

PUBLIC COMMENT

Colorado Chronic
CUDP-25-0009
2926 Wood Ave



- 1. **SB Woody**
April 4, 2025

2910 BEACON STREET LLC
PO BOX 820
CASTLE ROCK CO 80104

Re: Record Number CUDP-25-0009
COLORADO CHRONIC
2926 WOOD AVE
COLORADO SPRINGS CO 80907

TO WHOM IT MAY CONCERN:

I am writing on behalf of the partners that own a professional office building within a city block of the planned marijuana project. **WE STRONGLY OPPOSE THIS PLANNED DEVELOPMENT.** We have the following concerns about this type of business, to name a few:

The smell of a marijuana business will deteriorate the professionalism of our office units and tenants' businesses

Our property's value will be negatively affected immediately with respect to tenant placement and projected rental value, as well as declining the value for future sale of our property

This type of project is still considered a *federal crime* and we do not wish to have this near our property

Many of our tenant's clients are small children, special needs people, US Veterans, and/or those with many disabilities, PTSD, sound & odor sensitivities, etc and this will be a negative impact

The gentrification of this part of town does not lend itself to this type of business which would be best established in an industrial park or commercial warehouse district

WE DO NOT WANT TO SEE THIS BUSINESS PROJECT APPROVED TO ANY EXTENT.

Respectfully Submitted,


SB Woody, Mgr
2910 Beacon Street LLC

2. **Myriel Velez**
April 13, 2025

Mr. Gray,

I have grown up in this neighborhood, and now, 68 years later, I do not want this additional retail and medical cultivation facility in my neighborhood.

This addition will draw in the wrong crowd of people, and we have many impressionable young school-age children living in this neighborhood.

Also, we already have enough retail and medical facilities within the radius of our neighborhood.

Thank you.

Myriel Velez

3. **Nancy Bunker**
April 9, 2025

Beacon Office Park Association
2918 Beacon Street
Colorado Springs, CO 80907
April 9, 2025

TO: William Gray
Case Planner
Development Tracker
RE: Record Number CUDP-25-0009
COLORADO CHRONIC
2926 WOOD AVENUE
COLORADO SPRINGS, CO 80907

A Conditional Use to allow a Retail and Medical Marijuana Cultivation Facility use in the Mixed-Use Medium Scale (MX_M) zone district consisting of 2,000 square feet.

Dear William Gray,

I am writing to you on behalf of the Beacon Office Association which includes the following properties:

2906 Beacon Street
2912 Beacon Street
2914 Beacon Street
2918 Beacon Street

These four office buildings have tenancy that includes professionals, medical office, children school/studies, special needs children, Veterans Neuropsychologist, PTSD counseling, Autism learning center and more.

Mr. Gray, many days the smell that emits from the current 'dispensary' is strong enough to be detected at these addresses (which are less than a block away from the proposed "Retail Facility").

When the current 'dispensary' started business, there have been numerous occasions of 'users' of their products trespassing on the above addresses. The users will lounge on the grass yards to partake of the product, pass-out on the grass yards, have set-up camps in the bushes, leave trash, vandalize, leave graffiti, traverse through the property and allow their dogs to defecate on the grass. We are constantly monitoring the property condition and are spending big money on the maintenance.

I am strongly requesting you to not allow this 'dispensary' to convert to a "Retail Facility". The increase in the problems will cause the tenants distress.

If you have any questions, please feel free to contact me at: 719-233-3262
Bunker1525@msn.com

Thank you
Nancy Bunker
BOPA Administrator

4. **Rebecca Hale**
April 8, 2025

Dear Mr. Gray,

I appreciated your time on the phone the other day. After our conversation, I spoke with my tenants at 204 and 206 W. Taylor regarding our serious concerns about the proposed expansion of the marijuana grow operation at 2926 Wood Ave.

