



Quick Facts

Applicant

Mortensen Development, Inc.

Property Owner

Colorado Springs Airport

Address / Location

5930 – 6180 Airport Road

TSN

5418002002

Zoning and Overlays

Current: APD/AP-O/SS-O/APZ1/ RPZ (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

Warehousing/Wholesaling with Office accessory and Light Industry

Applicable Code

Unified Development Code (UDC)

Council District No. 4

Project Summary

The Applicant proposes a Conditional Use application with Land Use Statement to allow for Warehousing/Wholesaling with Office accessory and Light Industry uses within the Streamside Overlay. The property is located at 5930 - 6180 Airport Road and consists of 54 acres and is zoned APD/AP-O/SS-O/APZ1/ RPZ (Airport Planned Development Zone with Airport and Streamside Overlay and Accident Potential Zone 1 and Runway Protection Zones).

File Number	Application Type	Decision Type
CUDP-26-0002	Conditional Use	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Municipal Airfield Addition #6	1965
	Flanders Property	1983
Subdivision	Colorado Springs Airport Filing 1B	January 2018
Master Plan	Airport Master Plan	January 22, 2020

Site History

The site is located at 5930 - 6180 Airport Road were annexed into the City under Airport Annexation Filing No. 3 (2017), Flanders Property (1983), and Municipal Airfield Addition No. 1 (1965). The zoning of the property is APD/AP-O/SS-O/APZ1/ RPZ (Airport Planned Development Zone with Airport and Streamside Overlay and Accident Potential Zone 1 and Runway Protection Zones). The property consists of 54 acres and is platted as Lot 3 of Colorado Springs Airport Filing 1B.

