

Baja Properties, LLC
4260 Buckingham Drive, Suite 104
Colorado Springs, CO 80907
719-632-1500

April 7, 2026

Mr. Chris Sullivan
Senior Planner
City of Colorado Springs
Planning & Community Development Department
30 S Nevada Ave, Suite 105
Colorado Springs, CO 80903

Re: 4290 – 4340 Buckingham Drive, 7.79 Acres of Vacant Land - Opposition to Rezoning from Business Park to Light Industrial, Application # 26-0012

Dear Mr. Chris Sullivan and City Staff,

As the adjacent property owner of Westech Business Campus consisting of three 40,000SF Office/Flex buildings at 4250/4260/4270 Buckingham Drive, I am writing to formally oppose the proposed rezoning of the adjacent 7.79 vacant land parcel from Business Park (BP) to Light Industrial (LI).

The existing Business Park zoning is intentionally designed to support higher-quality, low-impact uses such as professional offices, research and development, warehousing, light industry and medical facilities. These uses are consistent with a well-planned, cohesive environment that supports economic stability, protects property values, and minimizes adverse impacts on neighboring residential and commercial properties.

Many of the larger neighboring buildings were successfully constructed upon the existing soils to create harmonious large-scale campus-style developments.

The proposed rezoning to Light Industrial represents a substantial departure from these standards and would allow a range of more intensive and incompatible uses, including but not limited to:

- Medical Marijuana Manufacture Hazardous
- Medical Marijuana Cultivation
- Industrial Hemp Manufacture
- Construction Sales and Services
- Automobile and Light Vehicle Repair (Major)
- Automobile and Light Vehicle Sales and Rental

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- Heavy Vehicle Equipment Sales and Rental
- Heavy Vehicle and Equipment Repair

These proposed new uses raise significant concerns for the surrounding area:

1. **Traffic and Safety Impacts**

The introduction of uses involving heavy vehicles, equipment sales, and repair operations will significantly increase truck traffic, including large commercial and industrial vehicles. This increase poses safety risks for nearby properties and roadways not designed for such intensity.

2. **Medical Marijuana Odor**

Medical Marijuana Manufacturing/Cultivation is widely known to cause the heavy offensive odors that would have devastating effects on ALL residential and commercial businesses in the area to include neighboring homes, banks, restaurants, grocery stores, hardware stores, hair salons and churches.

3. **Noise, Visual, and Operational Impacts**

Uses such as heavy equipment repair and construction-related services often involve outdoor storage, large machinery, and extended operating hours. These conditions are inconsistent with the quieter, more controlled Business Park environment and would negatively impact nearby properties.

4. **Degradation of Area Character**

The Business Park designation reflects a higher-end, professional development standard. Allowing uses such as major vehicle repair and heavy equipment operations would materially alter the character of the area, introducing industrial aesthetics and activities that are not compatible with the existing vision.

5. **Impact on Property Values and Investment Expectations**

Property owners and businesses in the vicinity have relied on the stability and quality associated with Business Park zoning. A rezone to Light Industrial undermines these expectations and would certainly negatively affect residential and commercial property values and future investment.

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6. **Incompatibility with Long-Term Planning Goals**

The proposed rezoning appears inconsistent with sound land use planning principles that seek to maintain compatibility between adjacent uses and preserve the integrity of established zoning districts.

For these reasons, I respectfully request that the City denies the proposed rezoning application. Retaining the current Business Park zoning is critical to preserving the character, safety, and economic value of the surrounding area. The existing BP zoning allows for significant responsible permitted industrial activities.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads "DKelly".

Richard Kelly
Manager