



# BUCKINGHAM INDUSTRIAL – ZONE MAP AMENDMENT

Planning Commission July 8, 2026

Staff Report by Case Planner: Chris Sullivan



## Quick Facts

### Applicant

Buckingham Land Holdings LLC

### Property Owner

Buckingham Land Holdings LLC

### Developer

Buckingham Land Holdings LLC

### Address / Location

4290, 4910, 4320, 4330, 4340  
Buckingham Drive

### TSN(s)

7325213023, 7325208188,  
7325206183, 7325208182,  
7325208184

### Zoning and Overlays

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

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

### Site Area

7.79 Acres

### Applicable Code

UDC

### Council District

1

## Project Summary

A Zone Map Amendment (Rezone) with Land Use Statement consisting of 7.79 acres located at 4290, 4910, 4320, 4330, 4340 Buckingham Drive from BP/BP/cr (Business Park and Business Park with Conditions of Record) to LI/cr (Light Industrial with Conditions of Record).

File Number	Application Type	Decision Type
ZONE-26-0012	Zone Map Amendment with Land Use Statement	Quasi-Judicial

# Background

## Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Pope's Bluff Addition No. 1	October 1, 1967
Subdivision	Westech Business Campus; Westech Business Campus Filing No. 2; and some Unplatted Land	Varies
Master Plan	Not Applicable	
Prior Enforcement Action	ENF25-07780; ENF25-07788; ENF25-07787; ENF25-07781; ENF25-07786; ENF24-08370; ENF25-01004; ENF24-08371; ENF24-08368; ENF24-08367; ENF23-07143	Numerous

### Site History

The subject site includes five parcels, all owned by one entity with a current zone of BP and BP/cr. These parcels are vacant and were platted under the Westech Business Campus Filings 1 and 2. As noted above, this property was annexed into the City under the Pope's Bluff Addition No. 1 Annexation in 1967. There is a history of entitlements on this site, none of which were ultimately developed. The prior entitlement proposals are discussed below.

- In 1997, a Conditional Use Development Plan for a sports facility project with a 33,125 square-foot building and parking was approved. (See Figure 1) This project never obtained the required building permits to proceed.
- In 2004, a warehouse / office use was administratively approved for the four southern parcels, which expired four years later. A similar proposal was revived in 2010, but also expired. (See Figure 2)
- In 2021, a Use Variance was requested to allow Recreation Vehicle Storage use within the former PIP-2 (Planned Industrial Park – 2) zone district. The development consisted of a large outdoor parking area with a small office facility. This project never gained final approval. (See Figure 3)

City Planning staff were made aware of multiple code enforcement cases that have been brought against the properties over the past three years related to junk storage, inoperable vehicles, and homelessness. Those cases have since been resolved.

