
PROJECT TAURUS: DEVELOPMENT PLAN MODIFICATION

PROJECT STATEMENT

MARCH 2026 (REVISED MAY 2026)

PROJECT LOCATION

The property is located at 1565-1625 High Tech Way and is part of the Corporate Ridge industrial campus located west of Centennial Boulevard and south of Garden of the Gods Road. Project Taurus is to be situated on Lot 4 of Corporate Ridge Filing No. 1, which was originally planned for as a microchip fabrication facility for Intel.



ENTITLEMENT HISTORY

The original Development Plan for Corporate Ridge was approved in April 2000 (AR DP 00-00177). A Non-Use Variance was approved in November 2000 for construction of one 80' and two 60' vent stacks where the zoning allowed maximum height of 45' (HO NV 00-00141). The Final Landscape and Irrigation Plans for the site were approved in February 2001 (AR DPA 00-00177).

Since that time, several Development Plan amendments, modifications and variances have been approved. A non-use variance to allow parking for Lot 4 to be provided on other lots via a cross-parking agreement was approved in March 2010 (AR NV 10-00090). In 2020, a minor amendment to the

Development Plan was approved for the addition of storage containers as a screen and noise buffer for the mechanical equipment at the rear of the building on Lot 4. This amendment was prompted by noise complaints from the Chelsea Glen neighborhood to the south, associated with the Bitcoin manufacturing operation on the site at that time.

PROJECT DESCRIPTION

The request is for a modification to the most recently approved Development Plan for Corporate Ridge Filing No. 1, specific to Lot 4. Project Taurus will utilize the principal building on the property as a data center. No additional freestanding buildings or square footage is proposed, and no lot lines or City easements are to be relocated with this amendment.

It is proposed to demolish some of the smaller existing buildings, including the Central Power Supply building, the Central Utility Building and the Mechanical Plant. The existing generator house, tote building, mechanical equipment and stacked shipping containers at the rear of the main building, and the concrete pad for the former tent structure, will also be removed.

The Development Plan Modification proposes the addition of electrical, mechanical and Information Technology equipment to support the data center. New emergency generators will be installed at the front of the main building. A chiller unit yard will be installed on the site of the demolished Central Utility Building and Mechanical Plant in the center of the site.

In response to neighborhood concerns, the proposed generator yard has been moved from the rear of the main building to the front. This will significantly reduce the potential noise impact to the residents to the south, as noise from the generators will be blocked by the substantial existing building. In addition, the perimeter wall along the south side of the developed area on Lot 4 is to be increased from 6 feet to 30 feet to provide additional noise attenuation and visual screening.

NOISE MITIGATION:

In view of past concerns by neighboring residents regarding noise from site mechanical equipment, the Applicant commissioned a noise study to evaluate noise impacts and to recommend mitigation measures. The Mechanical Noise Study prepared by D. L. Adams Associates is included with the Development Plan Modification submittal. Noise measurements were taken on site to evaluate the anticipated exterior noise levels from the planned equipment based on sound power data provided by the mechanical engineer. The calculations include the effect of all equipment running at full capacity simultaneously, which would represent the worst-case scenario for disturbance to the nearby residential area. The calculated sound levels were used to determine how much additional attenuation for noise levels to be compliant with the City of Colorado Springs noise ordinance.

The chiller units will run continuously, while the generators will only run as needed during power outages, as well as during periodic maintenance testing. The generators will produce higher noise levels, but are further from the residential area, while the chillers produce less noise per unit, but are more numerous, and closer to the residences. The study recommends the installation of sound walls at least

12" taller than the equipment at each pad and a barrier system that includes sound absorptive material within the panels. The chillers are expected to be about 20 feet tall and will be stepped. A 33-foot sound wall is proposed to screen the chiller yard. The generators will be approximately 42 feet tall and a 45-foot sound wall is proposed to screen the generator yard. The noise study also recommends scheduling any generator testing between 3 p.m. and 6 p.m. when background noise is at its highest during the rush hour period.

PERMITTED USE:

The proposed data center use is defined as Light Industrial, which is a permitted use in the BP zone. The currently approved Development Plan identifies the use of the principal 451,217 SF building as "FAB 23 - OFFICE/DATA CENTER". This building is the proposed location for Project Taurus, and the proposed data center use is consistent with the allowed use. Accordingly, there will be no change or intensification of the approved use for this building.

It is proposed to demolish some of the smaller ancillary buildings on the property, including the Central Power Supply building, Central Utility Building, Mechanical Plant, Generator House and Tote building. It is also proposed to demolish/remove the existing generator yard and shipping containers at the rear of the building, the existing enclosed mechanical yards around the Central Utility Building, and the concrete slab for the approved tent structure.

