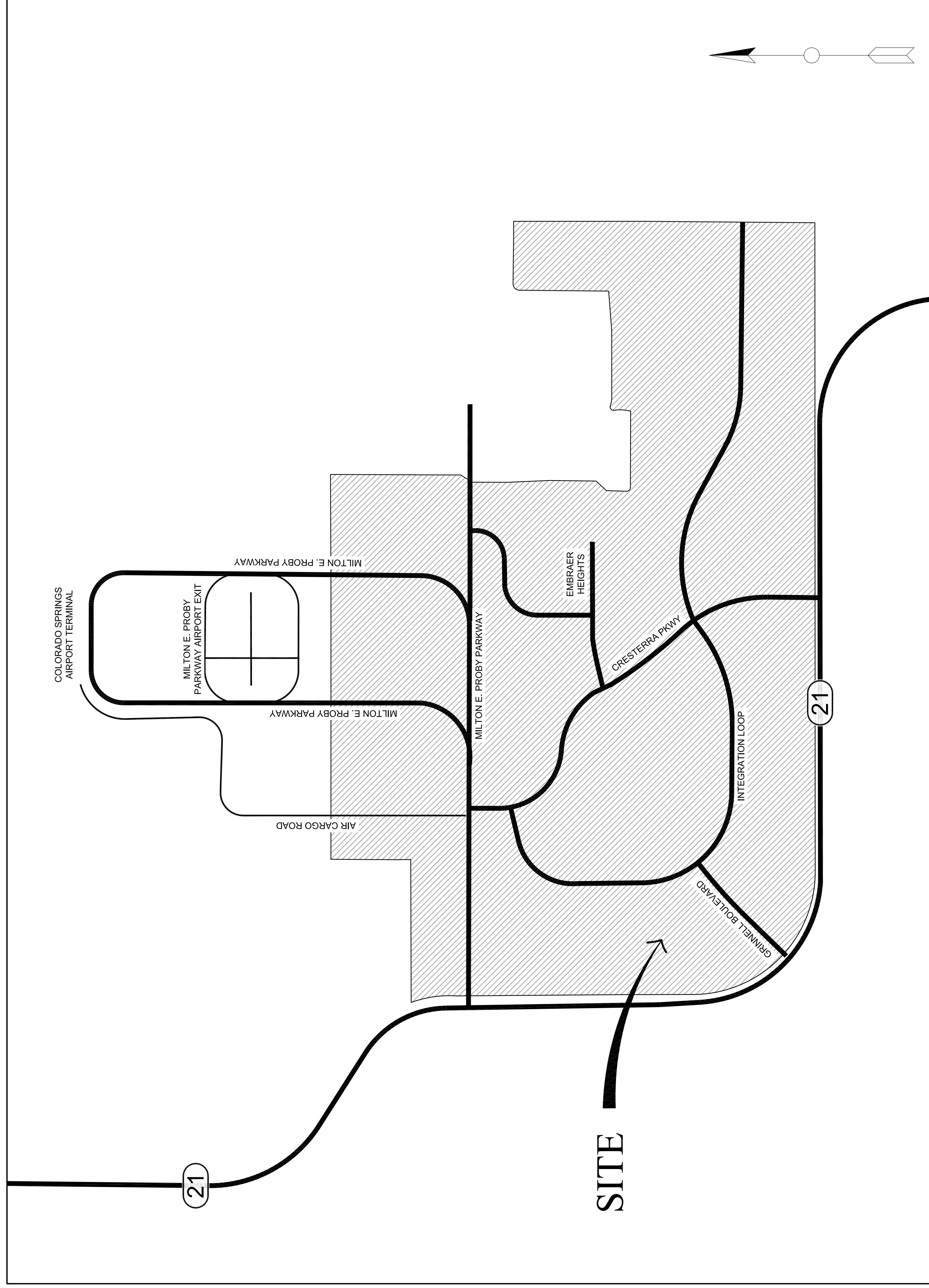


PEAK INNOVATION PARK CONCEPT PLAN AMENDMENT 1

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



AMENDMENT SUMMARY TABLE		
AMENDMENT NO.	FILE NUMBER	CHANGE TO THE PLAN
1	AR CP 18-00709-A1MN19	REPLATED LOT 2 OF THE COLORADO SPRINGS AIRPORT FILING NO. 1 TO CREATE LOTS 1,7 AND TRACTS A,B OF THE COLORADO SPRINGS AIRPORT FILING NO. 1C.

