

Colorado Springs, CO
Planning and Development

30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903



Final Report - Corrections Required
Application No. COPN-23-0014

Description : Peak Innovation Park intends to expand Use Area 2 within Lot 7, east to the Colorado Springs Airport property boundary and north up to Drennan Road. This expansion allows for future development within the Peak Innovation Master Development that will be consistent with the existing allowed uses.

Address : 7246 GETTING HTS COLORADO SPRINGS CO 80925

Record Type : Concept Plan

Document Filename : CP_V1_05-02-23

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Patrick Morris	Patrick.Morris@coloradosprings.gov	-
Hao Vo	Hao.Vo@coloradosprings.gov	-
Chris Padilla	Chris.Padilla@coloradosprings.gov	719-550-1906
Mike Gackle	mgackle@csu.org	-
Drew Foxx	Drew.Foxx@coloradosprings.gov	-
Mikaela Colgrove	Mikaela.Colgrove@coloradosprings.gov	-

General Comments

Comment ID	Author : Department	Review Comments
9	Hao Vo : City Engineering - SWENT	Info Only: Reviewed by Kimley-Horn on behalf of SWENT. Please contact the Lead Reviewer, South, with any questions. Please provide the DigEPlan review number for reference in all emails. hao.vo@coloradosprings.gov
3	Chris Padilla : COS Airport	Airport Staff will present to Airport Advisory Commission on 5/24/2023 with the following: Airport staff recommends no objection with the following conditions: •Avigation Easement: Avigation easement note is on plat; no action required. •Noise: The development is within the ADNL Airport Noise subzone. Nonresidential uses are a conditional use within the ADNL subzone unless a thirty (30) dBA noise reduction is achieved, and evidence of a noise reduction certificate provided. •FAA Form 7460: Airport Staff will be completing 7460 form and submitting to the FAA. •Additional Comments: Will be provided by Properties Staff.

Comment ID	Author : Department	Review Comments
4	Drew Foxx : Planning	How will access be obtained to the subject area of this amendment? Please clarify.

Corrections in the following table need to be applied before a permit can be issued

