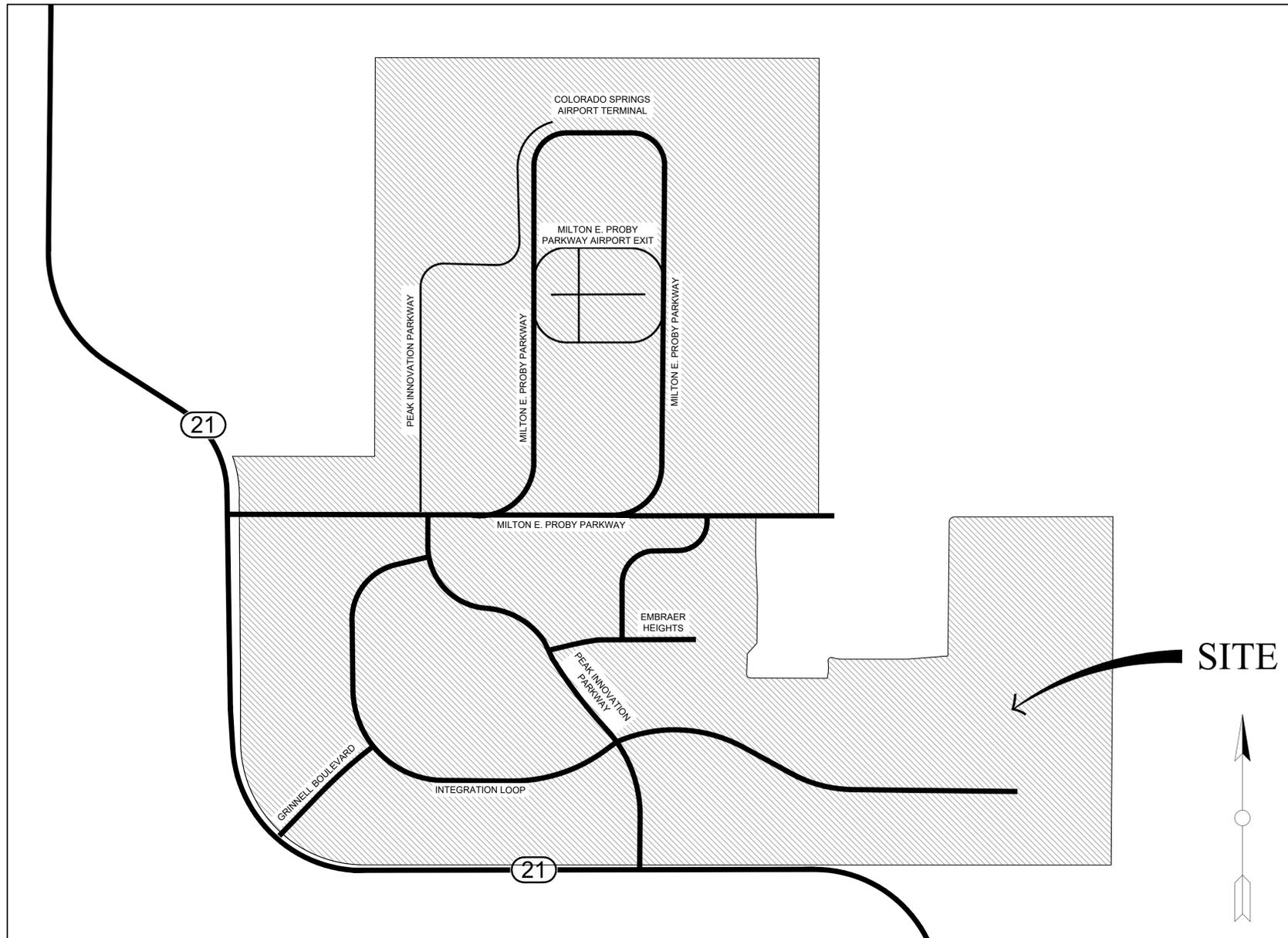


# PEAK INNOVATION PARK CONCEPT PLAN AMENDMENT 5

TRACTS OF LAND LOCATED IN SECTIONS 31, 32, TOWNSHIP 14 SOUTH,  
SECTIONS 4,5, AND 6, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP  
SCALE 1"=1,000'

SHEET INDEX	
SHEET NO	DESCRIPTION
1	COVER SHEET
2	USE AREA PLAN
3	DEVELOPMENT RESTRICTIONS (1)
4	DEVELOPMENT STANDARDS (1)
5	DEVELOPMENT STANDARDS (2)