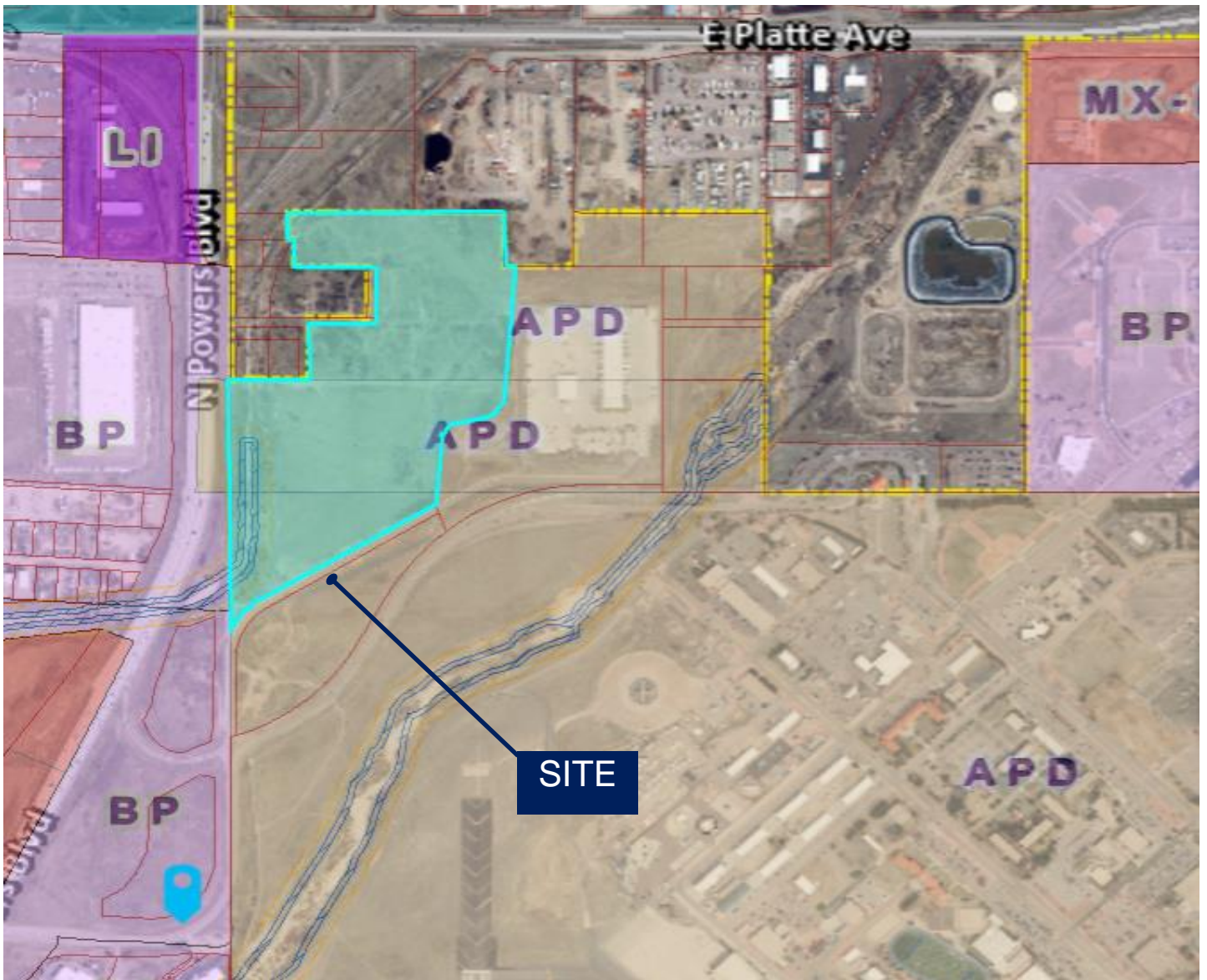
Applicable Code

The subject application was submitted after the implementation date (June 5, 2023) of the ReTool project. The subject application will be reviewed under the Unified Development Code. All subsequent references within this report that are made to “the Code” and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	County	Vacant – owned by Colorado Department of Transportation	n/a
West	BP/AP-O/APZ1	Warehouse/Storage	n/a
South	APD/AP-O/RPZ	Vacant	n/a
East	APD/AP-O/APZ1/RPZ	Warehouse/Storage	n/a



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	2 (Initial Administrative Review and prior to City Planning Commission hearing)
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	14 Postcards
Number of Comments Received	0 Comment Received

Public Engagement

No neighbor comments were received regarding this proposal.

Timeline of Review

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

Agency Review

Overall, agency reviewers did not have any major comments regarding the proposed uses within the Streamside Overlay. Key agency review points include the following:

Streamside Reviewer

The Streamside Overlay reviewer determined that the proposed use satisfies all applicable criteria. No grading is proposed within the inner buffer, and impervious surfaces, structures, and retaining walls were intentionally excluded from both the inner and outer buffers to avoid any adverse impacts on the streamside environment.

Colorado Springs Airport

While the site is located within the Accident Potential Zone 1 (APZ 1) and Runway Protection Zone (RPZ) for the Colorado Springs Airport, the Airport's reviewer confirmed the proposed uses to be permissible for this site. This application was reviewed and approved by the Airport Advisory Committee (AAC) on March 31, 2026. An aviation easement was noted, and no further action was required. Airport Staff has completed a 7460 form for the proposed structures and submitted it to the Federal Aviation Administrations (FAA) for review and approval.

Peterson Space Force Base (BSFB)

PSFB identified two potential concerns: the site's proximity to potential aircraft operation risks—such as engine failure or other in-flight emergencies during takeoff; and the possibility of creating hazardous wildlife attractants on or near airport property. (Refer to "Attachment 4 Space Force Comments") These concerns are largely covered by the overlays of the greater airport area, and City Planning and Airport staff have deemed the concerns addressed.

Conditional Use with Land Use Statement

Summary of Application

The applicant chose to submit a Conditional Use application with land use statement, which is permitted under City Code Section 7.5.601.B.3: *"If no Development Plan is submitted with the Conditional Use request, the applicant shall submit a Land Use Statement. This statement shall indicate the following: a. Proposed land uses, housing densities (as applicable), and development intensity; b. Compatibility with adjacent development patterns; and c. Impact to adjacent developments including but not limited to light, noise, and traffic."* (Refer to Attachment 1 – Land Use Statement and Attachment 2 – Project Statement). A separate Development Plan (DEPN-25-0058) is currently being reviewed administratively and is subject to approval of the conditional use application and any conditions of approval imposed by the City Planning Commission.

