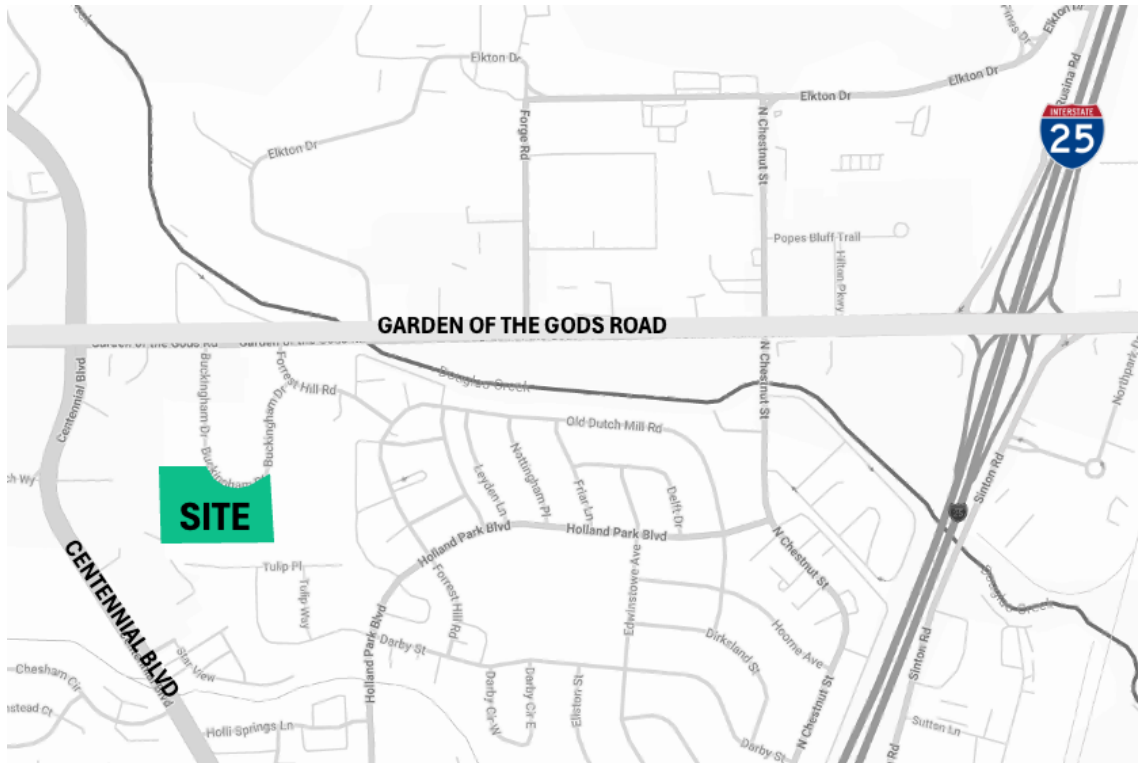




APPLICATION FOR ZONE MAP AMENDMENT

Updated April 2026



APPLICANT/OWNER:

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ZONE MAP AMENDMENT REQUEST

EXECUTIVE SUMMARY

The Applicant requests under the City's Unified Development Code ("UDC") a Zoning Map Amendment for a 7.79-acre land assembly located at 4290–4340 Buckingham Drive from Business Park (BP) to Light Industrial (LI). The subject property represents the last remaining undeveloped land within an established industrial park. Due to its prolonged vacancy, the site has become a recurring nuisance, experiencing issues related to illegal dumping, unauthorized encampments, and other activities that have required ongoing code enforcement attention and imposed burdens on both the City and neighboring property owners.

The subject property's continued lack of development is largely attributable to unsuitable soil conditions resulting from undocumented backfill associated with a former open-pit gravel mining operation conducted by the City of Colorado Springs in the 1960s. These conditions create engineering and economic challenges for large-scale, campus-style development, which is the intent of the BP zoning district. As a result, the property has proven impractical for development consistent with Business Park standards.