NO.	DATE	DESCRIPTION
1	1/9/2019	ADDITION OF CO SPRINGS AIRPORT FILING 1C LOT INFORMATION.



PEAK INNOVATION PARK
CONCEPT PLAN
COLORADO SPRINGS, COLORADO

COVER SHEET

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING.
DATE DEC. 17, 2018
SHEET

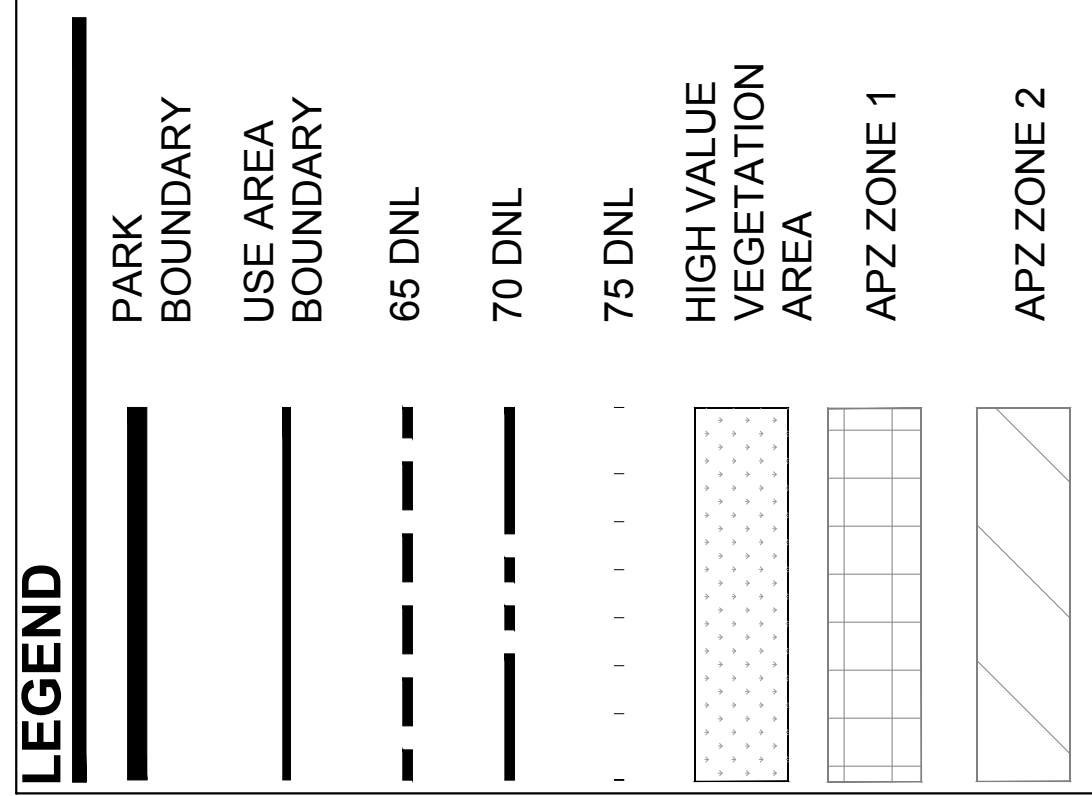
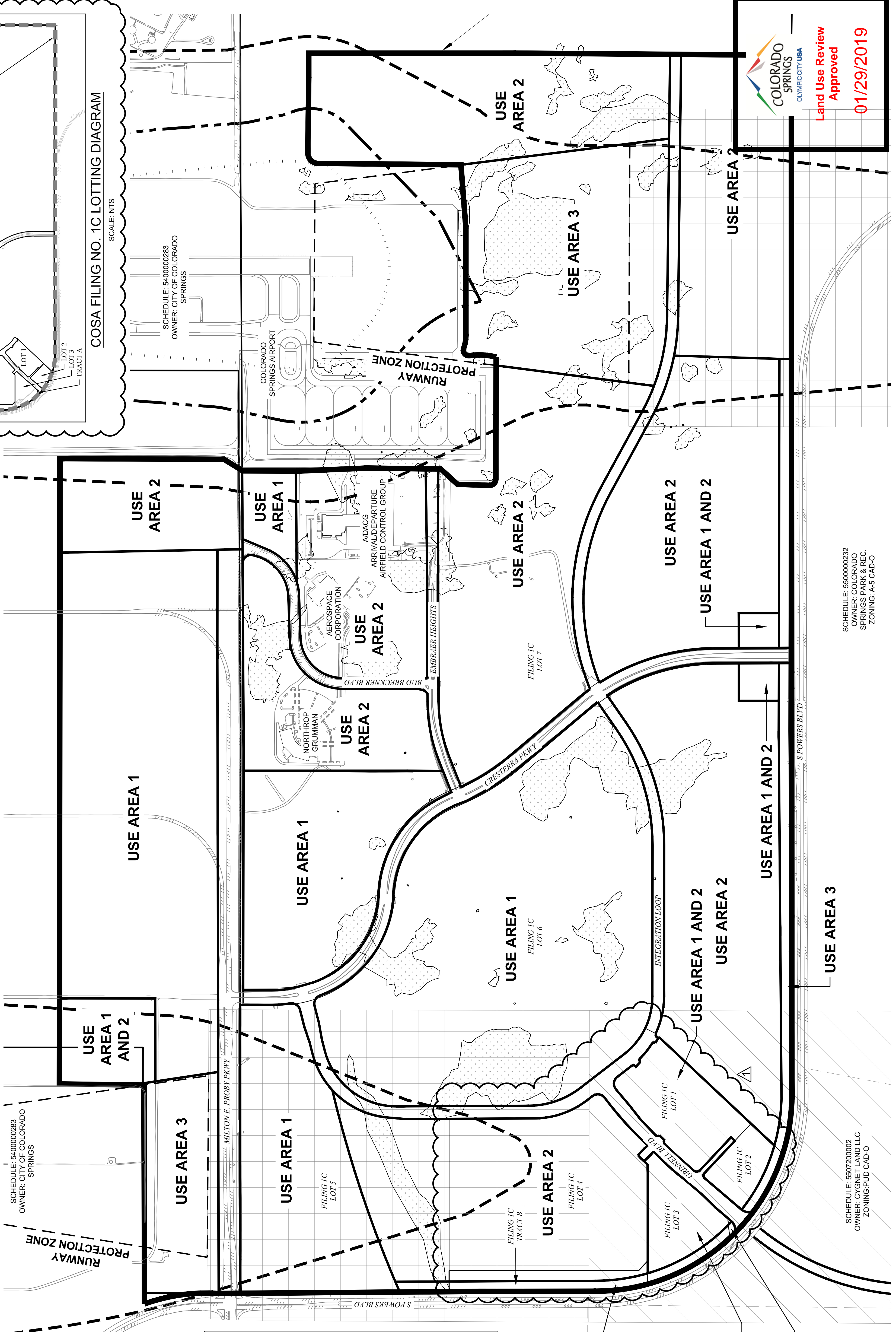
FIGURE 3

