



# PRE-APPLICATION MEETING SUMMARY

Area: South Date: 06-12-26

Pre-Application No.: PRE-26-0598

Applicant(s) Present: Brad Nichols

Lot Size: 22.81 Acres

Site Location: 3930 Tech View

TSN: 5505001001

Project Description: American Systems - Peak Technology Campus

Zone: APD (Airport Planned Development)

**APPLICATION(S) REQUIRED:**  No application to the Planning Department required

- |                                                                                                                     |                                                                                                                                            |                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> 2020 Land Use Map Amendment                                                                | <input type="checkbox"/> Development Agreement (PUD Zone)                                                                                  | <input type="checkbox"/> Street Name Change                                                                           |
| <input type="checkbox"/> Administrative Relief                                                                      | <input checked="" type="checkbox"/> Development Plan <input type="radio"/> MJ <input checked="" type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction                                                              | <input type="checkbox"/> Historic Preservation Board                                                                                       | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process                |
| <input type="checkbox"/> Annexation                                                                                 | <input type="checkbox"/> Master Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM                            | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM      |
| <input type="checkbox"/> Building Permit to Unplatted Land                                                          | <input type="checkbox"/> Minor Improvement Plan                                                                                            | <input type="checkbox"/> Vacation of Plat                                                                             |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/>                                                          | <input type="checkbox"/> Nonuse Variance / Warrant                                                                                         | <input type="checkbox"/> Vacation of Public Right-of-Way                                                              |
| <input type="checkbox"/> Concept Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM    | <input type="checkbox"/> Preservation Easement Adjustment                                                                                  | <input type="checkbox"/> Waiver of Replat                                                                             |
| <input type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment                                                                                      | <input type="checkbox"/> Zone Change                                                                                  |

Visit the Land Use Review Division website at [www.coloradosprings.gov/planninginfo](http://www.coloradosprings.gov/planninginfo) for application forms and checklists

MJ = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

### NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: N/A  Neighborhood Meeting

**PUBLIC NOTIFICATION REQUIREMENTS:**  Pre-Application Stage  Internal Review Stage  Public Hearing Stage

*Note: Applicant will be required to pay for postage at time of poster pick-up.*  Postcard  Poster  No Public Notice Required

Buffer Distance:  150 ft.  500 ft.  1,000 ft.  Custom distance: \_\_\_\_\_

### ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- |                                                        |                                                            |                                                             |
|--------------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Geo-Hazard Report             | <input type="checkbox"/> Traffic Impact Analysis           | <input type="checkbox"/> Drainage Report                    |
| Contact: <u>Joel Dagnillo, 719-385-5412</u>            | Contact: <u>Zaker Alazzeh, 719-385-5468</u>                | Contact: <u>Sara Rivera, 719-385-5542</u>                   |
| <input type="checkbox"/> Hydraulic Grade Line          | <input type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis          |
| <input checked="" type="checkbox"/> Elevation Drawings | <input type="checkbox"/> Mineral Estate Owner Notification | <input checked="" type="checkbox"/> Other: <u>Site Plan</u> |

**LDTIC MEETING:**  Yes  No **Date:** \_\_\_\_\_ **Time:** \_\_\_\_\_

**COMMENTS:** (This is a preliminary listing of issues and attention items; additional issues will likely surface as the application proceeds through the review process):

**Summary:** The applicant is proposing a new generator adjacent to the east elevation of the northwest building associated with the Peak Technology Campus (Building #1). The generator, in addition to the already approved loading dock via building permit, will collectively consume provided parking stalls and landscaping.

- Note:**
- The proposed generator is not subject to any use specific standards set forth in Chapter 7 of the City Charter.
  - The proposed generator shall be reflected on all impacted sheets of the previously approved development plan for this site.
  - The required minor modification to the development plan application shall include modifications to City File No. AR DP 20-00865.
  - The modified plan set should include all original sheets from the referenced city file number.
  - An amendment table shall be included on the cover sheet to include all applicable land use entitlements for this site.
  - If landscaping is impacted by this modification, that should be noted in the project statement and reflected on the landscape sheets of the plan set.
  - If parking is to be impacted by this modification, that should be noted in the project statement and reflected on the site plan sheet of the plan set.
  - If any curb cuts or grade is to be impacted by this modification, that should be noted in the project statement and reflected on the grading sheets of the plan set.
  - If any utilities (private/public) are to be impacted by this modification, that should be noted in the project statement and reflected on the utility sheets of the plan set.
  - It is understood that a semi-trailer bay was approved via building permit (P80292). Please reflect this in the plan set and cloud it as a modification.

**Conclusion:** City Planning has determined that a minor modification to the development plan is required to reflect the proposed generator.

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: \$1,348.00

Number of Plans: 1 - Minor Modification to the Development Plan

**Drew Foxx**  
Planner II  
Land Use Review  
Planning & Community Development

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

Phone: (719) 385-5773  
Fax: (719) 385-5167  
drew.foxx@coloradosprings.gov