AMENDMENT SUMMARY TABLE		
AMENDMENT NO.	FILE NUMBER	CHANGE TO THE PLAN
1	AR CP 18-00709-A1MN19	SUBDIVISION OF THE SITE INTO 8 LOTS AND TRACTS.
2	AR CP 18-00709-A2MN19	AN AMENDMENT TO SHOW A LOT LINE CHANGE BETWEEN LOT 4 AND LOT 5.
3	AR CP 18-00709-A3MJ20	CONCEPTUAL LAYOUT OF FOUR OFFICE BUILDINGS WITH 40,000 TO 60,000 SQUARE FEET OF OFFICE SPACE IN EACH BUILDING.
4	AR CP 18-00709-A4MJ21	REPLATTED LOT 7 OF THE COLORADO SPRINGS AIRPORT FILING NO. 1D TO CREATE LOTS 1-3 OF THE COLORADO SPRINGS AIRPORT FILING NO. 1E.
5	AR CP 18-00709-A4MJ22	REPLATTED LOT 1 OF THE COLORADO SPRINGS AIRPORT FILING NO. 1 TO CREATE LOTS 1-2 OF THE COLORADO SPRINGS AIRPORT FILING NO. 1G.
6	AR CP 18-00709-A4MJ23	EXPANSION OF CO SPRINGS AIRPORT LOT 7.

AMENDMENT REVISION	
NO.	DESCRIPTION
1	ADDITION OF CO SPRINGS AIRPORT FILING 1C LOT INFORMATION.
2	PROPERTY BOUNDARY ADJUSTMENT TO CO SPRINGS AIRPORT FILING 1D LOT INFORMATION.
3	CONCEPTUAL LAYOUT OF FOUR OFFICE BUILDINGS WITH 40,000 TO 60,000 SF OF OFFICE SPACE.
4	ADDITION OF CO SPRINGS AIRPORT FILING 1E LOT INFORMATION.
5	ADDITION OF CO SPRINGS AIRPORT FILING 1G LOT INFORMATION.
6	EXPANSION OF CO SPRINGS AIRPORT LOT 7.



PEAK INNOVATION PARK  
CONCEPT PLAN  
COLORADO SPRINGS, COLORADO

COVER SHEET

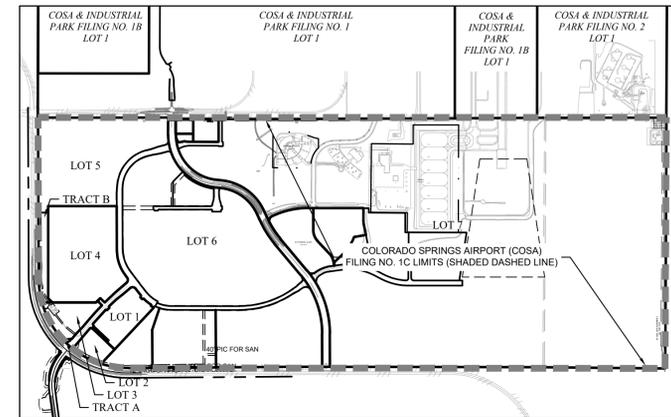
VERIFY SCALE  
BAR IS ONE INCH ON  
ORIGINAL DRAWING.  
DATE MARCH 21, 2023  
SHEET

# PEAK INNOVATION PARK CONCEPT PLAN AMENDMENT 5

TRACTS OF LAND LOCATED IN SECTIONS 31, 32, TOWNSHIP 14 SOUTH,  
SECTIONS 4,5, AND 6, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