The proposal includes two warehouse buildings totaling approximately 309,000 square feet along with associated street and utility infrastructure necessary to support the development. While there are no active leases for the proposed buildings, the uses will be Warehousing and Wholesaling with Office accessory and Light Industry per the UDC definitions:

Warehousing and Wholesaling is defined under City Code Section 7.6 as: “An enclosed building used primarily for the storage and dispatching of goods and materials. Typical uses include wholesaling, wholesale distributors, distribution and fulfillment centers, storage warehouses, and moving and storage companies.”

Light Industry is defined under City Code Section 7.6 as: “An establishment engaged in the manufacture or processing of finished products from previously prepared materials, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution. This use is characterized by having no major external environmental effects across property lines and include no unscreened or unenclosed outdoor storage.”

The future businesses are expected to operate with typical hours consistent with similar uses in the surrounding area and the site has been designed to integrate harmoniously with adjacent developments. The project is compatible with existing development patterns, with Warehouse/Storage uses located to the east and west across Powers Boulevard and vacant land situated directly to the north and south. As a result, little to no impact on adjacent properties is anticipated. All applicable development standards will be met as part of the associated Development Plan review.

Application Review Criteria

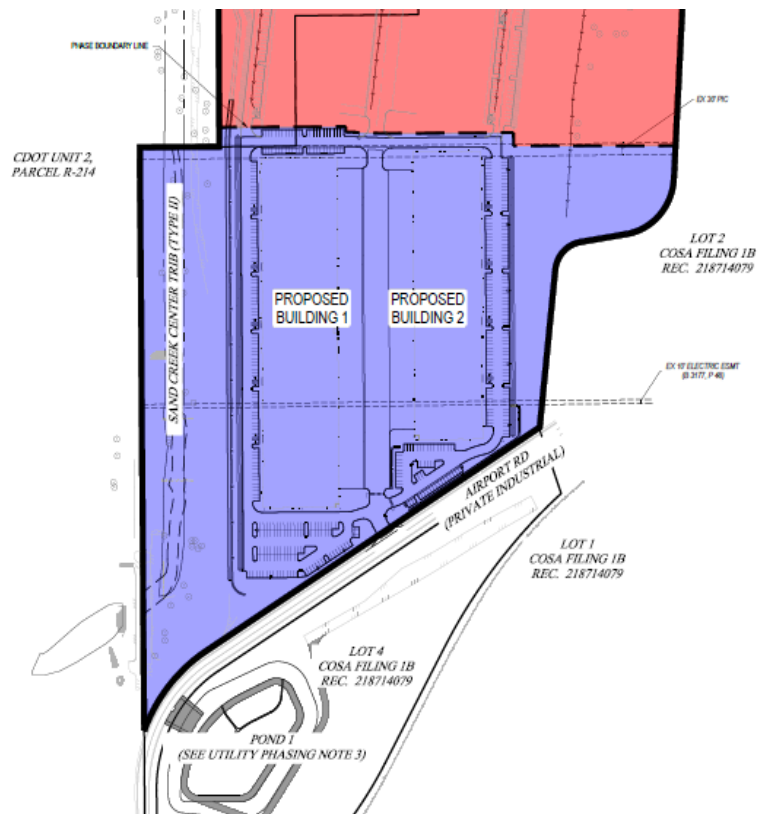
This Conditional Use application is required to meet the application review criteria as defined in City Code Section 7.5.601.B.2. This application meets the review criteria as described below for both the primary use and the accessory use:

1. The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards),

There are no Use-Specific Standards for Warehouse/Wholesaling uses under the UDC. Per City Code Section 7.3.303.D.6, the only sub-use of the Light Industrial use type to have use-specific standards are Data Centers, which are not proposed for this site. The proposed Warehousing/Wholesaling and Light Industry uses comply with all applicable use-specific standards.

2. 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; and

The applicant’s proposed uses will occupy structures that are designed to comply with all applicable dimensional and development standards and are similarly sized to existing and planned uses in the surrounding area. The property is already served by CSU utility services and City roads, most notably the recently upgraded Airport Road/Powers Boulevard interchange. The nearby Colorado Springs Airport contains similar uses, as proposed by the applicant.



As noted, no development will be proposed within the inner or outer buffers aside from minor grading activities. Outside the buffers but within the Streamside Overlay limits, development will be minimized to essential elements, including limited parking, drive aisles, and a small portion of the building footprint.