PEAK INNOVATION PARK CONCEPT PLAN AMENDMENT 1

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

NAME	PAVEMENT WIDTH (FT)	OWNERSHIP	CLASSIFICATION
MILTON E. PROBY PKWY	72	PRIVATE	PRINCIPAL ARTERIAL
GRESTERRA 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 WIDTHS INCLUDE PAVEMENT FOR TRAVEL & BIKE LANES.

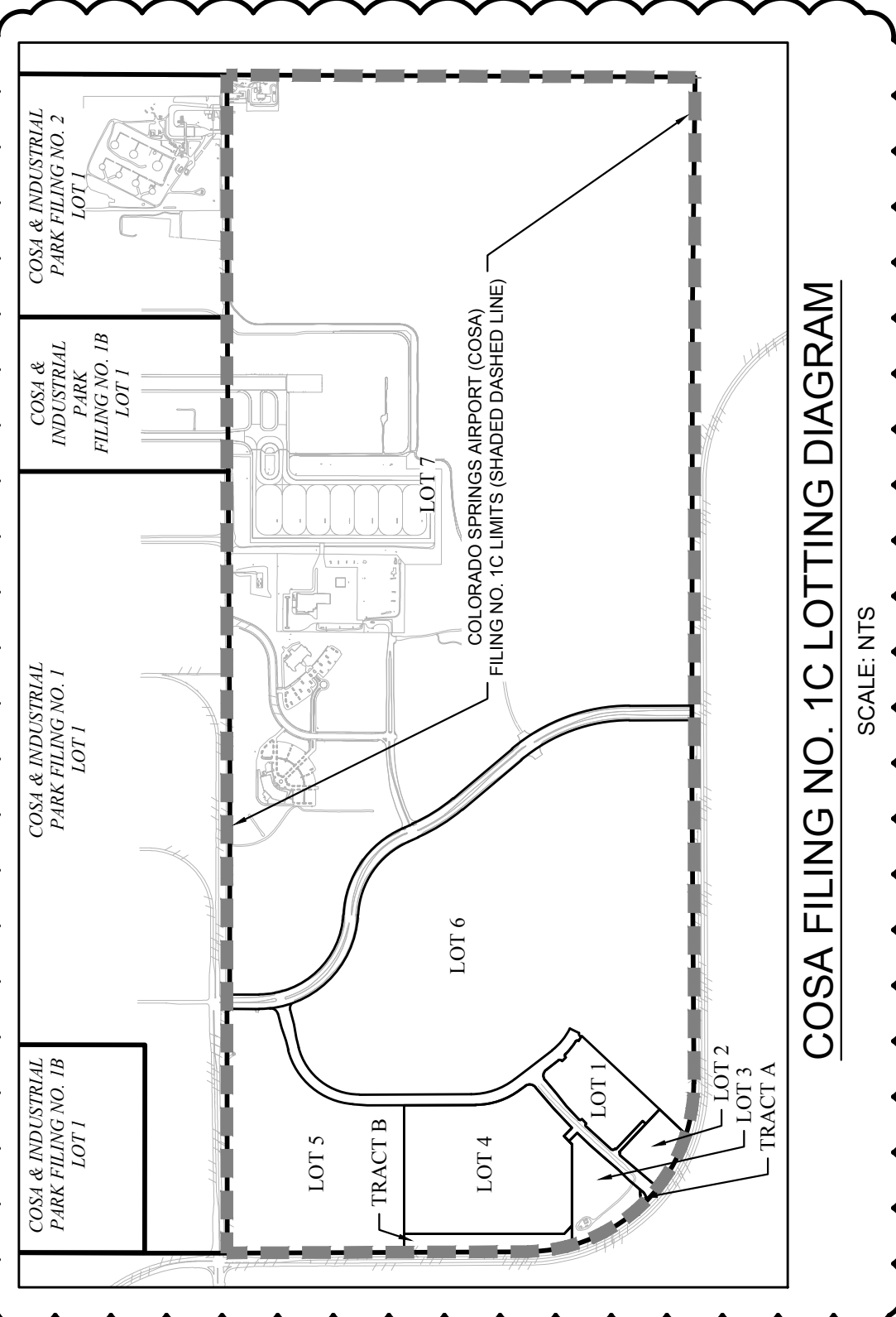
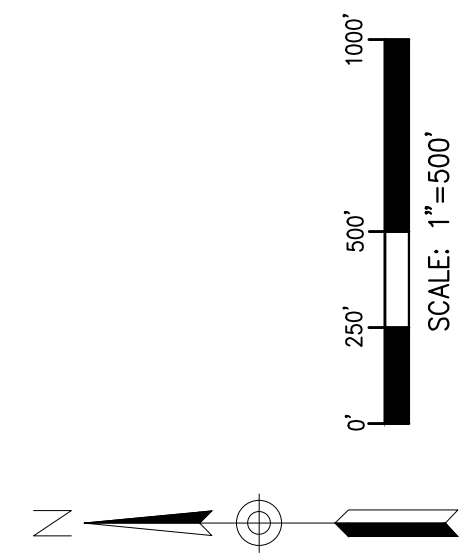


