May 13, 2026

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

Re: Conditional Use Application
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

Mr. Drew Foxx:

Mortenson is pleased to submit the Conditional Use Application for the above-referenced project in the City of Colorado Springs, Colorado. Please find the following application materials submitted with this project statement:

- Submittal Checklist – Conditional Use
- General Owner and Applicant Acknowledgement Form
- Legal Description & Drawing of the Property (Plat)
- Land Use Statement
- Site Plan
- Traffic Compliance Letter (Submitted with Development Plan)

The below items have been submitted to Stormwater Enterprise in conjunction with this Conditional Use submittal:

- Geological Hazard Study
- Preliminary Drainage Report

The below items have been submitted to Colorado Springs Utilities in conjunction with this Conditional Use submittal:

- Hydraulic Grade Line Request Form
- Wastewater Facilities Master Report

Project Description

The Liberty Logistics project is located on approximately 54-acres of Colorado Springs Airport property, northwest of the main airport facilities and just west of the recently constructed FedEx project. The property is comprised of multiple parcels, including Lot 3 of COS Airport Filing 1B and recently purchased CDOT parcels (CDOT Unit 2, Parcels R209-R214, Parcel 5418000081 and CDOT ROW. The property will be replated with this project, the replat will occur following the annexation of the existing CDOT parcels, which are now owned by the City

of Colorado Springs. The property is zoned: APD, RPZ, AO, APZ1, SS. This Conditional Use Application is running concurrently with the Project Development Plan, under file number DEPN-25-0058.

Liberty Logistics is a phased project. This submittal addresses Phase I of a two-phase development plan. Phase I includes the construction of two warehouse buildings totaling approximately 309,000 square feet, along with the associated street and utility infrastructure necessary to support the development. 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.

The project also proposes the redesign of the existing detention and water quality pond on the adjacent site across Airport Road. All imperviousness proposed with the project will be collected by a private storm drain system and directed to the redesigned private pond, where it will be treated for water quality and released at/or lower than pre-development peak flow rates. In addition to the water quality pond, a portion of the site will be treated via grass swales adjacent to parking and drive aisles to meet green infrastructure requirements.

The project site lies within the Streamside Overlay for the East Fork Sand Creek, a classified Type II drainage system. All inner and outer buffering requirements for this classification have been met in accordance with applicable city standards. However, there is proposed development within the 150' buffer from the outer buffer, requiring a conditional use permit. This application is to allow parking and drive aisles as well as a portion of an industrial building to be built within the streamside overlay. Within the Streamside Overlay boundary there is a proposed ~27,100 SF of building and ~63,100 SF of paved area. There is approximately 4.6 acres of disturbance with an imperviousness of 54.5%. There is no proposed imperviousness within the inner or outer buffers.

Phase II, to be submitted under a future application, will include two additional warehouse buildings of similar size and scope, with corresponding infrastructure improvements.

Project Justification

Liberty Logistics is designed to comply with the zoning code regulations, drainage design criteria, and utility standards set forth by the City of Colorado Springs and Colorado Springs Utilities. The site is designed to be harmonious and complimentary with the surrounding areas, provide appropriately sized parking areas for the intended use, and promote safe and functional pedestrian and vehicular access to the building, parking, and loading areas. In addition, the Project is designed to satisfy additional development plan review criteria not explicitly mentioned herein.

Streamside Overlay Criteria

a. Has the natural landform been maintained within the overlay area and does grading conform to the specific grading limitations of this Section as well as all other City grading and filling regulations?
   Grading within the steam side overlay is in conformance with the SSO grading limitations as well as city and filing regulations. There is no proposed grading within the Inner Buffer, while there is approximately 0.5 acres of grading with max slopes of 4:1. Additionally, outside of the outer buffer there are two seven foot retaining walls proposed. Within the streamside overlay there are no slopes greater than the allowed 3:1 per this section. Additionally, landscaping is proposed in all disturbed areas to stabilize slopes and screen the retaining walls.
b. Does the development incorporate the stream ecosystem into the project design and complement the natural streamside setting? Has the project been designed to link and integrate adjacent properties with the stream corridor using accessways, creek front plazas, employee recreational areas or other site planning and landscaping techniques which include the stream corridor as an amenity?
   The project is designed to work within the site constraints while also incorporating the streamside ecosystem. The layout of the project does this by placing the offices of the building facing west towards the stream while also incorporating architectural elements to enhance the development-stream relationship, including entry treatments along the face of the building. The grading within the streamside overlay is intended to enhance the development-stream relationship by continuing slopes at a similar grade of 4:1 while remaining within the limitations of this section. As part of this project, adding impervious area within the inner and outer buffers was deliberately avoided as to not negatively impact the existing ecosystem.
c. Has the project been designed to minimize impact upon wildlife habitat and the riparian ecosystem which exists on or adjacent to the site? Does the project design protect established habitat or any known populations of any threatened or endangered species or species of special concern?
   The project was designed to minimize impacts upon the existing wildlife habitat and the riparian ecosystem by minimizing disturbance within the inner and outer buffers. While there are some trees that will be removed due to grading limits, all removed trees will be replaced as well as addition of more trees and landscaping. There are no known populations of any threatened or endangered species in this area.
d. Have existing or potential community trail networks and other recreational opportunities been identified and incorporated into the project design?
   The project proposes to leave the existing ecosystem as unaffected as possible while incorporating additional landscaping to integrate the development with the adjacent streamside. Due to the lack of existing trail systems and connection points as well as this area not being included in the master trail system, there are no proposed trail networks or amenities. Additionally, due to site constraints and grade differential needing two 7' retaining walls direct access to stream side is restricted.