Airport Overlay:

The subject property is located within the Airport Overlay. Per City Code Table 7.3.2-B, Warehouse/Wholesaling and Light Industrial uses are permitted within this zoning context when no permanent occupancy is proposed. The proposed Office use functions as an ancillary use to the primary warehousing activity and is therefore allowable within the City's RPZ zone. Coordination with City 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 (AAC) on March 31, 2026. The ACC did not have any objections to the proposed Conditional Use nor the related concurrent Development Plan.

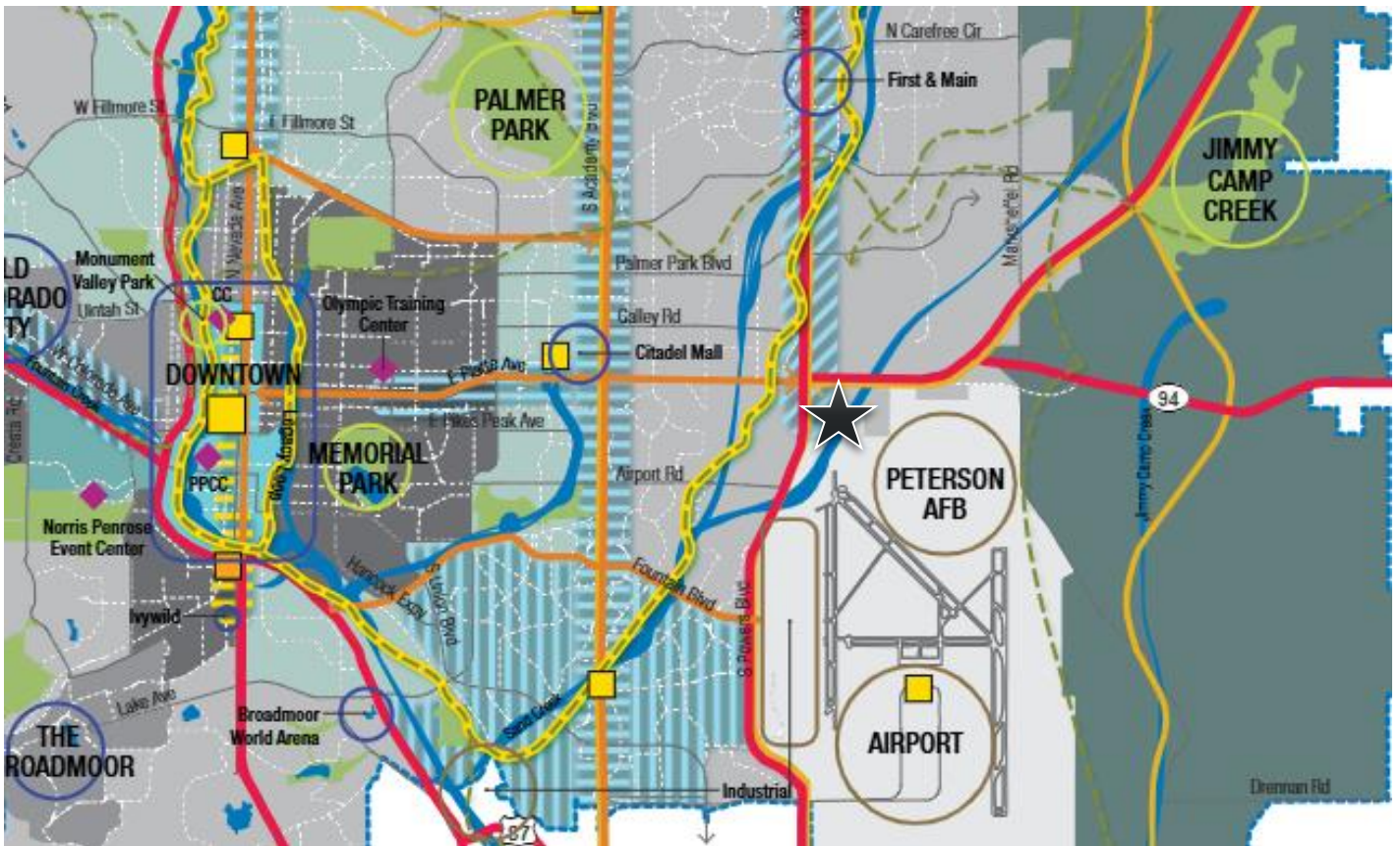
Peterson Space Force Base

PSFB is a key military partner of the City of Colorado Springs, and is located east of the site. A core objective of PlanCOS is to collaborate with military installations to support their mission and to support integration with the city. During the administrative review of this Conditional Use application, PSFB submitted two formal communications as part of the City's standard review process (Refer to Attachment 4: *Space Force Comment Letters*). PSFB's primary 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. In response to these concerns, Colorado Springs Airport provided the following comments:

