

March 25, 2026

City of Colorado Springs Planning and Development
30 S. Nevada Ave., Suite 105
Colorado Springs, Colorado 80903

Re: Conditional Use Application – Land Use Statement
Project Liberty Logistics
Lot 3 and 4 and Tracts of Land at Colorado Springs Airport Filing No. 1B
City of Colorado Springs, El Paso County, Colorado

1. Proposed land uses, housing densities (as applicable), and development intensity
This project proposes two warehouses with light industrial use. There is no housing proposed with this project. At this time no active leases have been signed for the proposed buildings. It is anticipated that the uses will be within the UDC definition of warehouse and wholesaling or light industry. The future businesses are anticipated to have the typical business hours seen with similar uses in the area.
2. Compatibility with adjacent development patterns
The project is compatible with adjacent development patterns with roadway and undeveloped land to the south, Sand Creek and S Powers Blvd to the west, Fedex Freight (light Industrial) to the east and light industrial and undeveloped land to the north.
3. Impact to adjacent developments including but not limited to light, noise, and traffic.
There is little to no impact on the adjacent developments expected with this project. The proposed project lighting is in conformance with City Colorado Springs Standards and is expected to have no impact at the adjacent property lines, as shown on the Photometric Plan included with the projects concurrent development plan, DEPN-25-0058. The project use of a warehouse is not anticipated to produce abnormal noise volume other than typical truck traffic, with the site being in an embankment below adjacent developments there is no negative impact expected. The anticipated traffic is within the allowable amount for this area as described in the included traffic impact analysis and is not anticipated to negatively impact adjacent developments.