The requested rezoning to Light Industrial (LI) is appropriate and consistent with the surrounding industrial context and the long-term development potential of the site. The LI zoning district accommodates a broader range of light industrial and employment uses that are compatible with the existing industrial park while continuing to regulate operational impacts such as noise, traffic, and intensity. This flexibility allows development to respond more effectively to site constraints and current market demand, supporting employment growth and economic activity aligned with the City's objectives for employment land.

Rezoning the property to LI will enable more feasible building configurations and site layouts, promoting economically viable development that reflects the established industrial character of the area. Importantly, the LI district does not introduce heavy industrial uses and remains compatible with adjacent properties.

Overall, the requested rezoning represents a logical refinement of the existing zoning classification rather than a fundamental change in land use. The LI designation preserves the intent of employment-focused development while removing planning and design constraints that are not practical for this site, thereby facilitating orderly development and long-term utilization of the property.

PROJECT OVERVIEW

The industrial land market in Colorado Springs and surrounding communities has continued to evolve, with increasing demand for centrally located industrial sites that accommodate outdoor storage and provide efficient access to the regional transportation network and existing utility infrastructure. The proposed project is intended to address this demand through the development of multiple industrial parcels, generally ranging from approximately 2 to 4+ acres, designed to support appropriate truck circulation, compliant industrial buildings, and screened and secured outdoor storage areas in full conformance with applicable code requirements. These uses play an important role in supporting the City's economic base, however, the current Business Park (BP) zoning can be restrictive or ambiguous with respect to some industrial operations, which often discourages prospective users absent a Light Industrial (LI) designation.

The proposed rezoning will facilitate the productive reuse of an infill site within an established industrial park, placing long-vacant land into active use while addressing longstanding nuisance conditions, including unauthorized encampments, illegal dumping, and related code enforcement challenges that have affected neighboring properties and the City. Rezoning the property from BP to LI will provide clearer land-use guidance and

a zoning framework that more accurately reflects the operational characteristics of the intended industrial development.

The Light Industrial zoning designation is compatible with the surrounding area, as LI zoning exists just to the northwest of the subject property and adjacent land uses are consistent with the scale and character of the proposed development.

PROPERTY LOCATION

The subject property is located about 950 feet south of the signalized intersection of Garden of the Gods Road and Forest Hill Road. It lies within an established industrial park setting and is comprised of five (5) parcels located at 4290-4340 Buckingham Drive (shown below).



Surrounding uses consist of:

- North: Developed industrial warehouses and truck terminal (Zoned BP)
East: Developed industrial warehouse (Zoned BP)
West: Shipping/receiving, truck staging, waste management and other service areas of Westwind Marketplace shopping center (Zoned MX-M)
South: Single family residential (Zoned R5)



COMPLIANCE WITH ZONING MAP AMENDMENT APPROVAL CRITERIA (UDC SECTION 7.5.704.D)

The City’s criteria for approval a Zoning Map Amendment is summarized in Section 7.5.704.D of the UDC. Each of those criteria and how this request complies with each criteria is as follows:

- 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 proposed rezoning of the subject property is consistent with the goals and policies of the Comprehensive Plan – please refer to the analysis below under the “Comprehensive Plan Analysis” section of this application.

As to the proposed LI zone district, the request is also consistent with UDC Section 7.2.402 stating that the purpose of the LI zone district is to “accommodate, for example, light industrial uses and commercial uses that are complementary or compatible to light industrial uses”. The subject property is bordered on three (3) sides by other light industrial uses including truck terminal, warehouse and distribution facility(ies). To the west is the shipping/receiving, truck staging, waste management, and other service areas of the Westwind Marketplace shopping center.

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

The proposed rezoning of the subject property would not be detrimental to the public interest, health, safety, convenience, or general welfare. Rather, approval of the request would facilitate the productive and appropriate use of the subject property, helping to address and reduce existing site conditions that have persisted due to long-term vacancy, including unauthorized homeless encampments, drug use, illegal dumping, and recurring code enforcement concerns.

3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).