- *Land Use item CUDP-26-0002 (Conditional Use application) was approved by the Airport Advisory Committee (AAC) on March 31, 2026. The proposed uses associated with this development are permissible in the City's RPZ subzone.*
- *Colorado Springs Airport (COS) implements and maintains a Wildlife Hazard Management Plan required by the FAA to reduce wildlife hazards on and near COS property. The plan outlines numerous procedures to assist in the reduction of wildlife habitats along with mitigation activities assisted by a qualified Airport Wildlife Biologist. Primary mitigations are to remove attractants for wildlife including sources of food, water, and shelter. Airport staff review proposed land use changes to ensure no new wildlife attractants are created.*

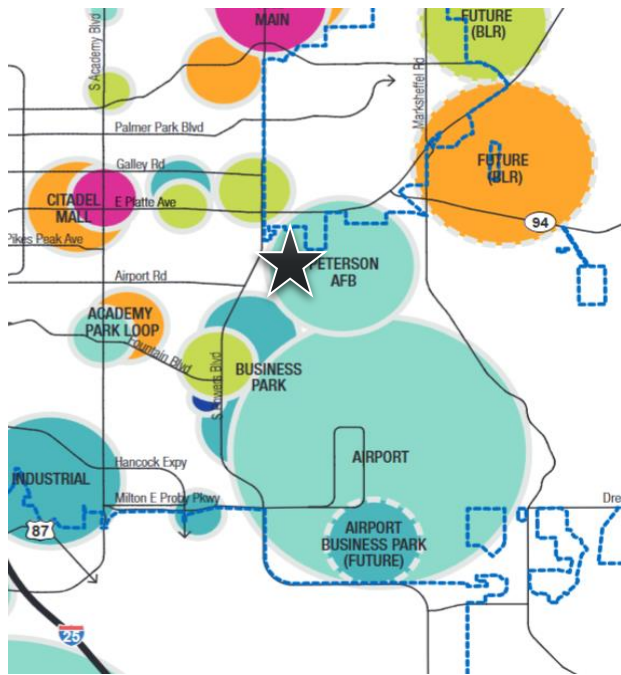
Planning staff acknowledges the concerns raised by PSFB; staff finds the plan provides a balance between operational concerns and the current proposal that is within the zoning development parameters. It is additionally noted that the AAC has evaluated and approved the proposed uses for this site with no concerns. The Conditional Use application is required solely due to the site's location within the Streamside Overlay. PSFB will continue to have opportunities to provide input during the review of the Development Plan application.

PlanCOS Vision



- Predominant Typology**
- Downtown
 - Newer Developing Neighborhood
 - Changing Neighborhood
 - Established Historic Neighborhood
 - Established Traditional Neighborhood
 - Established Suburban Neighborhood
 - Airport
 - Future Neighborhood
 - City Boundary
 - Interstate 25
 - Major Roads

The subject property is located within the “Airport” typology identified on the PlanCOS Vision Map. The Vision Map illustrates the City’s desired long-term distribution of neighborhoods, employment centers, and key industries. 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.



Thriving Economy

The subject site is located within an area identified as a “Cornerstone Institution.” This typology is intended to support, strengthen, and expand major institutional anchors that play a significant role in the city’s economic vitality. These institutions contribute substantially to local economic success by attracting and cultivating talent, fostering innovation, and generating emerging spinoff industries. While such institutions exist throughout the city, they are most commonly concentrated within major campuses, such as the Colorado Springs Airport, that serve as key nodes of activity and employment. Therefore, this proposal meets the intent of this PlanCOS vision.

Statement of Compliance

CUDP-26-0002 – Liberty Logistics Conditional Use

After evaluation of the Liberty Logistics Conditional Use, the application meets the UDC review criteria.