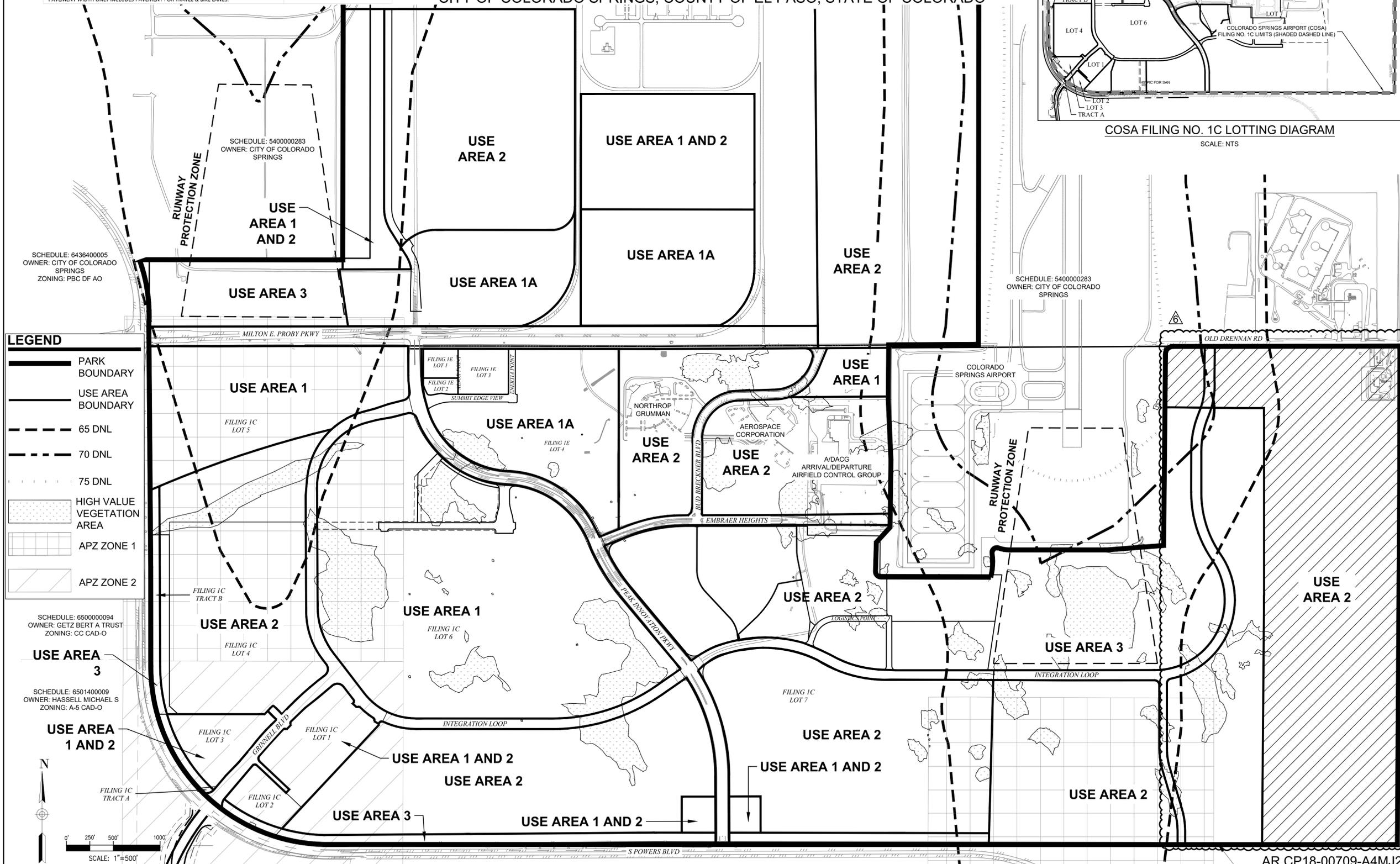
PEAK INNOVATION PARK ROADWAY CHART			
NAME	PAVEMENT WIDTH (FT)	OWNERSHIP	CLASSIFICATION
MILTON E. PROBY PKWY	72	PRIVATE	PRINCIPAL ARTERIAL
PEAK INNOVATION PKWY	72	PRIVATE	PRINCIPAL ARTERIAL
GRINNELL BOULEVARD	60	PRIVATE	PRINCIPAL ARTERIAL
INTEGRATION LOOP	58	PRIVATE	MINOR ARTERIAL
EMBRAER HEIGHTS	48	PRIVATE	MINOR ARTERIAL
BUD BRECKNER BLVD	48	PRIVATE	INDUSTRIAL COLLECTOR

\* FOR CONCEPTUAL PURPOSES ONLY. REFER TO THE MASTER TRANSPORTATION PLAN.  
\* PAVEMENT WIDTH ONLY INCLUDES PAVEMENT FOR TRAVEL & BIKE LANES.



COSA FILING NO. 1C LOTTING DIAGRAM

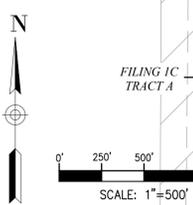
SCALE: NTS



## LEGEND

- PARK BOUNDARY
- USE AREA BOUNDARY
- 65 DNL
- 70 DNL
- 75 DNL
- HIGH VALUE VEGETATION AREA
- APZ ZONE 1
- APZ ZONE 2

- SCHEDULE: 6500000094  
OWNER: GETZ BERT A TRUST  
ZONING: CC CAD-O  
**USE AREA 3**
- SCHEDULE: 6501400009  
OWNER: HASSELL MICHAEL S  
ZONING: A-5 CAD-O  
**USE AREA 1 AND 2**



NO.	AMENDMENT REVISION
1	ADDITION OF CO SPRINGS AIRPORT FILING 1C LOT INFORMATION.
2	PROPERTY BOUNDARY ADJUSTMENT TO CO SPRINGS AIRPORT FILING 1D LOT INFORMATION.
3	CONCEPTUAL LAYOUT OF FOUR OFFICE BUILDINGS WITH 40,000 TO 60,000 SF OF OFFICE SPACE.
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5	ADDITION OF CO SPRINGS AIRPORT FILING 1G LOT INFORMATION.
6	EXPANSION OF CO SPRINGS AIRPORT LOT 7.