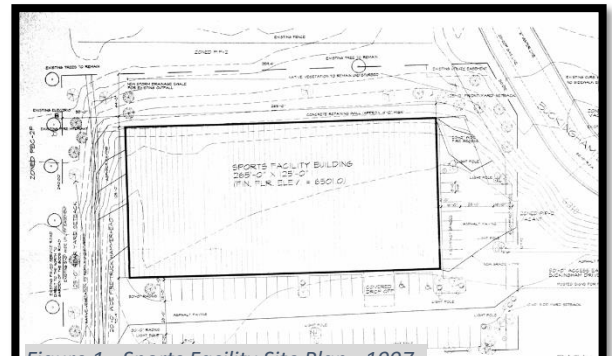


Figure 1 - Sports Facility Site Plan - 1997

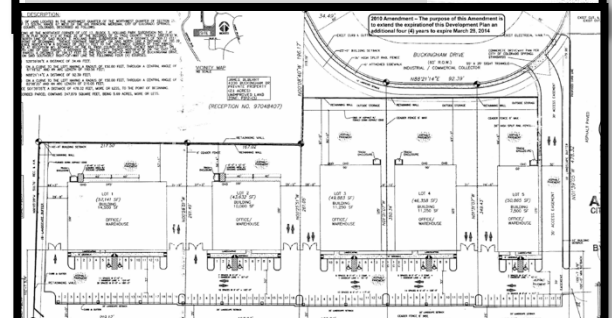


Figure 2 - Office / Warehouse Site Plan - 2004

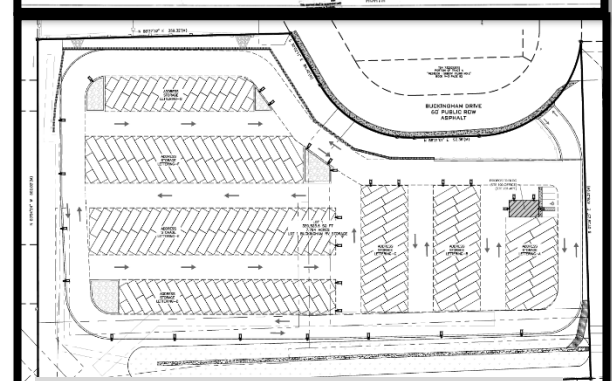


Figure 3 - Recreation Vehicle Storage Site Plan - 2021

## Applicable Code

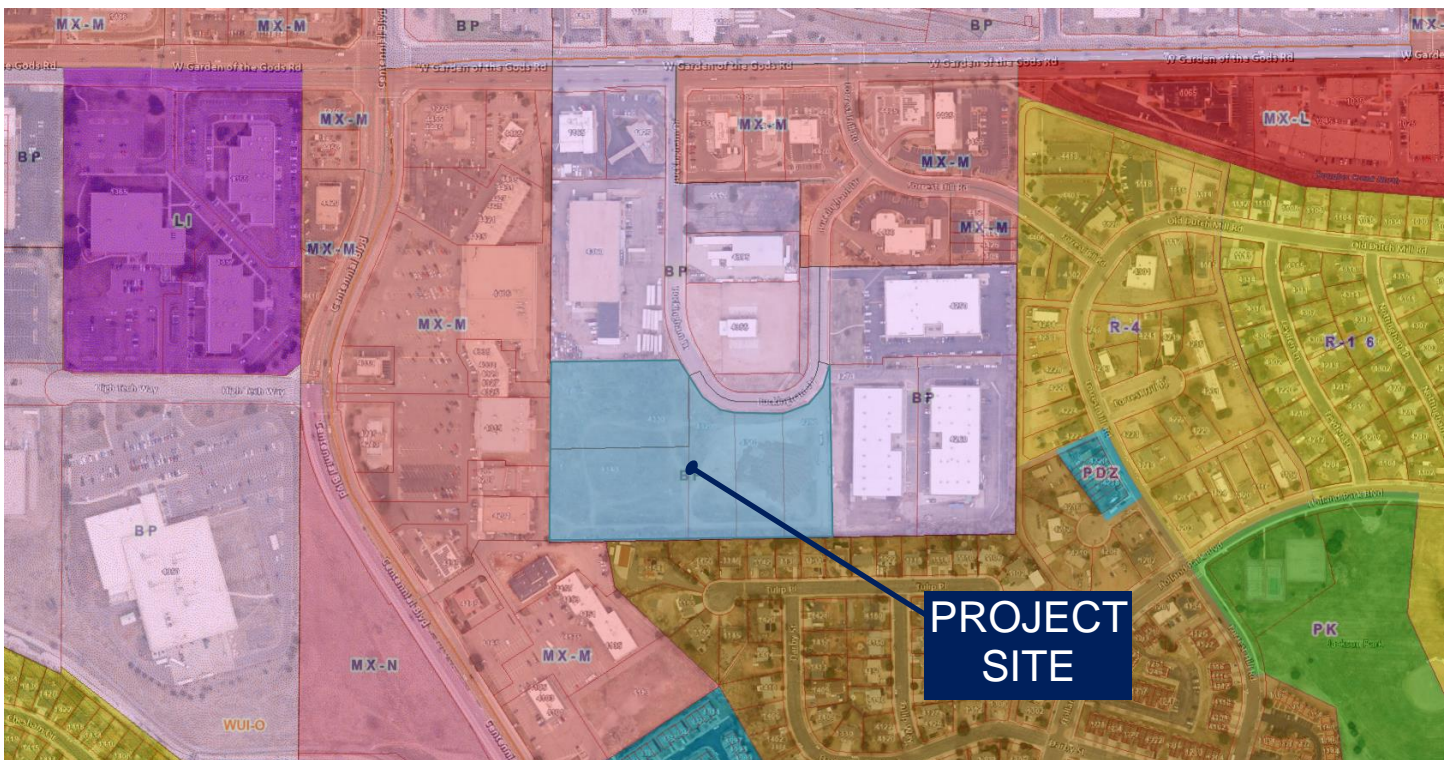
The subject application(s) were reviewed under the Unified Development Code. All subsequent references within this report that are made to “the Code” and related sections are references to the Unified Development Code.

