



Liberty Logistics Conditional Use

CITY PLANNING COMMISSION
FORMAL MEETING – July 8, 2026



Liberty Logistics- Conditional Use

QUICK FACTS

Address:

5930 Airport Road

Location:

South of East Platte Avenue and east of Powers Boulevard (west of Peterson Space Force Base and north of Colorado Springs Airport)

Zoning and Overlays

Current: APD RPZ AO APZ1 SS

(Airport Planned Development Zone with Airport and Streamside Overlay and Accident Potential Zone 1 and Runway Protection Zones)

Site Area

54 acres

Proposed Land Use

Warehouse/Wholesale with Office accessory and Light Industry uses within the Streamside Overlay

APPLICATIONS

Conditional Use – Land Use Statement with Project Statement

VICINITY MAP



TIMELINE OF REVIEW

Initial Submittal Date	February 12, 2026
Number of Review Cycles	3
Item(s) Ready for Agenda	July 8, 2026

STAKEHOLDER INVOLVEMENT



PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	2 times – Initial application and Planning Commission
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	14 Postcards
Number of Comments Received	0 Comment Received

PUBLIC ENGAGEMENT

- No public comments were received with this application

Agency Review



- **Traffic Engineering, SWENT, Engineering Development Review, Colorado Springs Utilities, Fire:** No concerns with the proposed uses.
- **Streamside Overlay:** found the proposed uses to be in compliance with all Streamside review criteria with no adverse impacts to the streamside.
- **Airport Overlay:** Coordination with Airport staff confirmed that the proposed uses are permissible and comply with all applicable APZ1 Overlay requirements. This application was reviewed by the Airport Advisory Commission on March 31, 2026. The commission did not have any objections to the proposed Conditional Use nor the related concurrent Development Plan.
- **Peterson Space Force Base:** potential concerns relate to the site's proximity to potential aircraft operation risks—such as engine failure or emergency takeoff scenarios—as well as the potential for introducing hazardous wildlife attractants within active airspace.

Application Review Criteria



Conditional Use Criteria for Approval 7.5.601

- a) The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards):

The property is not adjacent to any residential zoning and is not a proposed data center office.

- b) The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible;

No adverse impacts as there are multiple warehouses and industrial uses in the immediate area of similar size and scale reaffirming the proposed uses compatibility. The project site is included within the Airport Master Plan and aligns with the intended land uses identified for this area.

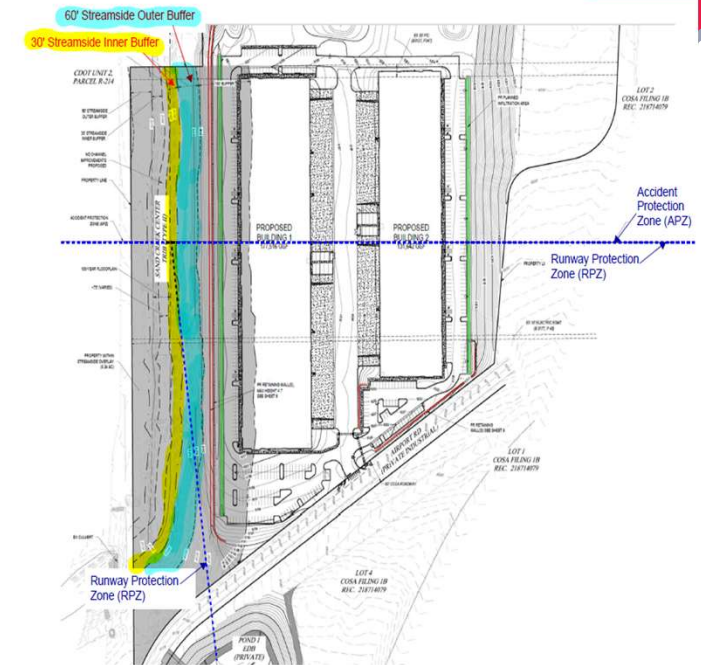
- c) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.*

There is no existing trail system located adjacent to the site - no impacts to trail connectivity or functionality are anticipated. A traffic impact analysis was evaluated and determined that the project will not adversely affect surrounding streets or infrastructure.

Application Review for Streamside Overlay

Streamside Overlay review determined that the proposed use satisfies all applicable criteria (7.2.603) and determined proposed uses are consistent with surrounding land use patterns with no adverse impacts to streamside.