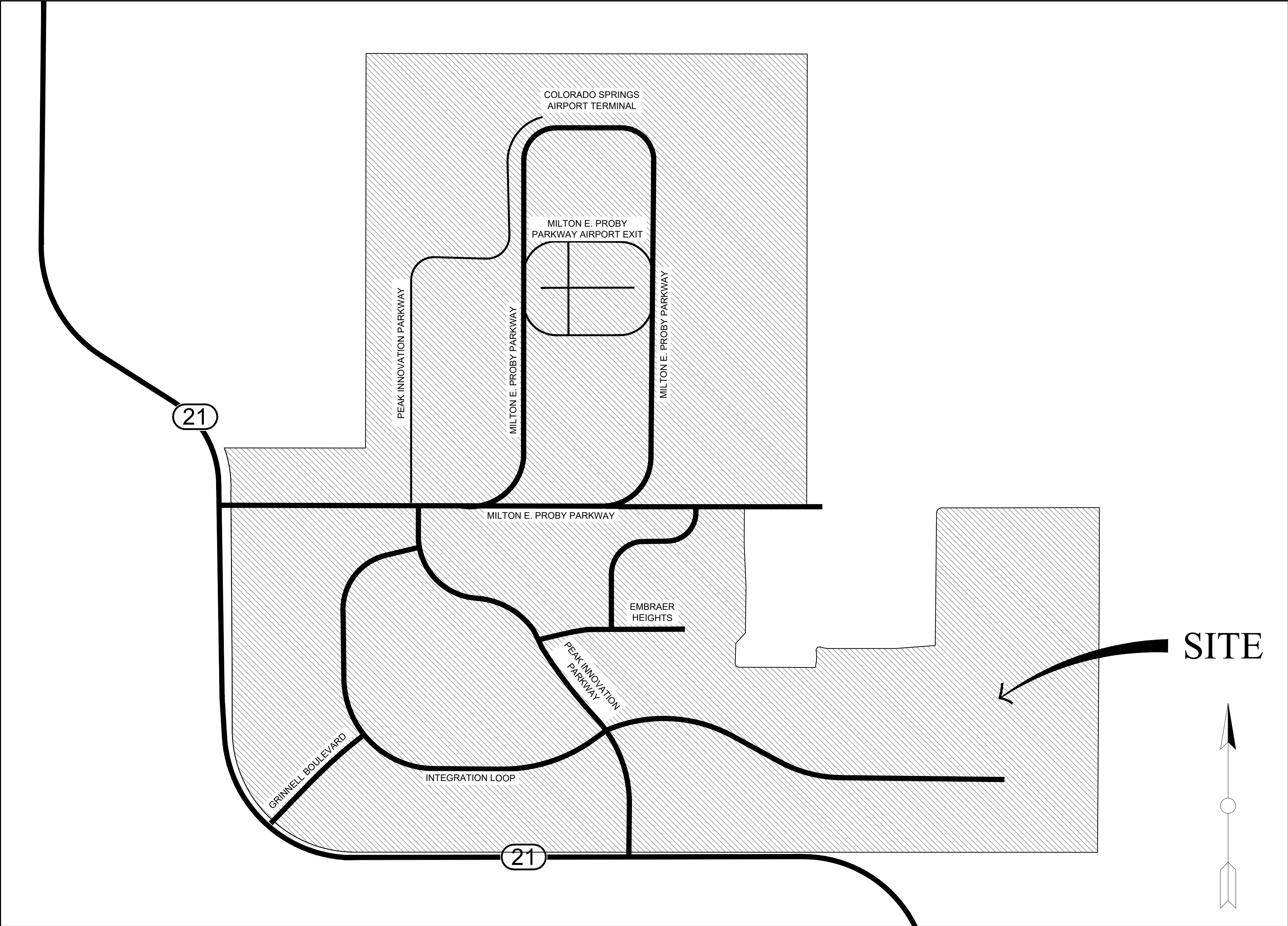
Comment ID	Page Reference	Author : Department	Review Comments
10	1	Hao Vo : City Engineering - SWENT	A Drainage memo is required to be submitted to support the plat concept plan. Please provide the STM review number once submitted.
11	3	Hao Vo : City Engineering - SWENT	This Site is apart of mutiple FIRMs, ensure all are listed.
7	1	Patrick Morris : City Engineering Dev Review	EDRD has no comments on this concept plan amendment.
5	2	Mike Gackle : Col Springs Utilities	Submit an HGL request form.
6	2	Mike Gackle : Col Springs Utilities	Submit a wastewater Master facility Form.
8	1	Mikaela Colgrove : COS Airport	Airport has no comments.

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

A Drainage memo is required to be submitted to support the plat concept plan. Please provide the STM review number once submitted.



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.	
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