PEAK INNOVATION PARK  
CONCEPT PLAN  
COLORADO SPRINGS, COLORADO

USE AREA PLAN

VERIFY SCALE  
BAR IS ONE INCH ON  
ORIGINAL DRAWING.  
DATE: MARCH 21, 2023  
SHEET: 2 OF 5

AR CP18-00709-A4MJ23

# PEAK INNOVATION PARK CONCEPT PLAN AMENDMENT 5

TRACTS OF LAND LOCATED IN SECTIONS 31, 32, TOWNSHIP 14 SOUTH,  
SECTIONS 4,5, AND 6, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

## USES

ALL USES SHALL CONFORM TO THE AIRPORT PLANNED DEVELOPMENT (APD) ZONE DISTRICT

### USE AREA 1, 1A, 2:

Land Uses - Permitted, Conditional & Accessory Uses (All uses shall conform to the Airport Planned Development (APD) Zone District)				
Use Type:	Current Code	Area 1	Area 1A	Area 2
<b>Office Use Types</b>				
Call Center	P	P	C	P
Data Center		P		P
Financial Services	P	P	P	P
General Offices	P	P	P	P
Medical Offices, Labs, and/or Clinics	P	P	P	P
<b>Commercial Use Types</b>				
Auto Rental	P	P	C	P
Auto Repair Garage	C	C		C
Bar	P	P	P	P
Business Office Support Services	P	P	P	P
Business Park	P	P	P	P
Commercial Center	P	P	P	P
Communication Services	C	C	C	C
Food Sales:				
Convenience Food Sales	P	P	P	P
Specialty Food Sales	P	P	P	P
Hotel/ Motel	P	P	P	
Personnel Consumer Services	P	P	P	
Pet Services	C	C	C	
Pharmacy	P	P	P	
Recreation, Commercial				
Indoor Entertainment	C	C	C	C
Indoor Sports & Rec	C	C	C	C
Outdoor Entertainment	C	C	C	C
Outdoor Sports & Rec	P	P	P	P
Restaurant:				
Drive-in or Fast Food	P	P	P	P
Quick Serve Restaurant	P	P	P	C
Sit-down - Served at Table Restaurant	P	P	P	C
Retail General:				
Large Retail Establishments	P	P	P	P
Neighborhood Serving Retail	P	P	P	P
<b>Civic Use Types</b>				
Club (Membership, Social, Recreational)	C	C	C	
Community Gardens	P	P	P	
Cultural Services	P	P	P	P
Daycare Services	C	C	C	C
Educational Institutions:				
College and University	C	C	C	C
Proprietary Schools	P	P	P	P
Public Park & Recreation	P	P	P	P

<b>Industrial Use Types</b>				
Accessory Retail Sales (accessory to Principal Use)	A	A	A	A
Custom Manufacturing	P	P		P
Data Center				P
General Industry, Light	P			P
Mining, Operations, Temp. Surface/Open Pit	C			
Research & Development	P	P	P	P
Warehouse	P	P		P
Warehousing & Distribution	P	P		P
<b>Parking Use Types:</b>				
Parking Lot/Surface Parking				
Public/Private	P	P	P	P
Parking Structure, Public & Private				
Public/Private	P	P	P	P
<b>Transportation Use Types:</b>				
Aviation Facilities	P			P
Transit Shelter	P	P	P	P
Transportation	P	P	P	P
<b>Miscellaneous Use Types:</b>				
Broadcasting Tower	C	C		C
WCF Facilities				
Eligible Facility Request	P	P	P	P
Non-stealth free standing facility	C	C	C	C
Roof/Building Mounted	P	P	P	P
Small Cell Facility	P	P	P	P
Stealth Free-Standing	P	P	P	P
<b>Accessory Uses (to Primary Use)</b>				
Antenna or Satellite Dish	A	A	A	A
Drive-Thru, Accessory	A	A	A	A
Electric Vehicle Charging	A	A	A	A
Geo-Thermal Energy Equipment	A	A	A	A
Greenhouse	A	A	A	A
Outdoor Display of Goods	A	A	A	A
Outdoor Seating or Dining	A	A	A	A
Solar Collector	A	A	A	A
Transit Shelter	A	A	A	A
Wind Energy System	A	A	A	A

