



Meeting Minutes - Draft City Planning Commission

Wednesday, July 8, 2026

9:00 AM

2880 International Cir., 2nd Floor, Hearing Room

- 5.F. ZONE-26-0012** An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 7.79 acres located at 4290, 4310, 4320, 4330, 4340 Buckingham Drive from BP/cr (Business Park with Conditions of Record) to LI/cr (Light Industrial with Conditions of Record) (Quasi-Judicial) (1st Reading only to set the public hearing date for August 25, 2026)

Located in Council District 1

Presenter:

Chris Sullivan, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: Ordinance_Buckingham Industrial Rezone
CPC Staff Report_ZONE-26-0012
Attachment 1_Project Statement
Attachment 2_Land Use Plan Waiver Request (June Update)
Attachment 3_ Exhibit A - Legal Description
Attachment 4_ Exhibit B - Zone Change (June Update)
Attachment 5_Public Comment 1 of 2_Buckingham Rezone -
Attachment 6_Public Comment 2 of 2_Buckingham Rezone
Staff CC Pres_ZONE-26-0012
7.5.704 ZONING MAP AMENDMENT (REZONING)

Chris Sullivan, Senior Planner, presented a proposal to rezone approximately 7.79 acres comprising five vacant parcels on Buckingham Drive from Business Park (BP) with Conditions of Record to Light Industrial (LI) with new Conditions of Record. Mr. Sullivan explained that the parcels are bordered on three sides by industrial and commercial development, with single-family residential homes located directly to the south in the R-5 zone. He described the history of prior applications on the site and noted that original BP zoning required a 100-foot building setback from residential properties. The LI zone does not include this separation requirement. To mitigate potential impacts, the applicant proposed several prohibited uses, including group living, industrial hemp, marijuana-related uses, natural medicines, and indoor/outdoor kennels. Mr. Sullivan discussed the dimensional differences between the two zone districts, the public comments received, and the agency

review process. Staff determined that the application met rezone criteria and complies with PlanCOS, and proposed conditions for the approval.

Applicant Presentation

Ben Swanson of Buckingham Land Holdings described longstanding challenges on the site, including former gravel mining and uncertain fill material that complicate geotechnical stability. He emphasized efforts made after purchase to clean the site, reduce illegal dumping, and prevent homeless encampments. Mr. Swanson stated the applicant's intent to buffer the southern residential edge by situating buildings near that boundary, placing parking north of them, and locating more intense industrial uses further north. He also clarified that while a road exists along the southern boundary, it is not an official access point to adjacent commercial developments.

Public Comment

Barry Wick, resident of the area, described years of neglect under the previous owner and voiced uncertainty about the current owner's plans. He also highlighted severe drainage issues affecting the Holland Park neighborhood.

Marcia Wick, resident of the area, echoed concerns about drainage, trash blown from the nearby shopping center, vehicle headlights shining into their home, and the lack of adequate buffering from future development.

Applicant Rebuttal

Mr. Swanson reiterated the applicant's commitment to properly addressing drainage through engineering and maintaining site cleanliness. He emphasized that development details remain speculative because geotechnical data would dictate the precise layout of buildings, yards, and parking. He stated the applicant's intention to be a good neighbor and incorporate adequate buffering and access improvements as part of future development plan review.

Commission Discussion

Commissioner Willoughby asked whether the applicant sought rezoning to enable one of the specific uses he showed on the presentation or instead to maximize flexibility. Mr. Swanson explained that the rezoning was intended to provide broad flexibility. He acknowledged that some LI uses resemble those already allowed under BP, such as truck terminals. He stated that clarity in the LI zone helps prospective users understand

what the site can accommodate and ensures that staff and public review processes can address impacts during future development plan reviews.

Commissioner Willoughby asked staff to clarify for the public that any future development on the site would require a development plan review, meaning stormwater, landscaping, buffering, and infrastructure would be evaluated at that stage. Mr. Sullivan confirmed that a development plan, and likely a plat, would be required after rezoning. He emphasized that drainage, stormwater, buffering, and dimensional standards would be reviewed in detail at that stage. The city's landscape code requires buffering between non-compatible uses, often including a 15-foot setback and a seven-foot screening wall.