SCHEDULE: 650000084
OWNER: GETZ BERT A TRUST
ZONING: CC CAD-O

SCHEDULE: 6501400009
OWNER: HASSELL MICHAEL S
ZONING: A-5 CAD-O

SCHEDULE: 5507200002
OWNER: CYGNET LAND LLC
ZONING: PUD CAD-O

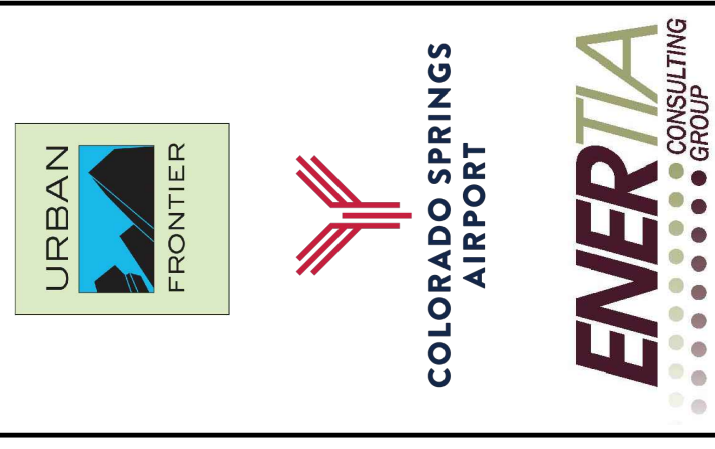
SCHEDULE: 5500000232
OWNER: COLORADO SPRINGS
ZONING: A-5 CAD-O



AMENDMENT

NO.	DATE
1	1/9/2019

ADDITION OF CO SPRINGS AIRPORT FILING 1C LOT INFORMATION.



PEAK INNOVATION PARK
CONCEPT PLAN
COLORADO SPRINGS, COLORADO
USE AREA PLAN

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING.
DATE DEC. 17, 2018
SHEET

2 OF 3

**Land Use Review
Approved**
01/29/2019

AR CP 18-00709-A1MN19

FIGURE 3

PEAK INNOVATION PARK CONCEPT PLAN AMENDMENT 1

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: RETAIL/TRAVEL/HOSPITALITY/MIXED USES

PERMITTED USES
 BAR
 BUSINESS OFFICES AND SUPPORT SERVICES
 COMMERCIAL CENTER
 COMMUNITY GARDENS
 CONVENIENCE FOOD SALES
 CULTURAL SERVICES
 DRAINAGE FACILITIES
 DRIVE IN OR FAST FOOD RESTAURANT
 FINANCIAL SERVICES
 GENERAL OFFICES
 HOTEL/MOTEL
 MEDICAL OFFICES, LABS AND/OR CLINICS
 PERSONAL CONSUMER SERVICES
 PERSONAL IMPROVEMENT SERVICES
 PHARMACY
 PUBLIC AND PRIVATE LOT/SURFACE PARKING
 PUBLIC AND PRIVATE PARKING STRUCTURES
 QUICK SERVE RESTAURANTS
 RETAIL
 SIT DOWN-SERVED AT TABLE RESTAURANT
 SPECIALTY FOOD SALES
 TRANSIT SHELTER
 TRANSPORTATION TERMINAL

CONDITIONAL USES

CLUB
 COMMUNICATION SERVICES
 DAYCARE SERVICES
 INDOOR ENTERTAINMENT
 INDOOR SPORTS AND RECREATION
 PET SERVICES

USE AREA 2: EMPLOYMENT/COMMERCIAL/INDUSTRIAL

PERMITTED USES
 AUTOMOTIVE RENTALS
 AVIATION FACILITIES
 BAR
 BUSINESS OFFICES AND SUPPORT SERVICES

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. IF NEEDED, AN AVIGATION EASEMENT WILL BE REQUIRED AT THE TIME OF REPLANTING.
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 PLAN

DEVELOPMENT STANDARDS

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:			
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 TYPE OF USE AND IN ACCORDANCE WITH DESIGN GUIDELINES AND COVENANTS.
- THE LEASE LINES WILL SERVE AS PROPERTY LINES 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.	DATE	AMENDMENT
1	1/9/2019	ADDITION OF CO SPRINGS AIRPORT FILING 1C LOT INFORMATION.



PEAK INNOVATION PARK
 CONCEPT PLAN
 COLORADO SPRINGS, COLORADO
 DEVELOPMENT RESTRICTIONS

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3 OF 3

AR CP 18-00709-A1MN19