### USE AREA 3: LOW DENSITY/OPEN SPACE

DRAINAGE FACILITIES  
LANDSCAPING  
OPEN SPACE  
UTILITIES

## NOTES

- DEVELOPMENT WITHIN THE APZ-1, APZ-2, OR ADNL AS SHOWN ON PAGE 2 MUST ALSO COMPLY WITH THE USE CHART IN 7.3.506.D. SOME USES LISTED ARE NOT ALLOWED IN THESE OVERLAY AREAS.
- IF A CONDITIONAL USE IS REQUIRED, APPROVAL BY CITY PLANNING COMMISSION IS REQUIRED. SHOWING THE USE ON THIS CONCEPT PLAN DOES NOT GUARANTEE CITY PLANNING COMMISSION APPROVAL OF THE USE.
- ALL ROADWAYS ARE CONSIDERED AIRPORT ROADWAYS AND MUST MEET OR EXCEED THE CITY OF COLORADO SPRINGS ENGINEERING DEVELOPMENT STANDARDS.
- AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE "COLORADO SPRINGS AIRPORT FILING NO. 1D" SUBDIVISION PLAT. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP, COMMUNITY PANEL NUMBERS: 08041C0762G, 08041C0764G, AND 08041C0768G WITH AN EFFECTIVE DATE OF 12/7/2018, THE SUBJECT PROPERTY IS LOCATED IN A ZONE 'X' AREA DETERMINED TO BE AN AREA OF MINIMAL FLOOD HAZARD OUTSIDE OF THE 100-YEAR FLOOD PLAIN.
- "AIRPORT ROADWAY" SHALL BE FOR USE AS PEDESTRIAN AND VEHICULAR ACCESS FOR THE PURPOSE OF INGRESS AND EGRESS FOR LAND OWNERS, TENANTS, AND THE PUBLIC ACCESSING THE COLORADO SPRINGS AIRPORT PROPERTY AS DEPICTED IN THIS CONCEPT PLAN. THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, BY AND THROUGH ITS ENTERPRISE, THE COLORADO SPRINGS MUNICIPAL AIRPORT SHALL RETAIN ALL RIGHTS, TITLE, AND INTEREST IN ALL "AIRPORT ROADWAYS". NOTHING HEREIN SHALL BE CONSTRUED AS A DEDICATION OF A PUBLIC RIGHT OF WAY OR PUBLIC ROADWAY WHICH DIVESTS THE COLORADO SPRINGS AIRPORT OF ITS PROPRIETARY RIGHTS, TITLE, INTEREST, OR CONTROL, IN VIOLATION OF FEDERAL, STATE, OR LOCAL LAW.
- PROPOSED PUBLIC IMPROVEMENT CORRIDORS (PIC) AS DESIGNATED ON THIS CONCEPT PLAN, ARE CORRIDORS WITHIN THE BOUNDARIES OF THE AIRPORT AS MAY BE SET FORTH ON THE CITY OF COLORADO MUNICIPAL AIRPORT MASTER PLAN, AIRPORT EXHIBIT "A" PROPERTY MAP, AS AMENDED ("AIRPORT EXHIBIT A"), OR MAY BE PROVIDED PURSUANT TO AGREEMENTS BETWEEN THE AIRPORT AND OTHER CITY ENTERPRISES AND DEPARTMENTS FOR THE PURPOSE OF PUBLIC IMPROVEMENTS, AS DEFINED BY CITY CODE SECTION 7.7.108. NOTHING HEREIN SHALL BE CONSTRUED AS A DEDICATION OF A PUBLIC RIGHT OF WAY WHICH DIVESTS THE COLORADO SPRINGS MUNICIPAL AIRPORT OF ITS PROPRIETARY RIGHTS, TITLE, INTEREST, OR CONTROL IN VIOLATION OF FEDERAL, STATE, OR LOCAL LAW.

NO.	AMENDMENT REVISION
1	ADDITION OF CO SPRINGS AIRPORT FILING 1C LOT INFORMATION.
2	PROPERTY BOUNDARY ADJUSTMENT TO CO SPRINGS AIRPORT FILING 1D LOT INFORMATION.
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6	EXPANSION OF CO SPRINGS AIRPORT LOT 7.