Our primary concern is the odor. When our daughter lived at 204 W. Taylor, we frequently visited and were often met with the unmistakable and overpowering smell from the existing operation. Our long-term tenant, Michael, has confirmed that even with the current scale of operations, the odor is often intrusive and difficult to ignore. Expanding the grow operation will undoubtedly intensify this issue, making the surrounding residential area far less livable.

Additionally, excessive lighting from the facility has been a persistent problem. When our daughter lived there, she had to tape cardboard over her back bedroom window—on top of using blackout curtains—just to sleep. Despite discussions with the dispensary's former owners, no action was taken to mitigate this issue, making summers particularly uncomfortable. Our current tenants have found their own ways to cope, but we understand that marijuana grow facilities require high levels of security lighting, which disproportionately impacts nearby homes.

This shopping center sits at the border of an already vulnerable residential neighborhood. We strongly believe that intensifying the odor and light pollution from this operation will further degrade the area's quality of life.

Instead of allowing conditions to worsen, we urge careful consideration of the long-term effects on both residents and property owners before approving any expansion.

Thank you for your attention to this matter. We appreciate any steps you can take to ensure the neighborhood remains a desirable place to live.

Rebecca Hale & Gary Betchan Hale

5. **Donald E Pinello**
April 15, 2025

We strongly encourage you and the City to **"Deny"** the proposed Marijuana Cultivation project at 2926 Wood Ave.

- This area is primarily residential, this project does not benefit families nor improve the neighborhood.
- The City and neighborhoods do not need any more Drugs, it has proven to only run the areas and city downhill.
- These types of businesses in the area has only increased crime, property damages and homelessness.
- The Crime Rate in 80907 is 60% higher than the National Average, 300% higher than Castle Rock
- The project location is to close to families and the unfortunate homeless camps along monument creek area/s.
- It does not add to the area, nor improve it. We need clean, and healthy style businesses

- This project proposal is inconsistent with the North Nevada Renewal Master Plan (just a couple blocks away)
- There are already multiple (Too Many) dope shops oversaturating the area, which is harming society and the Colorado Springs production capabilities
- The police department cannot handle anymore crime in the city. It can and is, taking them over 24 hours to respond to property crimes.
- These type of businesses have attracted a criminal element that the City is already being over run with. The police are not able to keep up with additional crime elements.
- It is time to turn the City around and this type of business has proven to be destructive and dirty to the neighborhood and the City as a whole. Just look at the Crime Stats and how much trash clean-up is currently required in the City.
- The cost of Crime has far out paced the very small amount of tax revenue, for this type of business.
- Dollar for Dollar, it is a losing venture for the City and the surrounding neighborhood/s.

We encourage you and the entire City, to Deny this Application and focus on ways to build up and improve our neighborhood and the City.

The North Nevada Renewal District and our community deserves better. We appreciate you helping to move the city forward in a positive, crime reduced direction, that improves the business atmosphere for the existing neighborhoods and business.

Thank You,

for, Donald E. Pinello

6. **Larry Boedecker**
March 31, 2025

William: Thanks for the response. I went down and talked to the folks at 2918 Wood which is a place called Emj's. They grow and sell medical marijuana. But the place doesn't stink. So I asked them and they said no, they don't process marijuana. And I guess that's the kicker. Growing the stuff doesn't stink. And you're right I guess the guy at 2926 has been there quite a while growing medical marijuana. That doesn't bother me. And he can grow as much as he wants. I don't care. As long as it stays strictly a CULTIVATION facility I'm fine with that. And the proposal doesn't mention anything about it becoming a PROCESSING facility. I can only hope that isn't the next step. I'll keep my nose to the north wind..Thanks.... Larry

7. **Evonne Koger**
April 14, 2025

Mr Gray,

The objection I have to expanding this business is the smell. Why Colorado Springs approved any marijuana without addressing this issue is beyond me. These businesses should be vented properly. I can't even enjoy my yard some days because of the smell. I hope this is a condition of approval.

Thank you,
Evonne Koger