



Item # - HobbyFarms Conditional Use

CITY PLANNING COMMISSION
FORMAL MEETING – May 14th, 2025



HobbyFarms – Conditional Use

QUICK FACTS

Address:

807 Wooten Road

Location:

Northeast of intersection of Wooten Rd
and Geiger Blvd

Zoning and Overlays

Current: Business Park (BP)

Site Area

1.58 Acres

Proposed Land Use

Retail Marijuana Cultivation

APPLICATIONS

Conditional Use with Land Use
Statement

VICINITY MAP



HobbyFarms – Conditional Use

PROJECT SUMMARY

File #(s):

CUDP-25-0007

Project Proposal:

Allow retail marijuana cultivation at an existing medical marijuana cultivation facility

SITE PLAN



HobbyFarms – Conditional Use

ADDITIONAL INFO

- Medical marijuana cultivation has been onsite since 2014
- No interior floor plan or external site changes are proposed with this request
- No other license types are requested (i.e. RMJ store, manufacturing, testing)

ZONING MAP



TIMELINE OF REVIEW

Initial Submittal Date

March 4th. 2025

Number of Review Cycles

2 cycles

Item(s) Ready for Agenda

April 21st, 2025

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	51 Postcards
Number of Comments Received	0 Comments Received

PUBLIC ENGAGEMENT

- N/A

AGENCY REVIEW

Traffic Engineering

No comments received during review.

SWENT

Informational comments related to hypothetical redevelopment and project statement clarifications.

Engineering Development Review

No comments received during review.

Colorado Springs Utilities

Informational comments only related to hypothetical redevelopment and project statement clarifications.

Fire

No comments received during review.

Airport

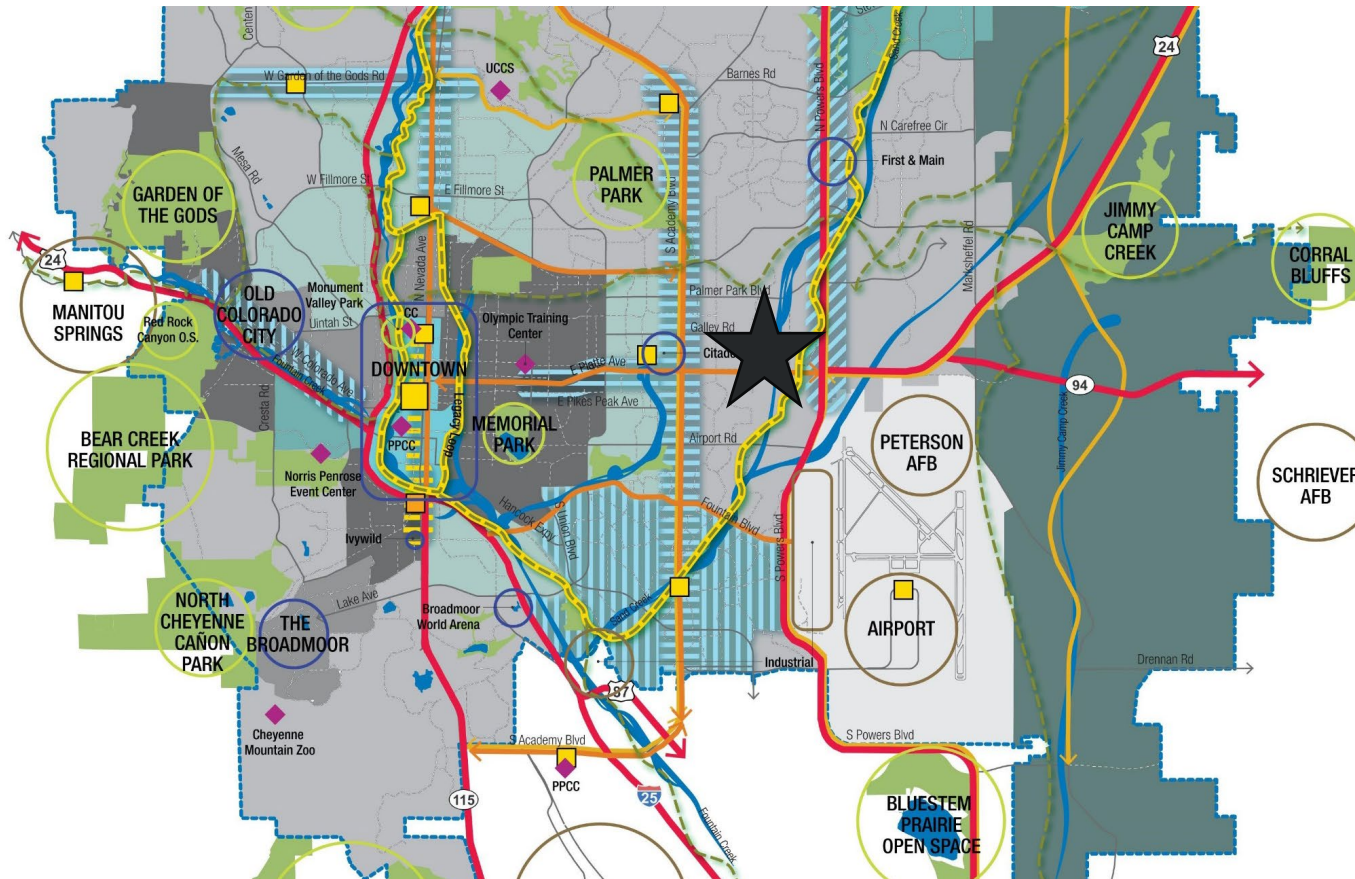
Informational comments only related to hypothetical redevelopment.

Police

No comments received during this review.

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

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

Renowned Culture

Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.

APPLICATION REVIEW CRITERIA

7.5.601 Conditional Use

Criteria for Approval

- a) The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards),
- b) The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and
- c) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.

Statement of Compliance

CUDP-25-0007

After evaluation of the HobbyFarms Conditional Use, the application meets the review criteria .

PLANNING COMMISSION MOTIONS

Optional Motions

CUDP-25-0007 – HobbyFarms Conditional Use

Motion to Approve

Approve the Conditional Use based upon the finding that the request complies with the criteria as set forth in City Code Section 7.5.601.

Motion to Deny

Deny the Conditional Use based upon the finding that the request does not comply with the criteria as set forth in City Code Section 7.5.601.