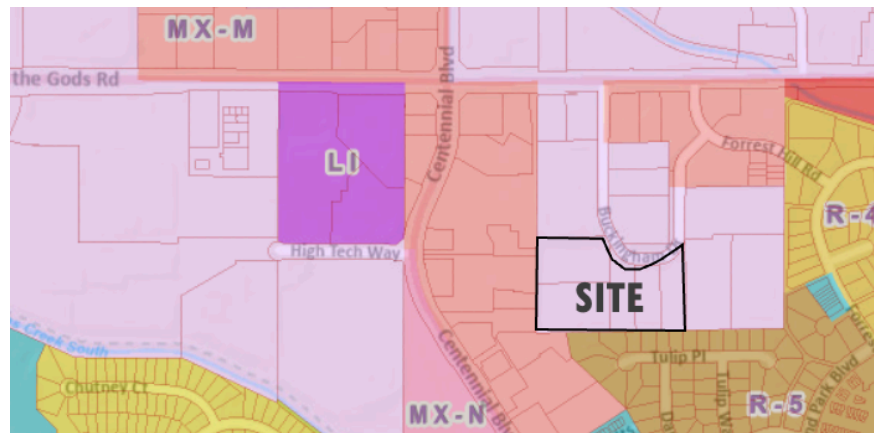
The location of the subject property is appropriate for several reasons, including but not limited to the following:

- i. The allowed uses within the proposed LI zoning are not significantly different than those which are already allowed within the existing BP zoning. The uses that are added under LI zoning primarily consist of slightly expanded “Vehicle Related” and “Heavy Commercial, Storage and Industry” permitted uses which are not materially different from a Truck Terminal which is a permitted use under the existing BP zoning. The expanded uses which are permitted under the requested LI zoning include the following:
 - a. Construction Sales and Services;
 - b. Automobile and Light Vehicle Repair (Major);
 - c. Automobile and Light Vehicle Sales and Rental;
 - d. Heavy Vehicle Equipment Sales and Rental; and
 - e. Heavy Vehicle and Equipment Repair
- ii. The subject property was historically part of a large open-pit gravel mining operation operated by the City of Colorado Springs for an estimated period exceeding ten (10) years. An aerial photograph from 1969 (with the subject property outlined in red) illustrates the extent of the historic mining activities impacting the subject property.



Following the cessation of mining operations, the subject property was backfilled with undocumented fill material. The presence of this fill creates engineering constraints associated with supporting large building footprints, as additional measures are required to ensure suitable subsurface conditions for structural foundations. Reducing the overall building square footage on the site helps mitigate these constraints and supports a development approach that is economically and technically feasible, which in part explains why the property has remained undeveloped to date.

- iii. The subject site is in close proximity to a similarly sized LI zoned district located northwest of the property (see map below).



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 subject property lies within an existing industrial park including warehouse, truck terminals and similar industrial buildings. The proposed development of the subject property is compatible with the existing character, use, density and traffic patterns of the surrounding development.

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 which has never been developed and therefore no tenant or occupant dislocations would result as part of an approval of this application.

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 7.5.514.C.3 (Land Use Plan Criteria).**

As part of this application, we are requesting a waiver of the requirement for approval of a Land Use Plan and that a Land Use Statement be approved in lieu of a Land Use Plan. The Land Use Statement is included later within this application including a narrative as to compliance with UDC Section 7.5.514.

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.**

Not applicable to this request as the subject property is not a part of any approved Concept Plan(s).

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.**

Not applicable as this request does not include the creation of 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.**

Not applicable as this request does not include the creation of 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 the subject property.

COMPREHENSIVE PLAN ANALYSIS

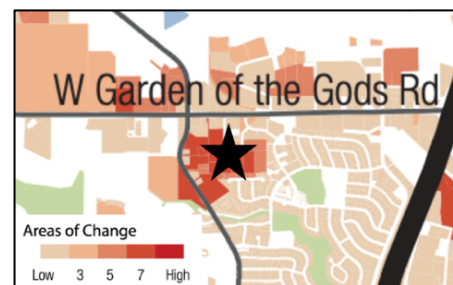
The City's Comprehensive Plan ("PlanCOS") adopted in January 2019 contains six (6) vision themes, all of which are depicted on the Vision Map and corresponding Framework Maps within PlanCOS. The subject site has been identified within PlanCOS as follows:

- Identified as a "Area of High Change" on the Areas of Capacity and Change map
- Identified as a "Changing Neighborhood" on the Vision Map and Vibrant Neighborhoods Framework
- Identified as "Industry Icons" and "Critical Support" on the Thriving Economy Framework

Each of these attributes are evaluated in more detail below:

AREAS OF CHANGE

The subject site is identified on the Areas of Capacity and Change map as a "high" Area of Change (see image to the right).