PEAK INNOVATION PARK  
CONCEPT PLAN  
COLORADO SPRINGS, COLORADO

DEVELOPMENT RESTRICTIONS (1)

VERIFY SCALE  
BAR IS ONE INCH ON  
ORIGINAL DRAWING.  
0 1"

DATE MARCH 21, 2023  
SHEET

3 OF 5

# PEAK INNOVATION PARK CONCEPT PLAN AMENDMENT 5

TRACTS OF LAND LOCATED IN SECTIONS 31, 32, TOWNSHIP 14 SOUTH,  
SECTIONS 4,5, AND 6, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

## DEVELOPMENT STANDARDS - USE AREA 1, 2, 3

ALL STANDARDS LISTED BELOW ARE MINIMUMS. ADDITIONAL STANDARDS WILL BE ADMINISTERED BY THE COLORADO SPRINGS AIRPORT ARCHITECTURAL CONTROL COMMITTEE (ACC) THROUGH ADOPTED DESIGN GUIDELINES AND COVENANTS. ANY IMPROVEMENT NOT REQUIRING A DEVELOPMENT PLAN APPLICATION WILL BE ALSO EVALUATED AGAINST THE STANDARDS BELOW AND THE ACC'S ADOPTED COVENANTS.

### LOT SIZE

MINIMUM LEASE OR LOT AREA: NO MINIMUM

### SETBACKS

DESCRIPTION	BUILDING	LANDSCAPE/SURFACE PARKING	SIGNAGE
FRONT SETBACK:			
FREEWAY	40 FEET	25 FEET	20 FEET**
EXPRESSWAY (POWERS)	40 FEET	25 FEET	20 FEET**
PRINCIPAL ARTERIAL	25 FEET	25 FEET	15 FEET**
MINOR ARTERIAL	25 FEET	20 FEET	15 FEET**
COLLECTOR	25 FEET	10 FEET	5 FEET**
SIDE SETBACK:	20 FEET*		
REAR SETBACK:	20 FEET		

\*MAY BE REDUCED TO ZERO (0) FEET IN USE AREA 1 WHEN MIXED USE DEVELOPMENT IS PROPOSED  
\*\*PER SIGHT DISTANCE REQUIREMENTS FOR SPECIFIC ROADWAY AND USE AREA

### BUILDING HEIGHT

BUILDING HEIGHT WILL BE DETERMINED AT THE TIME OF THE DEVELOPMENT PLAN AND SHALL BE IN COMPLIANCE WITH CFR 14 PART 77 AS REVIEWED AND APPROVED BY THE DIRECTOR OF AVIATION.

### LOT COVERAGE

MAXIMUM LOT COVERAGE SHALL BE 80% WITH A MINIMUM OPEN SPACE REQUIREMENT OF 20%.

### LANDSCAPING

- LANDSCAPING REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH TYPE OF USE AND IN ACCORDANCE WITH DESIGN GUIDELINES AND COVENANTS.
- HIGH VALUE VEGETATION MANAGEMENT PLAN IS REQUIRED TO BE PROVIDED AT DEVELOPMENT PLAN STAGE.
- THE DESIGNATED HIGH VALUE VEGETATION SHALL BE PROTECTED, RELOCATED, AND/OR RESTORED IN ACCORDANCE WITH A HIGH VALUE VEGETATION MANAGEMENT PLAN AND THE PEAK INNOVATION PARK GUIDELINES.

### LIGHTING

- LIGHTING REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH TYPE OF USE.
- POLE HEIGHTS WILL BE RESTRICTED BASED ON ADJACENT BUILDING HEIGHT. POLES MAY BE PLACED ON A CONCRETE BASE NO MORE THAN 24 INCHES IN HEIGHT WHEN LOCATED IN A PAVED AREA.

BUILDING HEIGHT/DESCRIPTION	MAXIMUM POLE HEIGHT
1 - 2 STORIES	25 FEET
3 - 4 STORIES	40 FEET
LIGHT INDUSTRIAL/DISTRIBUTION	50 FEET

### SIGNAGE

- SIGNAGE REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH USE TYPE AND IN ACCORDANCE WITH DESIGN GUIDELINES AND COVENANTS.
- SIGNAGE WITHIN AIRPORT ROADS MAY INCLUDE FREE-STANDING MONUMENTS OR STRUCTURAL ELEMENTS, CATENARY SIGNAGE SPANNING AIRPORT ROADS, PROJECT LOGOS, BANNERS ON LIGHT POLES, ETC.
- FOR MIXED-USE DEVELOPMENT PROJECTS THAT DESIRE FLEXIBILITY AND CREATIVITY IN THE DESIGN OF FREE-STANDING SIGNAGE THAT VARIES FROM THE CITY'S SIGN CODE AND/OR PROJECTS THAT WOULD LIKE A UNIFIED COMMERCIAL CENTER SIGNAGE MAY APPLY FOR A **COORDINATED SIGN PLAN (CSP)** FOR THE ENTIRE SITE BASED ON THE CITY'S ADOPTED REQUIREMENTS. A CSP SHALL INCLUDE THE DESIGN, COLOR, SIZE, HEIGHT, LIGHTING, LOCATION, NUMBER AND CONSTRUCTION TYPE OF ALL FREE-STANDING SIGNS PROPOSED FOR THE CSP. EACH CSP SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE ACC AND THE CITY.
- THE LEASE LINES WILL SERVE AS PROPERTY LINES FOR LEASED PARCELS FOR THE PURPOSE OF DETERMINING SIGNAGE ALLOTMENT PER CITY CODE.