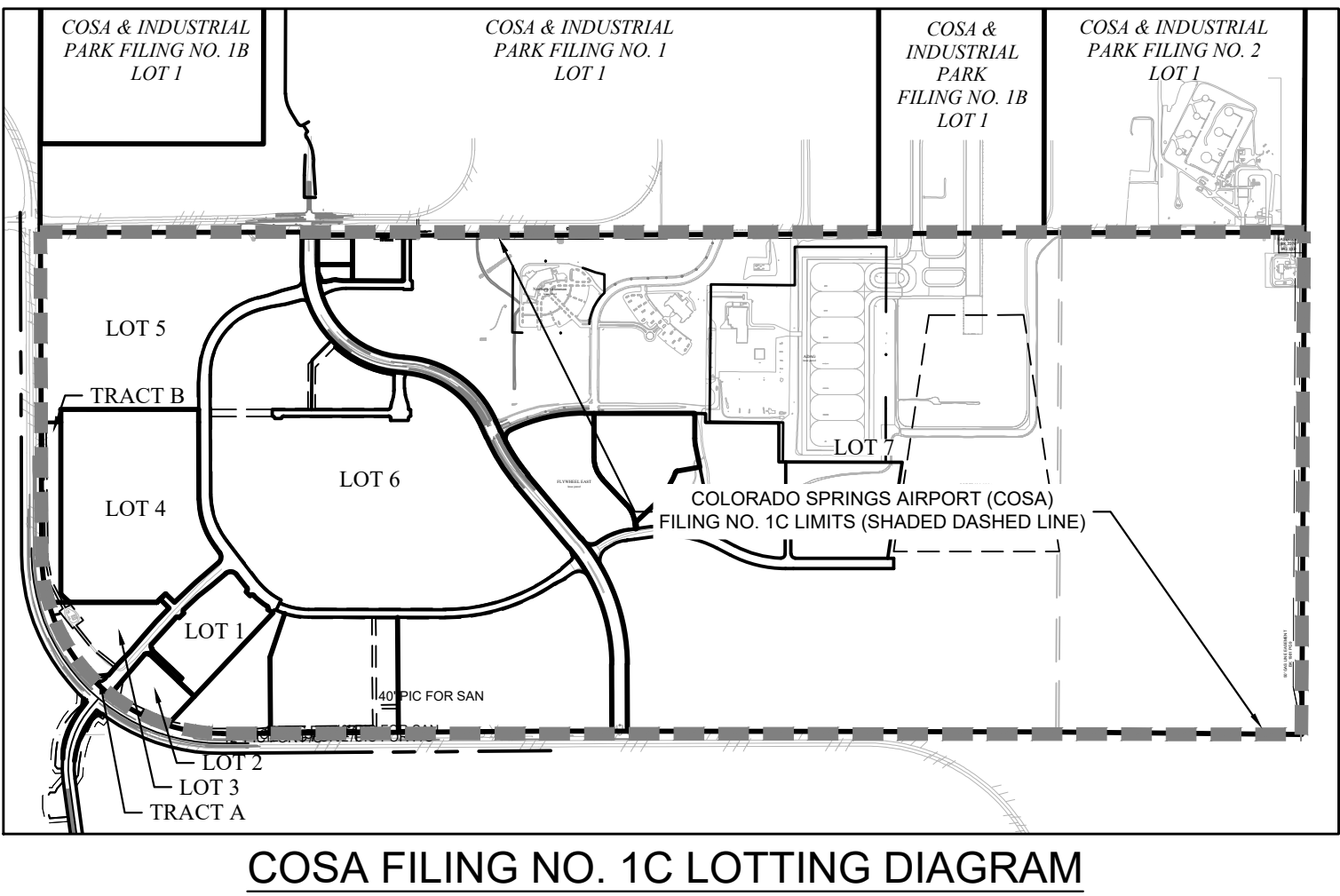
PEAK INNOVATION PARK ROADWAY CHART			
NAME	PAVEMENT WIDTH (FT)	OWNERSHIP	CLASSIFICATION
MILTON E. PROBY PKWY	72	PRIVATE	PRINCIPAL ARTERIAL
PEAK INNOVATION PKWY	72	PRIVATE	PRINCIPAL ARTERIAL
GRINNELL BOULEVARD	60	PRIVATE	PRINCIPAL ARTERIAL
INTEGRATION LOOP	58	PRIVATE	MINOR ARTERIAL
EMBRAER HEIGHTS	48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