## Surrounding Zoning and Land Use

### Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	BP	Light Industry	N/A
West	MX-M/P	Commercial Center	N/A
South	R-5	Single-Family Residential	N/A
East	BP	Office / Warehouse	N/A

### Zoning Map



## Stakeholder Involvement

### Public Notice

Public Notice Occurrences (Poster / Postcards)	2 (Administrative Review / City Planning Commission)
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	264
Number of Comments Received	3

### Public Engagement

The comments received expressed concerns or opposition to the proposed change of zone. The property owner at 1339 Hamstead Court (West of Centennial Boulevard) raised concerns that uses allowed in the LI zone district may allow for higher noises / levels. A property owner at 4260 Buckingham Drive expressed concerns that the proposed zone may introduce unwanted uses, traffic / safety impacts, noise, odors, operational impacts, degradation to area character. Another individual requested additional information about the project.

## Timeline of Review

Initial Submittal Date	March 5, 2026
Number of Review Cycles	3
Item(s) Ready for Agenda	June 12, 2026

## Agency Review

### Traffic Impact Study

Traffic Engineering has no comments on the zone change. Depending on future use, a Traffic Impact Study (TIS) may be with a future Development Plan submittal.

### School District

No comments received.

### City-Wide Impact Fees

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

### SWENT

No issues with this application; however, SWENT will evaluate future proposals at time of Development Plan.

### Colorado Springs Utilities

Springs Utilities comments will be provided with the future Development Plan.

## Zoning Map Amendment (Rezone)

### Summary of Application

The Applicant is requesting a Zone Map Amendment application to rezone the 7.79-acre site from BP/BP/cr (Business Park and Business Park with Conditions of Record) to LI/cr (Light Industrial with Conditions of Record). This change is intended to allow additional uses that were previously permitted in the former Chapter 7 zone district PIP-2 (Planned Industrial Park 2). The Conditions of Record affect the four properties abutting the R-5 (Multi-family, High) zone district. The existing conditions of record can be found in Ordinance # 05-12 and are as follows:

1. A 25-foot landscape buffer will be provided adjacent to the southern property boundary, and;
2. Service facilities including loading and trash enclosure areas shall be designed and arranged to avoid adverse impacts on adjacent properties zoned residential. Said facilities shall be screened by buildings and by other means acceptable to the City Planning Director.

The main differences between the BP and LI zone districts include the following:

1. The BP zone district requires a 100-foot building setback from residential properties. Additionally, the BP has minimum setback requirements from all property lines.
2. The LI zone district has a minimum front building setback of 20 feet; however, all other setbacks are established by development plan and landscape standards. Additionally, as opposed to BP, the LI zone allows significantly more use within the following categories: Agriculture and Animal Related Uses; Eating Drinking, and Lodging; Heavy Commercial, Storage, and Industrial Hemp; Natural Medicines; Retail Sales and Services; Vehicle Related; and Waste and Recycling.

