CORNER OF SECTION 21-14-65 AND "FARNSWORTH GROUP - 2017 - PLS 38053" FOUND 0.1' ABOVE SURFACE AND AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM CAP, STAMPED "MERRICK & CO 2009 PLS 33200", 0.5 FEET BELOW SURFACE AND IS ASSUMED TO BEAR N89°28'33"E A DISTANCE OF 2661.44 FEET;

COMMENCING AT SAID NORTHWEST CORNER OF SECTION 21;

THENCE NORTH 89°28'33" EAST, ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 675.37 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 89°28'33" EAST, ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 1,424.03 FEET;

THENCE SOUTH 01°21'25" EAST A DISTANCE OF 529.32 FEET;

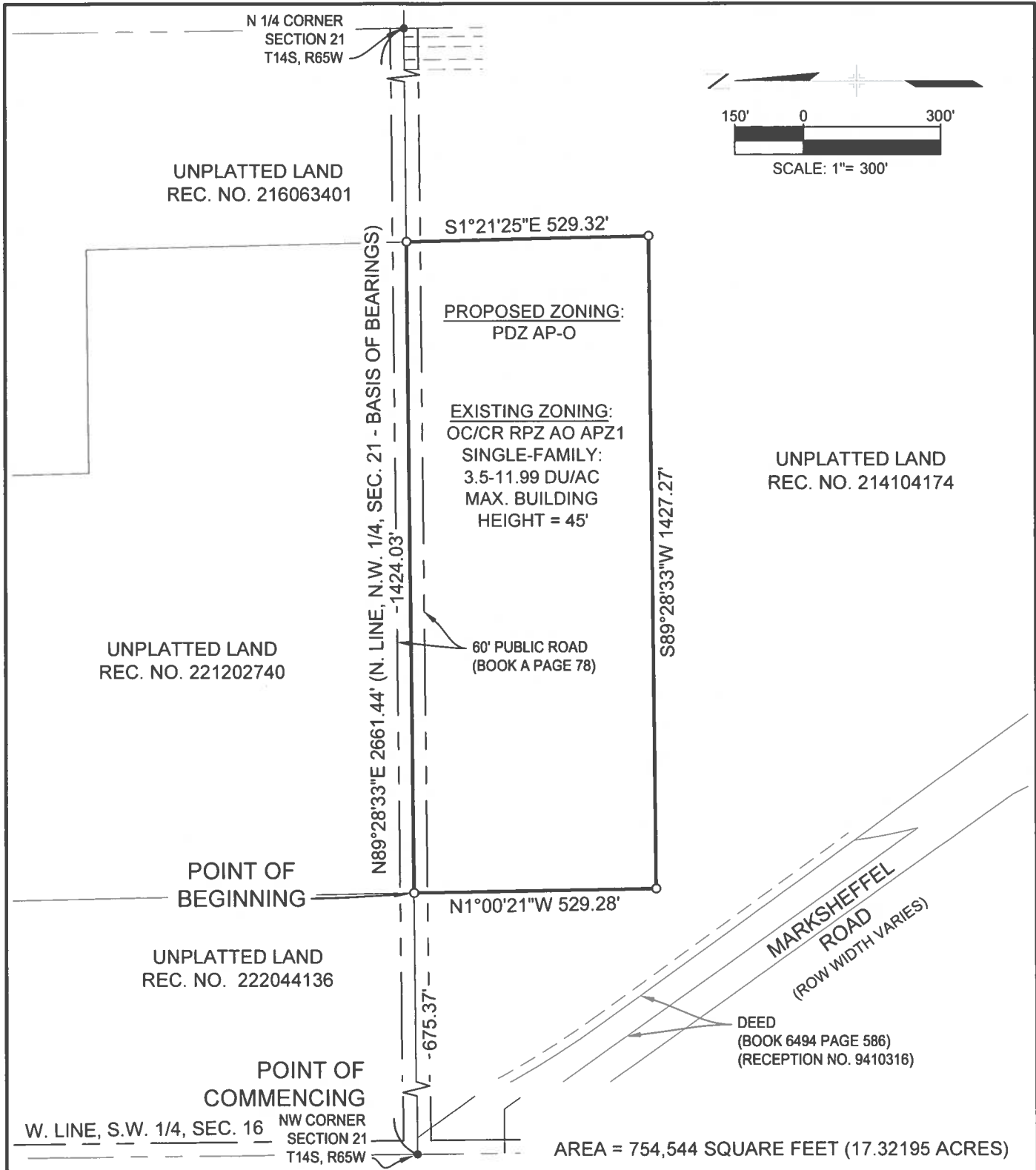
THENCE SOUTH 89°28'33" WEST A DISTANCE OF 1,427.27 FEET;

THENCE NORTH 01°00'21" WEST A DISTANCE OF 529.28 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 754,544 SQUARE FEET OR (17.32195 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



PATRICK S. JERNIGAN, PLS 37042
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
2435 RESEARCH PKWY, SUITE 300
COLORADO SPRINGS, CO 80920
PH. (719)575-0100



Matrix

2435 Research Parkway, Suite 300
 Colorado Springs, CO 80920
 Phone 719-575-0100
 Fax 719-575-0208

EXHIBIT B

REAGAN RANCH PDZ PARCEL


CHECKED BY: PSJ	DATE: JAN. 25, 2023 JN: 22.351.004	SHEET 1 of 1
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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 17.32 ACRES LOCATED AT MARKSHEFFEL ROAD SOUTH OF STATE HIGHWAY 94 FROM OC/CR/AO/APZ-1/RPZ (OFFICE COMMERCIAL WITH CONDITIONS OF RECORD, AIRPORT OVERLAY, ACCIDENT PROTECTION ZONE-1, AND RUNWAY PROTECTION ZONE) TO PUD/AO (TO BE KNOWN AS PDZ/AP-O (PLANNED DEVELOPMENT ZONE, AND AIRPORT OVERLAY))”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on May 9, 2023; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 23rd day of May 2023, and that the same was published by title and in summary, 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, this 23rd day of May 2023.



Sarah B. Johnson, City Clerk



1st Publication Date: May 12, 2023

2nd Publication Date: May 26, 2023

Effective Date: May 31, 2023

Initial: SBJ

City Clerk