### PARKING

PARKING REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH TYPE OF USE AND IN ACCORDANCE WITH DESIGN GUIDELINES AND COVENANTS.

### ARCHITECTURE

ARCHITECTURAL REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH TYPE OF USE AND IN ACCORDANCE WITH DESIGN GUIDELINES AND COVENANTS.

NO.	AMENDMENT REVISION
1	ADDITION OF CO SPRINGS AIRPORT FILING 1C LOT INFORMATION.
2	PROPERTY BOUNDARY ADJUSTMENT TO CO SPRINGS AIRPORT FILING 1D LOT INFORMATION.
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5	ADDITION OF CO SPRINGS AIRPORT FILING 1G LOT INFORMATION.
6	EXPANSION OF CO SPRINGS AIRPORT LOT 7.



PEAK INNOVATION PARK  
CONCEPT PLAN  
COLORADO SPRINGS, COLORADO

DEVELOPMENT STANDARDS (1)

VERIFY SCALE  
BAR IS ONE INCH ON  
ORIGINAL DRAWING.  
0 1"

DATE MARCH 21, 2023

SHEET

4 OF 5

# PEAK INNOVATION PARK CONCEPT PLAN AMENDMENT 5

TRACTS OF LAND LOCATED IN SECTIONS 31, 32, TOWNSHIP 14 SOUTH,  
SECTIONS 4,5, AND 6, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

## DEVELOPMENT STANDARDS - USE AREA 1A

ALL STANDARDS LISTED BELOW ARE MINIMUMS. ADDITIONAL STANDARDS WILL BE ADMINISTERED BY THE PEAK INNOVATION PARK ARCHITECTURAL CONTROL COMMITTEE (ACC) THROUGH ADOPTED DESIGN GUIDELINES AND COVENANTS. ANY IMPROVEMENT NOT REQUIRING A DEVELOPMENT PLAN APPLICATION WILL ALSO BE EVALUATED AGAINST THE STANDARDS BELOW AND THE ACC'S ADOPTED COVENANTS.

### LOT SIZE

MINIMUM LEASE OR LOT AREA: NO MINIMUM

### SETBACKS

(AS MEASURED FROM RIGHT-OF-WAY FOR ADJACENT PUBLIC STREETS AND FROM AIRPORT ROADWAYS WHERE THEY OCCUR)

DESCRIPTION	BUILDING	LANDSCAPE/SURFACE PARKING	SIGNAGE
FRONT SETBACK: PRINCIPAL ARTERIAL (Milton E. Proby Pky)	25 FT	25 FT	15 FT (2)
MINOR ARTERIAL (Peak Innovation Pky) COLLECTOR	25 FT	20 FT	15 FT (2)
FRONT SETBACK:	20 FT (1)	10 FT (1)	5 FT (2)
SIDE SETBACK:	15 FT (1)	15 FT (1)	
REAR SETBACK:	20 FT (1)	25 FT (1)	

LOCAL/INTERNAL DRIVE (Same as Collector)

### NOTES:

- (1) MAY BE REDUCED TO ZERO (0) FEET IN USE AREA 1A WHEN MIXED-USE DEVELOPMENT IS INCORPORATED (See Definition Note 3) WITH ACC AND CITY APPROVAL
- (2) PER SIGHT DISTANCE REQUIREMENTS FOR SPECIFIC ROADWAY AND USE AREA
- (3) FRONT, SIDE AND REAR SETBACKS FOR LOTS CONTAINED WITHIN A UNIFIED DEVELOPMENT SHALL BE DETERMINED IN CONJUNCTION WITH REVIEW OF THE DEVELOPMENT PLAN. NO STRUCTURES ARE ALLOWED IN EASEMENTS.

### BUILDING HEIGHT

BUILDING HEIGHT WILL BE DETERMINED AT THE TIME OF THE DEVELOPMENT PLAN AND SHALL BE IN COMPLIANCE WITH CFR 14 PART 77 AS REVIEWED AND APPROVED BY THE DIRECTOR OF AVIATION.