Table 1 below identifies a total of 118,542 SF of existing buildings/utility yards to be removed. This will be replaced by a new generator yard of 32,964 SF and a chiller yard of 66,150 SF to support the new data center. There will be a net reduction in utilized floorspace of 19,428 SF. It should be noted that building size information on the currently approved Development Plan (AR DPA 00-00177-A8MN19) is incorrect. Corrected building sizes per the El Paso County Assessor are identified in Table 1 and on the Development Plan Modification plan set.

TABLE 1: FLOORSPACE MODIFICATIONS

Existing Conditions		Development Plan Modification	
Use	Building Size	Use	Building Size
Office/Data Center	442,468 SF	Office/Data Center	442,468 SF
Central Power Supply	8,048 SF	Demolished	0
Mechanical Plant	12,432 SF	Demolished	0
Central Utility Building	29,161 SF	Demolished	0
Tote Storage	4,200 SF	Demolished	0
Generator House	12,854 SF	Demolished	0
Existing Generator yard	16,766 SF	Demolished	0
Existing Mechanical yard	17,431 SF	Demolished	0
Existing tent slab	17,650 SF	Demolished	0
		New Generator yard	32,964 SF
		New Chiller yard	110,267 SF
TOTAL	561,010 SF		585,699 SF

ZONING STANDARDS:

The subject property is currently zoned BP. When originally and most recently approved, the property was zoned PIP-1 under former Chapter 7. The past Development Plan approvals met all the required PIP-1 zoning standards. A comparison of the old and current zoning district standards is in Table 2 below.

TABLE 2: Zoning Standards Comparison

	PIP-1	BP
Building Height	45'	45'
Lot Coverage	30%	N/A
Front Setback	50'	20'
Side Setback	30'	10'
Rear Setback	50'	25'
Setback to Residential Use	100'	100'
Parking Setback	N/A	20'

The BP zone setback and lot coverage standards are overall less stringent than the previous PIP-1 standards. Project Taurus will not result in a decrease of any building setbacks, either under the former PIP-1 zone or the current BP zone.

Building height did not change with the new UDC and Project Taurus will not increase the height of existing buildings. As Project Taurus is not proposing to add new buildings, it will continue to meet all the previous PIP-1 and current BP zoning standards.

The only new standard under the BP zone is a 20 FT parking setback. There is no parking within 20 FT of the front setback of Lot 4. The minimum Setback to Residential Use is maintained as the southern perimeter wall of the developed portion of Lot 4 is 150' – 200' from the perimeter fence of the residential Chelsea Glen neighborhood to the south, with the Douglas Creek drainage and trail corridor in between.

USE SPECIFIC STANDARDS:

The UDC introduced use-specific standards for a “data center office use”, which require a Landscape Buffer 2 when adjacent to single-family residential, and a parking ratio of 1 space per 1,000 of GFA.

LANDSCAPING: The former Chapter 7 required the same landscape buffer standards for light industrial adjacent to residential as the current UDC. The required 15' landscape buffer distance is substantially exceeded, and the buffer landscape trees that were installed at the time of the original development are still in place and meet the former and current code standards.

The approved Final Landscape and Irrigation Plans have been reviewed for compliance with the approved Development Plan and current UDC standards. The proposed relocation of the generator yard to the front of the building impacts existing landscaped areas and requires removal of mature trees. The

landscape plan has been updated to identify replacement tree and shrub planting to meet current UDC landscape code. Additional proposed improvements include the reestablishment of the planter beds in front of the primary building entrance, and the reseeding of disturbed areas associated with the new stormwater infiltration areas and demolition of the tent pad. Per the approved irrigation plan, the existing system can be expanded to provide irrigation to these new landscape areas. Irrigation system improvements will be field verified by the contractor and coordinated with the owner.

ACCESS:

Project Taurus will not relocate any points of access. The existing access off High Tech Way will continue to be the primary entrance to Lot 4.

A new ADA accessible pedestrian sidewalk has been added from the sidewalk along the front property boundary to the main building entrance. The ADA route from Garden of the Gods Road is identified on the Development Plan Modification site plan.

PARKING:

The UDC parking standard of 1 space per 1000 GFA is less stringent than the previous 1 space per 750 GFA required by the former zoning code. It also now only applies to the data center office use, not the entire data center building. The demolition of buildings also reduces the parking requirements for Lot 4. The revised parking requirement is set out below.