Based on the surroundings of the site, the proposal is largely compatible with the area; however, there are single-family residential uses abutting this property to the south. Based on the Applicant's Project Statement and Land Use Statement, they have given consideration to compatibility to preserve the neighbor's quality of life including the following:

1. Maintaining the existing site layout, which provides a buffer between buildings by common access point and provide a landscape buffer per the UDC minimum requirement. Locate buildings closer to the rear property line, with potential storage situated between the buildings and north property lines.
2. Prohibit the following sub-use categories and their subsequently listed uses:
  - a. Household Living Uses
  - b. Group Living Uses
  - c. Industrial Hemp Uses
  - d. Marijuana-Related Services Uses
  - e. Natural Medicines Uses
  - f. Kennel - Indoor and Outdoor

The Zone Map Amendment is required to be supported by a guiding document. In most cases that is a Land Use Plan. The Applicant submitted this Zone Map Amendment application with a Land Use Statement (refer to Attachment 2 Land Use Statement), which is permitted through City Code Section 7.5.514.B.3. Per this provision of City Code, the Land Use Plan requirement has been waived through a Land Use Statement.

### Application Review Criteria

#### UDC Code Section 7.5.704.D – Zoning Map Amendment Criteria

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).

The application to rezone this property aligns with several of the goals found in PlanCOS. Please review the comprehensive plan portion of this report for more details. Additionally, the applicant's project summary also goes into significant detail (Please review the Project Statement Attachment).

2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.

Through the administrative review, Planning staff evaluated whether the previously established conditions of record were still relevant to the envisioned development that may occur as a result of the proposed Zone Map Amendment. The site, along the southern property boundary, still abuts residential uses. The applicant has considered the adjacency of the residential use and will adhere to the City Code buffering and separation requirements. Additionally, the Applicant has proposed prohibiting certain land uses from the site. Combined, these efforts of the Applicant effectively mitigate any detrimental impacts and preserve 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).

The proposed LI (Light Industrial) zone district with the identified conditions of record ensure that future development can be harmonious with the existing surrounding land uses. It has also been determined by prior approvals that allowed and permitted land uses of the LI zone district are compatible with the immediate area.

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.

The site is situated within an existing industrial park that includes uses such as warehousing, trucking terminals, primary / ancillary vehicle storage, and other similar industrial uses that are permitted in the LI zone district. While there is residential developed to the south, the Applicant's commitment to follow buffering and site-design requirements of the UDC should mitigate any potential impacts. The future use and development patterns for the properties will be evaluated under a future Development Plan application.

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.

The subject property is vacant land so there is no displacement of existing tenants or uses.

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).

As discussed above, a Zone Map Amendment is required to be supported by a guiding document. In most cases that is a Land Use Plan. The Applicant submitted this Zone Map Amendment application with a Land Use Statement (refer to Attachment 2 Land Use Statement), which is permitted through City Code Section 7.5.514.B.3. Per this provision of City Code, the Land Use Plan requirement has been waived through a Land Use Statement.

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.

The application is supported by a Land Use Statement and there are no prior Concept Plans or guide documents that indicate that the proposed change of zone is not in conformance. The Application is amenable to the proposed limitation of certain uses within the LI zone district, which will ensure future development is consistent with the surrounding area.

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.

This application does not propose an 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.

The application does not propose a PDZ district.

