



Buckingham Industrial – Zone Map Amendment

CITY PLANNING COMMISSION
FORMAL MEETING – July 8, 2026



Buckingham Industrial – Zone Map Amendment

QUICK FACTS

Address:

4290, 4910, 4320, 4330, 4340

Buckingham Drive

Location:

Southeast of Centennial Boulevard and West Garden of the Gods Road.

Zoning and Overlays

Current: BP/CR (Business Park with Conditions of Record)

Proposed: LI/CR (Light Industrial with Conditions of Record)

Site Area

7.79 Acres

APPLICATIONS

Zone Map Amendment with Land Use Statement

VICINITY MAP



TIMELINE OF REVIEW

Initial Submittal Date 03/05/2026

Number of Review Cycles

3

Item(s) Ready for Agenda

06/12/2026

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	264 Postcards
Number of Comments Received	3 Comments Received

PUBLIC ENGAGEMENT

The comments received were either concerned or against the proposed zone change. The property owner at 1339 Hamstead Ct (West of Centennial Blvd) identified the LI district has higher noise impact / level based on the types of uses allowed. A property owner at 4260 Buckingham Drive identified that the proposed zone change will bring unwanted uses, traffic / safety impacts, noise, odors, operational impacts, degradation to area character. The last individual wanted additional information on the project.

AGENCY REVIEW

Traffic Engineering

Traffic Engineering has no comments on the zone change. Depending on future use, city traffic engineering can request a Traffic Impact Study (TIS) with Development Plan submittal.

SWENT

No issues with this application; however, SWENT will evaluate future proposals at time of development plan

Parks

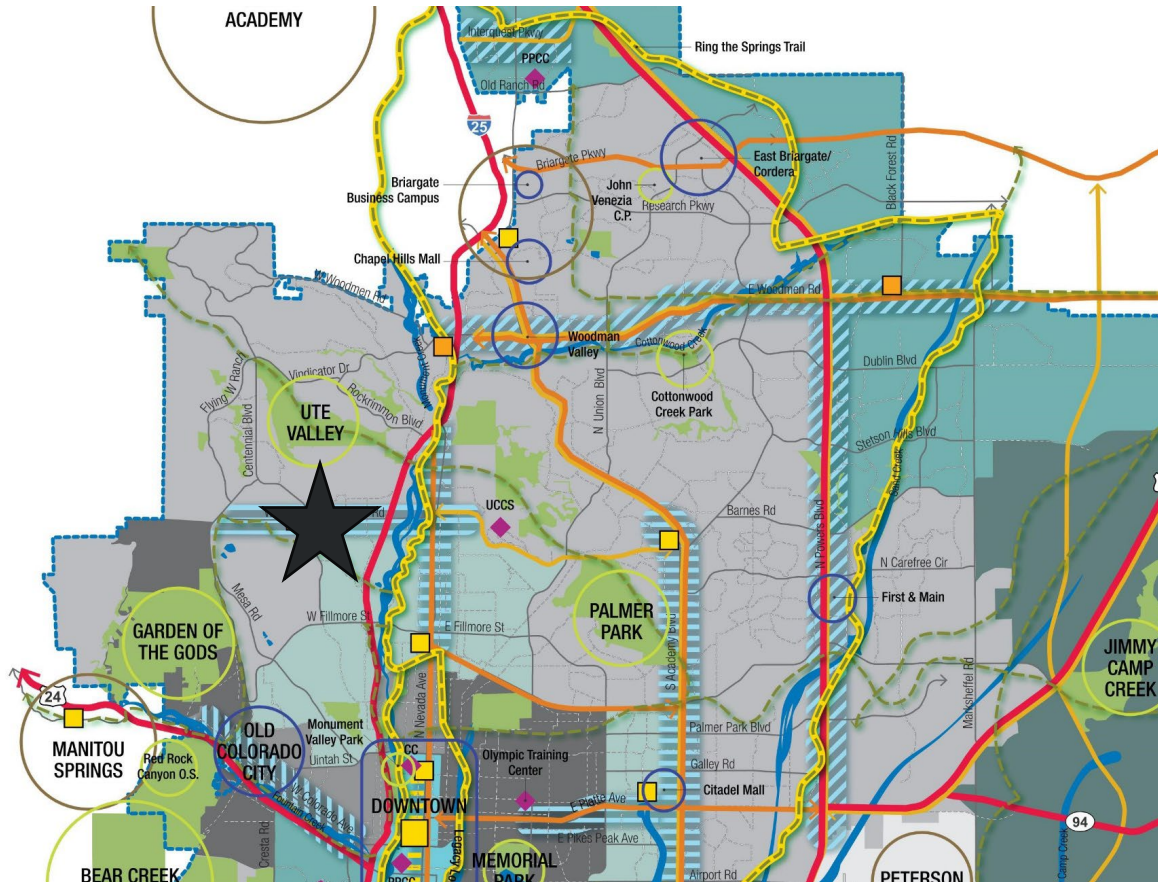
Citywide Development Impact (Police & Fire Fees) will be evaluated with future development plans.