Commissioner Cecil asked about the southern access road because she did not see a curb cut behind the Safeway and wondered whether that road provided vehicular access. Mr. Swanson clarified that the dirt/gravel path behind the Safeway was not a legal public access point. It had historically been used informally, but the applicant had blocked it with concrete barricades. The legitimate access for the future site would come from Buckingham Drive to the east. The road along the southern boundary was internal to the applicant's property and intended to serve as a shared private drive and buffer, not a connection to the shopping center.

Commissioner Cecil asked whether the applicant was retaining the original 25-foot landscape buffer and whether he supported a deeper buffer given residential adjacency. Mr. Swanson stated he could support a 25-foot buffer, but the final width may depend on stormwater engineering and geotechnical constraints. He explained that their conceptual design already assumed substantial separation from the residential parcels, with a road, grading, parking, and buildings placed sequentially to increase separation. He noted that the BP conditions required a 100-foot building setback, but allowed other uses like yards, storage, parking, within that distance.

Commissioner Slattery said she believed additional uses such as animal shelters, indoor kennels, and junkyards, should be prohibited as these would be incompatible with nearby single-family homes. She also suggested retaining the existing 25-foot landscape buffer and the prior conditions. Commissioner Slattery suggested reducing the maximum height from 60 feet (LI) to 45 feet (BP), because taller buildings would be inappropriate next to residential properties. Daniel Sexton, Planning Manager, clarified that the UDC recently adopted new citywide use-specific standards for kennels and animal shelters, establishing separation and buffering requirements regardless of zone district. He advised the Commission to consider whether

absolute prohibition was still necessary given those updated regulations. Mr. Swanson said the applicant had no intention of permitting bars or junkyards but expressed hesitation about adding junkyards to the prohibited list because some businesses might have minor ancillary storage of worn materials that could be interpreted as junk. He requested the ability to rely on conditional use review rather than absolute prohibition for that particular use. Mr. Swanson confirmed he had no objection to limiting height to 45 feet and agreed the Commission could impose that condition if desired.

Commissioner Case asked whether maintaining a 100-foot separation requirement would make the project infeasible, and whether the applicant anticipated the buffer area accommodating drainage improvements. Mr. Swanson stated the 100-foot separation did not make the project infeasible but emphasized that the BP-required 100-foot setback pertained only to buildings. Their conceptual plan already exceeded 45-50 feet of separation naturally, even before adding parking or landscaping. He further agreed that the southern buffer area would likely be the preferred location for stormwater improvements.

Chair Hensler estimated the distance between the residential fence line and the southern boundary road shown on the applicant's aerial imagery to be approximately 45-50 feet and stated that the Commission should consider whether such separation, combined with parking and building placement, achieved the functional intent of the BP conditions even if numerical requirements differed. Mr. Swanson confirmed that the concept was to place buildings north of parking areas and north of the internal driveway, creating multiple layers of separation between the residences and any intense industrial activity.

Commissioner Cecil asked staff to confirm whether LI would require conditional use review for junkyards even if not prohibited. Mr. Sexton confirmed that junkyards are already a conditional use in LI and therefore require Planning Commission review if proposed. He reiterated that conditional use review provides flexibility to address compatibility concerns without outright prohibition.

Commissioner Engel expressed support for the rezone, emphasizing reliance on development plan review to address remaining concerns.

Commissioner Case stated he supported approval as proposed by staff.

Commissioner Robbins thanked the applicant for cleanup efforts and expressed support.

Commissioner Slattery stated she could not support the motion as written because not all criteria for compatibility were met, especially regarding height and adjacency to residential uses.

Commissioner Cecil similarly explained she did not believe the application met several criteria, emphasizing compatibility concerns and potential impacts on public health and safety.

Motion by Commissioner Willoughby, seconded by Commissioner Clements, to recommend approval to City council of the zone change of 7.79 acres from BP/BP/cr (Business Park and 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 and subject to the following Conditions of Record:

1. The following sub-use categories and their subsequently listed uses shall be 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**

The motion passed by a vote of 7-2.

Aye: 7 - Chair Hensler, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby, Commissioner Case and Commissioner Engel

No: 2 - Commissioner Cecil and Vice Chair Slattery