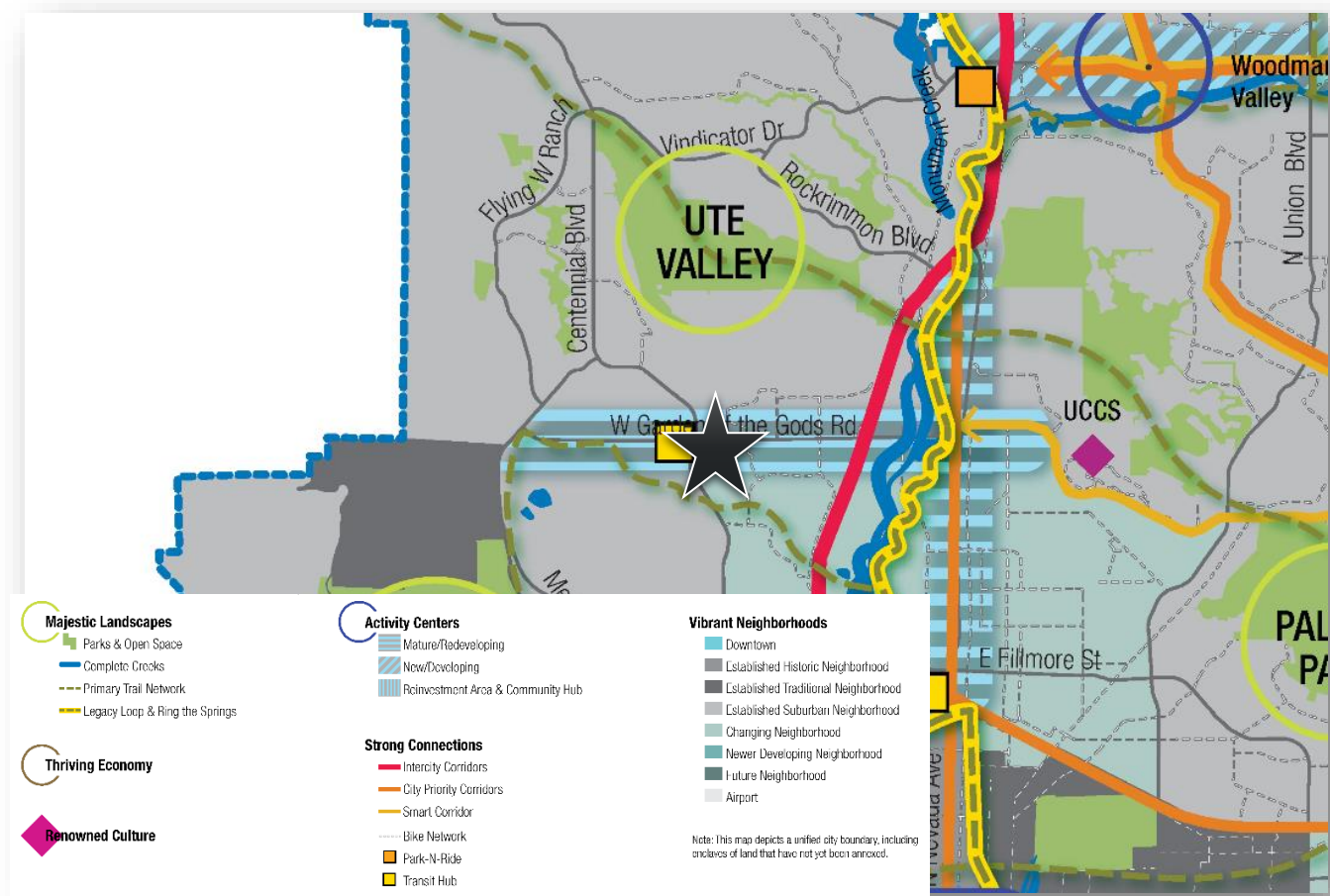
10. Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts))

There are no additional standards or overlay districts associated with this property.