Colorado Springs Utilities

Springs Utilities comments will be provided at time of the required Preliminary Utilities and Public Facilities Plan submittal associated with the development plan entitlement.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

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

★ SITE LOCATION

- Majestic Landscapes**
 - Parks & Open Space
 - Complete Creeks
 - Primary Trail Network
 - Legacy Loop & Ring the Springs
 - Thriving Economy**
 - Renowned Culture**
 - Activity Centers**
 - Mature/Redeveloping
 - New/Developing
 - Reinvestment Area & Community Hub
 - Strong Connections**
 - Intercity Corridors
 - City Priority Corridors
 - Smart Corridor
 - Bike Network
 - Park-N-Ride
 - Transit Hub
 - Vibrant Neighborhoods**
 - Downtown
 - Established Historic Neighborhood
 - Established Traditional Neighborhood
 - Established Suburban Neighborhood
 - Changing Neighborhood
 - Newer Developing Neighborhood
 - Future Neighborhood
 - Airport
- Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.

APPLICATION REVIEW CRITERIA

7.5.704.D Zone Map Amendment

Criteria for Approval

1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).
2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.
3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).
4. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.
5. If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.

Statement of Compliance

ZONE-26-0012

After evaluation of the Buckingham Industrial Zone Map Amendment (Rezone) the application meets the review criteria .

APPLICATION REVIEW CRITERIA

7.5.704.D Zoning Map Amendment Continued...

Criteria for Approval

6. If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514C.3 (Land Use Plan Criteria).
7. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.
8. If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section [7.2.607D.47.5.702](#) (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.
9. If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.
10. Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)). (Ord. 23-03)

Statement of Compliance

ZONE-26-0012

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PLANNING COMMISSION OR CITY COUNCIL OPTIONAL MOTIONS

Optional Motions

ZONE-26-0012 – Buckingham Industrial – Zone Map Amendment (Rezone)

Motion to Approve

Recommend approval to City council of the zone change of 7.79 acres from BP/CR (Business Park with Conditions of Record) to LI/CR (Light Industrial with Conditions of Record) based upon the findings that the request complies with the criteria of a Zone Map Amendment set forth in City Code Section 7.5.704 subject to the following conditions of record:

1. The following uses shall be prohibited:
 - i. Household Living
 - ii. Group Living Uses
 - iii. Industrial Hemp
 - iv. Marijuana-Related Services
 - v. Natural Medicines
 - vi. Kennel – Indoor and Outdoor.

Motion to Deny

Recommend denial to City council of the zone change of 7.79 acres from BP/CR (Business Park with Conditions of Record) to LI/CR (Light Industrial with Conditions of Record) based upon the findings that the request does not comply with the criteria of a Zone Map Amendment set forth in City Code Section 7.5.704.



QUESTIONS?