### LOT/BUILDING COVERAGE

MAXIMUM LOT/BUILDING COVERAGE SHALL BE 80%. COVERAGE MAY BE INCREASED TO 100% WHEN MIXED-USE DEVELOPMENT (PER DEFINITION BELOW) IS INCORPORATED WITH ACC AND CITY APPROVAL. OPEN SPACE WITHIN USE AREA 1A SHALL BE CALCULATED ON THE AGGREGATE OF ALL PARCELS AND TRACTS WITH A REQUIRED MINIMUM OF 20%. OPEN SPACE SHALL INCLUDE LANDSCAPED AREAS, PATIOS, COURTYARDS, SIDEWALKS, LANDSCAPED DETENTION PONDS, ETC.

### LANDSCAPING AND GREEN SPACE

- LANDSCAPING REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH TYPE OF USE AND IN ACCORDANCE WITH DESIGN GUIDELINES AND COVENANTS.
- HIGH VALUE VEGETATION MANAGEMENT PLAN IS REQUIRED TO BE PROVIDED AT DEVELOPMENT PLAN STAGE.
- THE DESIGNATED HIGH VALUE VEGETATION SHALL BE PROTECTED, RELOCATED, AND/OR RESTORED IN ACCORDANCE WITH A HIGH VALUE VEGETATION MANAGEMENT PLAN AND THE PEAK INNOVATION PARK GUIDELINES.

### EXTERIOR LIGHTING

- EXTERIOR LIGHTING REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH USE TYPE AND THE LIGHTING MASTER PLAN AND GUIDELINES.
- LIGHTING WITHIN AIRPORT ROADS MAY INCLUDE SPECIALTY FIXTURES SUCH AS CATENARY LIGHTING SPANNING THE ROADWAY, TREE UPLIGHTING, LIGHTING WITHIN DESIGN ELEMENTS SUCH AS BENCHES AND PLANTER WALLS.
- POLE HEIGHTS WILL BE RESTRICTED BASED ON ADJACENT BUILDING HEIGHT. POLES MAY BE PLACED ON A CONCRETE BASE NO MORE THAN 24 INCHES IN HEIGHT WHEN LOCATED IN A PAVED PARKING AREA.

BUILDING HEIGHT/DESCRIPTION	MAXIMUM POLE HEIGHT
1 - 2 STORIES	25 FEET
3 - 4+ STORIES	40 FEET

### SIGNAGE

- SIGNAGE REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH USE TYPE AND IN ACCORDANCE WITH DESIGN GUIDELINES AND COVENANTS.
  - SIGNAGE WITHIN AIRPORT ROADS MAY INCLUDE FREE-STANDING MONUMENTS OR STRUCTURAL ELEMENTS, CATENARY SIGNAGE SPANNING AIRPORT ROADS, PROJECT LOGOS, BANNERS ON LIGHT POLES, ETC.
- FOR MIXED-USE DEVELOPMENT PROJECTS THAT DESIRE FLEXIBILITY AND CREATIVITY IN THE DESIGN OF FREE-STANDING SIGNAGE THAT VARIES FROM THE CITY'S SIGN CODE AND/OR PROJECTS THAT WOULD LIKE A UNIFIED COMMERCIAL CENTER SIGNAGE MAY APPLY FOR A **COORDINATED SIGN PLAN (CSP)** FOR THE ENTIRE SITE BASED ON THE CITY'S ADOPTED REQUIREMENTS. A CSP SHALL INCLUDE THE DESIGN, COLOR, SIZE, HEIGHT, LIGHTING, LOCATION, NUMBER AND CONSTRUCTION TYPE OF ALL FREE-STANDING SIGNS PROPOSED FOR THE CSP. EACH CSP SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE ACC AND THE CITY.
- THE LEASE LINES WILL SERVE AS PROPERTY LINES FOR LEASED PARCELS FOR THE PURPOSE OF DETERMINING SIGNAGE ALLOTMENT PER CITY CODE.

### PARKING AND LOADING

PARKING REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH USE TYPE AND IN ACCORDANCE WITH ACC DESIGN GUIDELINES AND COVENANTS.

### ARCHITECTURE BUILDING DESIGN AND SITE FEATURES)

ARCHITECTURAL REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH USE TYPE AND IN ACCORDANCE WITH ACC DESIGN GUIDELINES AND COVENANTS.

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PEAK INNOVATION PARK  
CONCEPT PLAN  
COLORADO SPRINGS, COLORADO

DEVELOPMENT STANDARDS (2)

VERIFY SCALE  
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ORIGINAL DRAWING.  
0 1"

DATE MARCH 21, 2023

SHEET

5 OF 5