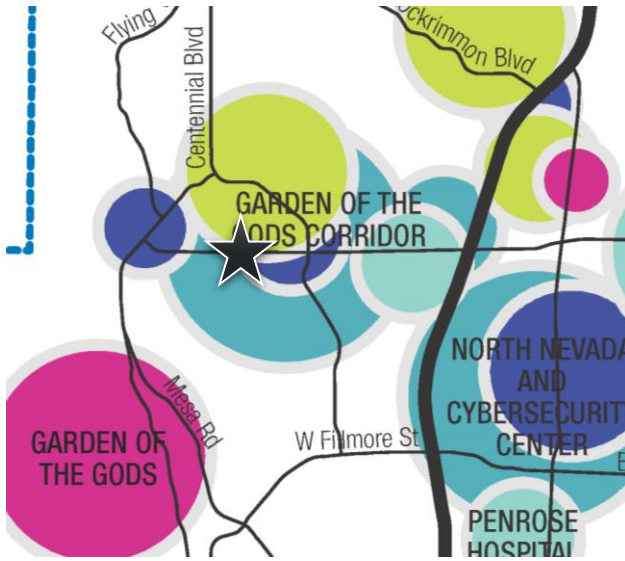
After evaluation of the Zone Map Amendment for Buckingham Industrial, staff finds that the application meets the review criteria.

## Compliance with PlanCOS

### PlanCOS Vision



The subject site is located primarily within the Changing Neighborhoods typology. The goal for this typology is to retrofit, reinvent, and introduce new features to enhance the identity, quality, affordability and attractiveness of these neighborhoods. In general, there is more infill and redevelopment that occurs within these areas. The site road network connects into Garden of the Gods Road, which is identified as a Mature / Redeveloping Activity Corridor that contains a transportation hub.



**Predominant Typology**

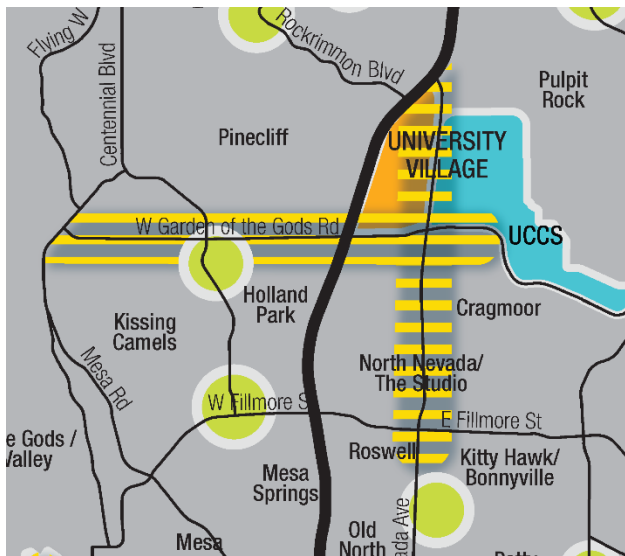
- Cornerstone Institutions
- Life and Style
- Spinoffs and Startups
- Industry Icons
- The Experience Economy
- Critical Support
- City Boundary
- ➔ Interstate 25
- Major Roads

**Thriving Economy**

Goal TE-1: Build on our quality of place and existing competitive advantage

Policy TE-1. A: Preserve and strengthen key economic sectors and strive to grow medium and high-wage jobs in targeted industry clusters.

Goal TE-4: Focus on productively developing and redeveloping areas already in, nearby or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limiting future maintenance costs, and reducing impacts of disinvestment in blighted areas.



**Predominant Typology**

- Neighborhood Centers
- Mature/Redeveloping Corridors
- Community Activity Centers
- New/Developing Corridors
- Entertainment and Commercial Centers
- Reinvestment Area and Community Hub
- Regional Employment and Activity Centers
- Downtown

**Unique Places**

Goal UP-2 Embrace thoughtful, targeted, and forward thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology and the market.

Policy UP-2.: Support Infill and land use investment through the mature and developed areas of the City.

## Statement of Compliance

### ZONE-26-0012 – Buckingham Industrial Zone Map Amendment

After evaluation of the Buckingham Industrial Zone Map Amendment (Rezone), staff finds that the application meets the review criteria, subject to the following Conditions of Record:

1. The following sub-use categories and their subsequently listed use are prohibited:
  - a. Household Living Uses
  - b. Group Living Uses
  - c. Industrial Hemp Uses
  - d. Marijuana-Related Services Uses
  - e. Natural Medicines Uses
  - f. Kennel - Indoor and Outdoor