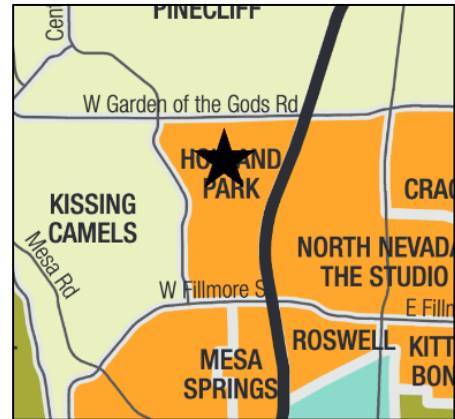


VIBRANT NEIGHBORHOODS

The subject site is located within a Changing Neighborhood typology, which primarily include existing neighborhoods that have the potential or need for City attention, reinvestment, and land use change. The expectation in these areas is to see more infill and redevelopment than other areas of the city and the subject site is one of the few vacant parcels.

The following specific goals, strategies and/or policies within the Vibrant Neighborhoods typology would be advanced by the successful rezone and ultimate development of the subject property:

- **Goal VN-3:** empower neighborhoods to reinvest in order to create community, vibrancy, and to address their specific vision and needs.
- **Strategy VN-3.A-4:** Modify City Code and create incentives to encourage redevelopment of underperforming buildings to include higher-density housing, mixed-use, civic services, gathering areas, and additional employment opportunities.
- **Strategy VN-3.E-3:** Through a combination of Zoning Code changes and development review decisions, encourage and support flexible site and building designs and residential densities that are adaptable to the specific site.

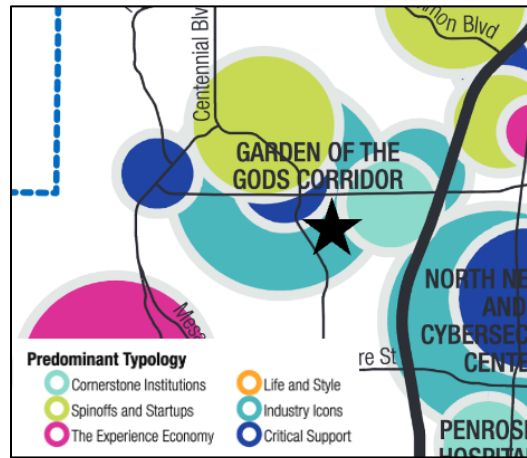


THRIVING ECONOMY

The subject site is located within both the “Industry Icons” and “Critical Support” typologies. The goal of these typologies are to maintain/grow diversified primary employment for the local workforce and to ensure fundamental needs of businesses are reliably met. The proposed rezone supports this vision of accommodating businesses that are critical to a functional and liveable city where truck, heavy equipment and outdoor storage is required.

The following goals, strategies and/or policies within the Thriving Economy typology would be advanced by the successful rezone and ultimate development of the subject property:

- **Policy TE-1.A:** Preserve and strengthen key economic sectors and strive to grow medium and high wage jobs in targeted industry clusters.
- **Strategy TE-1.A-1:** Provide an adequate supply of varied, development-ready sites that are appropriate for new investments in existing industry and targeted clusters.
- **Strategy TE-2.A-1:** Identify, accommodate and provide supportive zoning for key sites for industrial uses with good multimodal access to highway, railroads and the airport.



- **Strategy TE-2.B-3:** Retain or modify plans and regulations to allow for a complementary mix of industrial and commercial uses, workforce training, and business services in locations identified for commercial and business development.
- **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, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.
- **Strategy TE-4.A-1:** Encourage revitalization and infill in underutilized urban places.