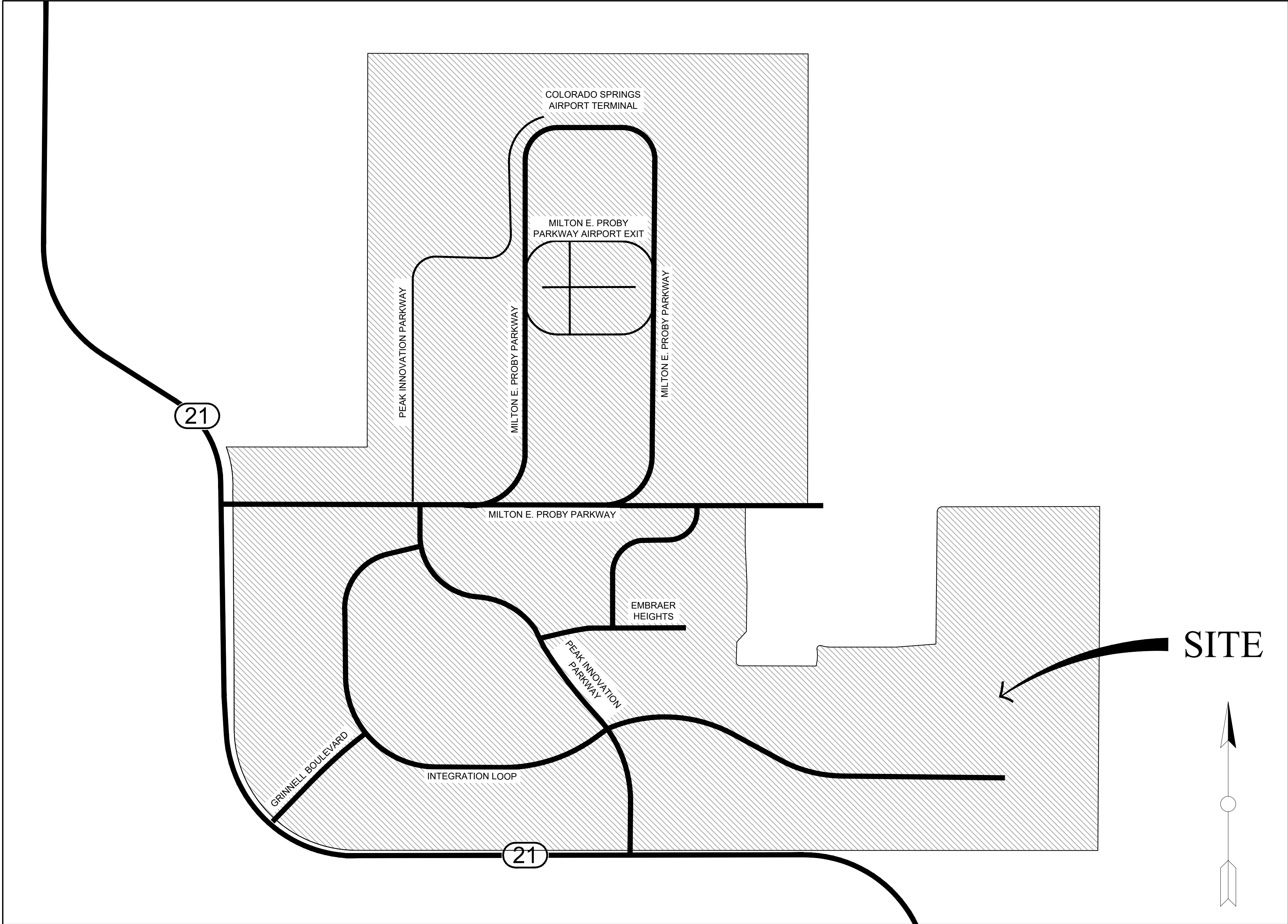


PEAK INNOVATION PARK

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.  
0 1"

DATE MARCH 21, 2023  
SHEET

1 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

USES

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

USE AREA 1, 1A, 2:

| Land Uses - Permitted, Conditional & Accessory Uses<br>(All uses shall conform to the Airport Planned Development (APD) Zone District ) |              |        |         |        |
|---|--------------|--------|---------|--------|
| Use Type:   | Current Code | Area 1 | Area 1A | Area 2 |
| Office Use Types  |              |        |         |        |
| 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      |
| Commercial Use Types  |              |        |         |        |
| 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      |
| Civic Use Types   |              |        |         |        |
| 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      |

|   |   |   |   |   |
|---|---|---|---|---|
| Industrial Use Types                                |   |   |   |   |
| 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 |
| Parking Use Types:                                  |   |   |   |   |
| Parking Lot/Surface Parking                         |   |   |   |   |
| Public/Private                                      | P | P | P | P |
| Parking Structure, Public & Private                 |   |   |   |   |
| Public/Private                                      | P | P | P | P |
| Transportation Use Types:                           |   |   |   |   |
| Aviation Facilities                                 | P |   |   | P |
| Transit Shelter                                     | P | P | P | P |
| Transportation                                      | P | P | P | P |
| Miscellaneous Use Types:                            |   |   |   |   |
| 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 |
| Accessory Uses (to Primary Use)                     |   |   |   |   |
| 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 Dinning                          | 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

1. 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.
2. 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.
3. ALL ROADWAYS ARE CONSIDERED AIRPORT ROADWAYS AND MUST MEET OR EXCEED THE CITY OF COLORADO SPRINGS ENGINEERING DEVELOPMENT STANDARDS.
4. 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.
5. 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.
6. "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.
7. 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.

AMENDMENT REVISION

|     |   |  |
|-----|---|--|
| NO. | 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.   |

URBAN FRONTIER

COLORADO SPRINGS AIRPORT

ENERTIA CONSULTING GROUP LLC

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

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

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 FLEXIBILTY 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 INLCUDE 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.

AMENDMENT REVISION

NO.

1

2

3

4

5

6

ADDITION OF CO SPRINGS AIRPORT FILING 1C LOT INFORMATION.

PROPERTY BOUNDARY ADJUSTMENT TO CO SPRINGS AIRPORT FILING 1D LOT INFORMATION.

CONCEPTUAL LAYOUT OF FOUR OFFICE BUILDINGS WITH 40,000 TO 60,000 SF OF OFFICE SPACE.

ADDITION OF CO SPRINGS AIRPORT FILING 1E LOT INFORMATION.

ADDITION OF CO SPRINGS AIRPORT FILING 1G LOT INFORMATION.

EXPANSION OF CO SPRINGS AIRPORT LOT 7.

URBAN FRONTIER

COLORADO SPRINGS AIRPORT

ENERTIA CONSULTING GROUP LLC

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



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:<br>PRINCIPAL ARTERIAL<br>(Milton E. Proby Pky) | 25 FT     | 25 FT                     | 15 FT (2) |
| MINOR ARTERIAL<br>(Peak Innovation Pky)<br>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 FLEXIBILTY 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 INLCUDE 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.

AMENDMENT REVISION

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

URBAN FRONTIER

COLORADO SPRINGS AIRPORT

ENERTIA CONSULTING GROUP LLC

PEAK INNOVATION PARK  
CONCEPT PLAN  
COLORADO SPRINGS, COLORADO

DEVELOPMENT STANDARDS (2)

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

DATE MARCH 21, 2023  
SHEET