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



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

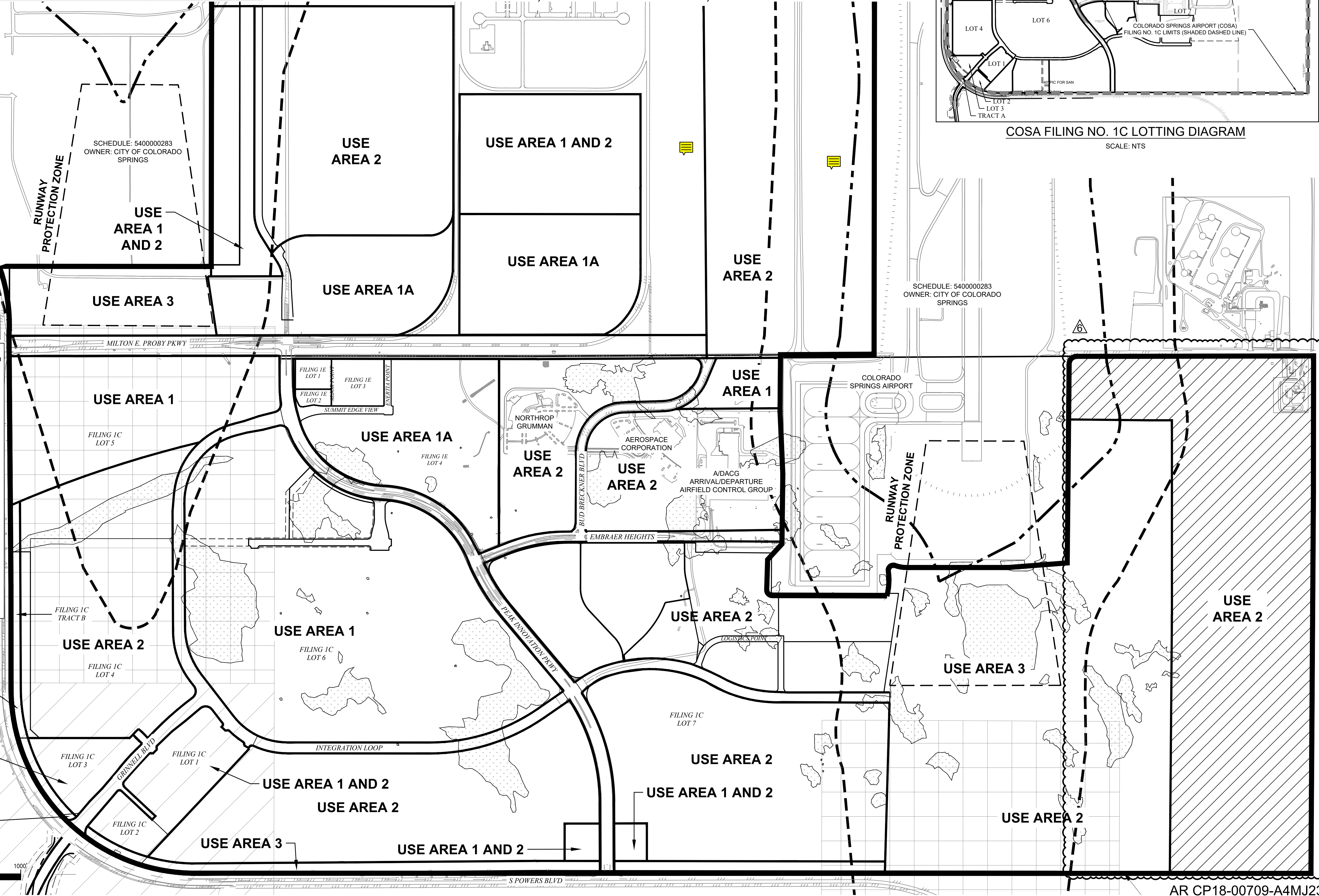
SCHEDULE: 6436400005
OWNER: CITY OF COLORADO SPRINGS
ZONING: PBC DF AO

SCHEDULE: 6500000094
OWNER: GETZ BERT A TRUST
ZONING: CC CAD-O

SCHEDULE: 6501400009
OWNER: HASSELL MICHAEL S
ZONING: A-S CAD-O

N

0' 250' 500' 1000'
SCALE: 1"=500'



AMENDMENT REVISION	
NO.	DESCRIPTION
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URBAN FRONTIER

COLORADO SPRINGS AIRPORT

ENERTIA CONSULTING GROUP LLC

PEAK INNOVATION PARK
CONCEPT PLAN
COLORADO SPRINGS, COLORADO

USE AREA PLAN

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

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.,
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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
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

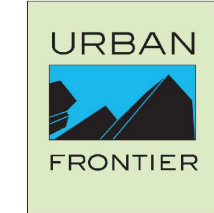
1. DEVELOPMENT WITHIN THE APZ-1, APZ-2, OR ADNL AS SHOWN ON PAGE 2 MUST ALSO COMPLY WITH THE USE CHART IN 7.3.506.D. SOME USES LISTED ARE NOT ALLOWED IN THESE OVERLAY AREAS.
2. IF A CONDITIONAL USE IS REQUIRED, APPROVAL BY CITY PLANNING COMMISSION IS REQUIRED. SHOWING THE USE ON THIS CONCEPT PLAN DOES 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 NUMBER 08041C0764G 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.

This Site is apart of mutiple FIRMs, ensure all are listed.

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.

PEAK INNOVATION PARK
CONCEPT PLAN
COLORADO SPRINGS, COLORADO

DEVELOPMENT RESTRICTIONS (1)



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