TABLE 3: LOT 4 Revised Parking Requirement

Lot 4 Parking Requirements			
Use	SF	Parking Ratio	Spaces Required
Data Center Office Use	9,723 SF	1/1000 SF	10
Central Power Supply (Demolished)	N/A	N/A	0
Mechanical Plant (Demolished)	N/A	N/A	0
Central Utility Building (Demolished)	N/A	N/A	0
Tote Storage (Demolished)	N/A	N/A	0
TOTALS			10

New onsite parking has been provided on the east side of the main building adjacent to the primary entrance, including one ADA space to meet UDC requirements. While the cross-parking agreement with other lots in Corporate Ridge is still in effect, all required parking is now provided on site. Lot 5 of Corporate Ridge Filing No. 5 is under the same ownership and provides an additional 743 parking spaces.

STORMWATER:

The Development Plan modification proposes to add Planned Infiltration Area (PIAs) for stormwater quality as required to meet current City drainage criteria. Details are provided in the submitted Drainage Letter prepared by Classic Consulting.

FENCES:

The perimeter wall along the south side of the developed area on Lot 4 is to be increased from 6 feet to 30 feet to provide additional noise attenuation and visual screening.

A new security fence is proposed in the southwest corner of the property. This will include a gate for fire department access. The fence will be 12' high and is located approximately 40 feet from the west property boundary and outside the side setback.

CITY-WIDE DEVELOPMENT IMPACT FEES:

Per City Code 7.5.532, CDI fees are payable “whenever new developments are constructed or existing developments are converted to a more intensive use”. As noted above, the approved Development Plan identifies the use of the principal building as “FAB 23 - OFFICE/DATA CENTER”. This building is the proposed location for Project Taurus, and the proposed data center use is consistent with the allowed use. Therefore, there is no intensification of the use of the principal building.

No new freestanding buildings or building square footage are proposed. Some of the smaller existing buildings and enclosed mechanical yards will be demolished and replaced with new chiller and generator yards. Per Table 1, the net outcome is that the proposed modification results in an increase in overall building square footage/utilized floor area of 24,689 SF. As this increase is solely a result of ancillary mechanical equipment to support the primary and currently permitted data center use, the proposed Development Plan modification will not create “a substantial need for additional public services” that would warrant the payment of CDI fees.

PROJECT JUSTIFICATION

The proposed modification to the Corporate Ridge Filing No.1 Development Plan complies with the criteria for approval in UDC 7.5.516.D as follows:

- ***Complies with the provisions of this UDC and all applicable City regulations.***

The proposed modification complies with all the zoning, use, parking and landscape standards of the UDC. The proposed modification to address stormwater quality complies with the City’s drainage criteria.

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- ***Is consistent with any conditions in the approval or permit proposed to be modified, unless the decision-making body that imposed that condition modifies that condition;***

There are no conditions of approval associated with the current development plan. The non-use variance for parking is still in effect, but the modification includes sufficient onsite parking to meet UDC standards.

- ***Does not create more adverse impacts on surrounding properties than the development approval or permit proposed to be modified;***

The proposed data center use of the main building is consistent with the approved use. Noise mitigation will be designed specifically for the proposed site improvements. The new mechanical equipment will be surrounded by fencing that will visually screen all the equipment and provide noise abatement in compliance with the City's noise ordinance. The emergency generator will only run as needed during power outages, as well as during periodic maintenance testing.

- ***Is consistent with the Colorado Springs Comprehensive Plan, other plans adopted by City Council, and the intent of the zone district in which the property is located.***

Reinforcing the light industrial use of this property is consistent with the goals of PlanCOS. The Garden of the Gods corridor is identified on the Thriving Economy Framework Map as a hub for multiple economic sectors including Cornerstone Institutions, Industry Icons and Spinoffs & Startups. Goal TE-2 encourages the diversification of the local economy by fostering a range of business types and sizes. Policy TE-2.A seeks to preserve and strengthen the city's Industry Icons and Strategy TE-2.A-4: encourages screening or other mitigation to reduce impacts on nearby residential areas. Strategy TE-2.A-1 promotes supportive zoning for key sites for industrial uses with good multimodal access. PlanCOS identifies the Garden of Gods Road and Centennial Boulevard intersection as transit hub and Sinton Trail alongside Douglas Creek is a major trail corridor.

The site lies within a larger campus zoned BP. The intent of the BP zone is to accommodate professional, administrative, research, manufacturing, and light industrial uses with operations that are quiet and clean to ensure the creation and maintenance of an environment that will protect the occupants of the business park from unintended adverse traffic, noise, or performance impacts. The proposed use and associated modifications to accommodate ancillary mechanical equipment are consistent with the intent of the BP zone, as the proposed noise mitigation measures together with operational procedures will ensure a continued quiet and clean environment for the Corporate Ridge industrial campus and for nearby residents.