e. Has the project been designed to protect the subject property from potential flood damage and to accommodate flood storage and conveyance needs?
The project is designed to protect the property from potential flood damage and accommodate flood storage and conveyance needs by minimizing disturbance within the outer buffer and proposing no work within the floodplain or inner buffer. Additionally, the developed area is raised well above the elevation of the floodplain. The project also provides full spectrum detention off site to the south.

f. Have all significant natural features within the project streamside area been identified, and has the project been designed to minimize the impact on these features?
Given the limited vegetation on-site - there are few significant natural features excluding the existing stream channel and bank. The existing channel and bank will remain untouched as part of the proposed development. The proposed development minimizes grading activities in the streamside overlay, however, proposes the removal of 8 existing trees. The proposed improvements will replace all existing trees as well as add more than the existing conditions.

g. Does the project identify and implement the recommendations of any approved subarea plans (such as the City Greenway Master Plan, City Open Space plan or a specific drainage basin planning study) and of any approved public works projects and habitat conservation plans?
There are no complementary plans associated with the proposed project.

h. Does the project design:
    i. Implement a riparian buffer between the developed portions of the site and the adjacent waterway to assist in preventing point and nonpoint source pollutants and sediment from entering the waterway?
    There is no development proposed within the inner or outer buffers other than minor grading activities. Additionally, outside of the buffers within the SSO limits, development is minimized to have only some parking and drive aisles as well as a small portion of the building. All stormwater is directed to a full spectrum detention facility to minimize point and non-point source pollutants and sediments.
    ii. Exclude impervious surfaces from the inner buffer zone and meet imperviousness restrictions across the entire overlay area on the site
    There are no proposed impervious surfaces within the inner buffer zone with this project.
    iii. Incorporate all stormwater PCMs required by Stormwater Enterprise throughout the developed site and adjacent to the buffer to encourage on site filtration of stormwater and protect water quality?
    Project incorporates stormwater PCMs throughout the site with a system of grass lined swales to promote filtration in applicable areas. Additionally, all proposed impervious surfaces are designed to enter storm drain and route to an extended detention basin to ensure all areas are receiving water quality. The areas not detained are tributary to Sand Creek are all pervious area that will run over landscaped areas prior to entering the stream to encourage infiltration.

iv. Incorporate visual buffers of the stream between identified existing and/or proposed projects on opposing sides of the stream?
Visual buffers are proposed via landscaping with the addition of trees within the inner and outer buffer zones including trees, shrubs and native seed.

i. Are inner and outer buffer zone landscaping standards met and does the application meet all other requirements of Part 7.4.9 (Landscaping and Green Space)?
All inner and outer buffer zone landscaping standards are met as well as other requirements of Part 7.4.9 via the conservation of existing landscaping and the addition of trees, shrubs and native grasses.

j. Have disturbed areas been revegetated to minimize erosion and stabilize landscape areas and does the project landscaping design specify plants selected from the riparian plant communities as set forth in Appendix A of the Landscape Policy Manual?
All disturbed areas within the inner and outer buffer zones are proposed to be revegetated with native grass seed as well as shrubs and trees to minimize erosion and stabilize the area. Additional disturbed areas outside of the buffer zones and within the streamside overlay will be landscaped and stabilized. Project landscaping design specifies plants selected from the riparian communities as set forth in Appendix A.

k. Have stream bank and slope areas been identified, including those over fifteen (15) percent slope, has the disturbance to these areas and any protective or stabilizing vegetative cover been minimized, and does the plan provide for the revegetation and stabilization of any disturbed areas required by this UDC?
The stream bank is currently stable and will remain untouched throughout this development. All areas of the streamside that are disturbed will be stabilized. The stream bank and slope areas are identified on the Site Plan included with this submittal package.

l. Have opportunities to reclaim the drainageway been identified and implemented where practical? For this criterion, reclamation includes any action that improves the quality of that drainageway visually, functionally, or recreationally, and that brings the drainageway into a more natural condition.
This project proposes enhancement of landscaping including trees, shrubs and native grasses in the inner and outer buffer zones to visually improve the drainageway.

Runway Protection Zone Overlay Criteria

Per Table 7.3.2-B of the Colorado Springs UDC, light industrial and ware housing are permitted uses when there is no permanent occupancy. The project proposes two light industrial buildings that will be for typical warehousing and distribution uses with no permanent residency. The proposed office use is ancillary to the warehousing and therefore allowed in the city RPA overlay. Per coordination with the Airport during Development Plan process, the proposed warehouse with office use is permissible and meets requirements of the APZ1 Overlay.

Space Force Criteria

Liberty Logistics Development consists of light industry and warehousing which is authorized within APZ1 under Unified Development Code. The FAR for the development is 0.13 which adheres to the Space Force maximum recommended FAR of 1.0.

Conditional Use Criteria

a. The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards)
   This application complies with all use-specific standards for light industrial as it is not adjacent to residential zoning or data center office use and meets parking requirements.
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
   The project and use are compatible with existing and planned uses in the surrounding area. There are no anticipated adverse impacts.
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.
   Per the projects traffic impact analysis, the project analysis the project will not negatively impact the surround streets and infrastructure. There is no existing trail system adjacent to the project, so there will not be a negative impact. The amount of sidewalk use is not anticipated to create a burden on the existing sidewalk system.

We sincerely appreciate the time and effort of the City of Colorado Springs to review this Conceptual Use Permit. If you should have any questions, or require additional information, please do not hesitate to contact Taber Sweet at (970) 948-7924.

Sincerely,

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