- *No grading proposed within the inner buffer.*
- *Impervious surfaces, structures, and retaining walls were excluded from inner and outer buffers to avoid adverse impacts.*
- *Offices oriented west toward the stream to strengthen visual relationship between development and stream corridor.*
- *The existing channel and bank will remain undisturbed.*
- *Retaining walls were used to stabilize on-site grade changes and prevent physical intrusion by vehicles or pedestrians into the stream frontage.*
- *This segment of Sand Creek has limited stream activation and there are no existing trails or development nodes along the stream corridor.*



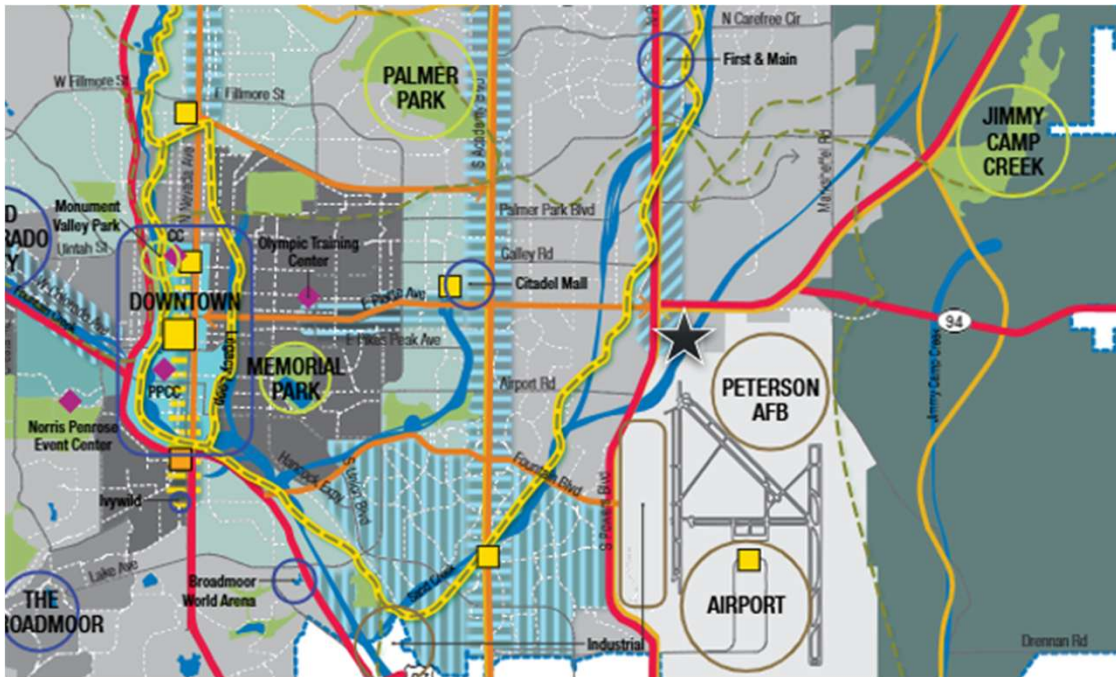
Statement of Compliance

CUDP-26-0002 – Liberty Logistics

The conditional use application for Liberty Logistics meets UDC criteria.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

The subject property is located within the “Airport” typology identified on the PlanCOS Vision Map. The designation aligns directly with the goals and direction of the Airport Master Plan. The proposed Conditional Use is consistent with both PlanCOS and the Airport Master Plan, supporting the continued development of appropriate non-aviation uses within the airport influence areas.

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.

★ SITE LOCATION

<p>Majestic Landscapes</p> <ul style="list-style-type: none"> Parks & Open Space Complete Creeks Primary Trail Network Legacy Loop & Ring the Springs 	<p>Activity Centers</p> <ul style="list-style-type: none"> Mature/Redeveloping New/Developing Reinvestment Area & Community Hub 	<p>Vibrant Neighborhoods</p> <ul style="list-style-type: none"> Downtown Established Historic Neighborhood Established Traditional Neighborhood Established Suburban Neighborhood Changing Neighborhood Newer Developing Neighborhood Future Neighborhood Airport
<p>Thriving Economy</p> <ul style="list-style-type: none"> ★ SITE LOCATION 	<p>Strong Connections</p> <ul style="list-style-type: none"> Intercity Corridors City Priority Corridors Smart Corridor Bike Network Park-N-Ride Transit Hub 	<p>Renowned Culture</p> <ul style="list-style-type: none">

Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.

PLANNING COMMISSION OPTIONAL MOTIONS



Optional Motions

CUDP-26-0002 – Liberty Logistics

Motion to Approve

Approve the Conditional Use to allow for Warehousing/Wholesaling with Office accessory and Light Industry Uses within the Streamside Overlay zone district located at 5930 Airport Drive, based upon the findings that the request complies with the criteria for Conditional Use as set forth in Unified Development Code Section 7.5.601

Motion to Deny

Deny the Conditional Use for Warehousing/Wholesaling with Office accessory and Light Industry Uses within the Streamside Overlay zone district located at 5930 Airport Drive, based upon the findings that the request does not comply with the criteria for Conditional Use as set forth in Unified Development Code Section 7.5.601

