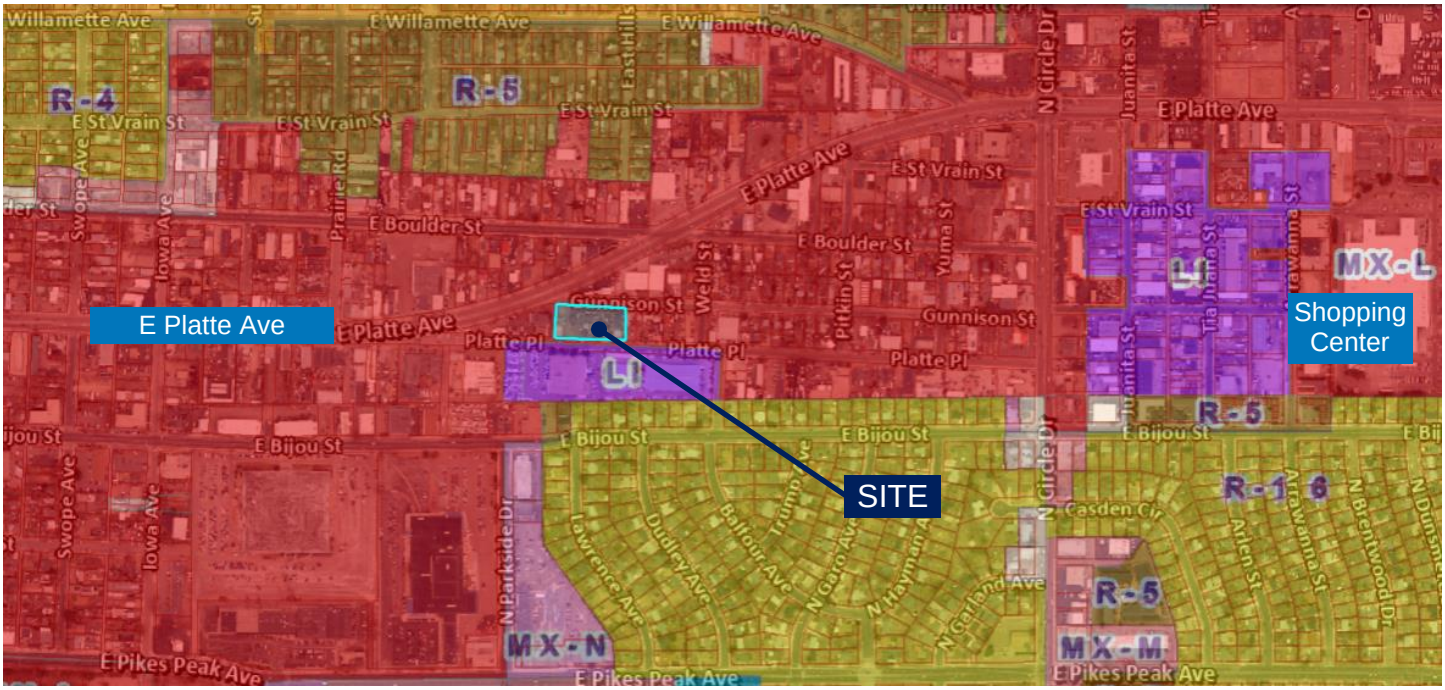
NINE EXTRACTS CONDITIONAL USE REQUEST

Planning Commission January 14, 2026

Staff Report by Case Planner: Matthew Ambuul



Quick Facts

Applicant
Willoughby Enterprises LLC

Property Owner
Michael A. Snover / Ronald Metcalf

Developer
Nine Extracts

Address / Location
2430 Platte Place

TSN(s)
6416112017

Zoning and Overlays
Current: MX-L (Mixed-Use Large Scale)

Site Area
1.12 acres

Proposed Land Use
Retail Marijuana Products Manufacturer

Applicable Code
Unified Development Code (UDC)

Council District
#4

Project Summary

A Conditional Use to allow for Retail Marijuana Products Manufacturing where Medical Marijuana Products Manufacturing exists in the MX-L (Mixed-Use Large Scale) zone district on a 1.12-acre site located at 2430 Platte Place.

File Number	Application Type	Decision Type
CUDP-25-0029	Conditional Use with Land Use Statement	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

Action	*Name*	*Date*
Annexation	Knob Hill Addition #7	November 1, 1967
Subdivision	Platte Acres	May 27, 1937
Master Plan	Knob Hill Neighborhood Redevelopment Plan	January 22, 2020
Prior Enforcement Action	N/A	N/A

Site History

The City of Colorado Springs adopted Ordinance 25-10 (See Attachment 1 – Ordinance 25-10) in January 2025 to establish land use regulations specific to retail marijuana uses. This ordinance was enacted in advance of the City Clerk's release of local marijuana business licenses in April 2025. In response, the Planning Department began reviewing proposed sites for compliance with the new ordinance.

This site currently holds a Medical Marijuana Products Manufacturing license, obtained in 2012 and has remained in good standing since the license was obtained. In 1967, this lot was annexed into the city as part of the Knob Hill Addition #7. The subdivision that occurred in 1937 subdivided the lot into its current configuration.

Under Ordinance 25-10, Retail Marijuana Products Manufacturing is permitted conditionally within the MX-L (Mixed-Use Large Scale). Since the site is zoned MX-L (Mixed-Use Large Scale), the applicant is required to obtain approval for the Conditional Use to add Retail Marijuana Products Manufacturing prior to the issuance of any local or state license at this location.

No expansion of the existing building is proposed as the applicant intends to co-locate both uses within the existing building (See Attachment 2 – Project Statement).

Applicable Code

The subject application was submitted after the implementation date (06/05/2023) of the ReTool project. All subsequent references within this report that are made to "the Code" and related sections are references to the Unified Development Code

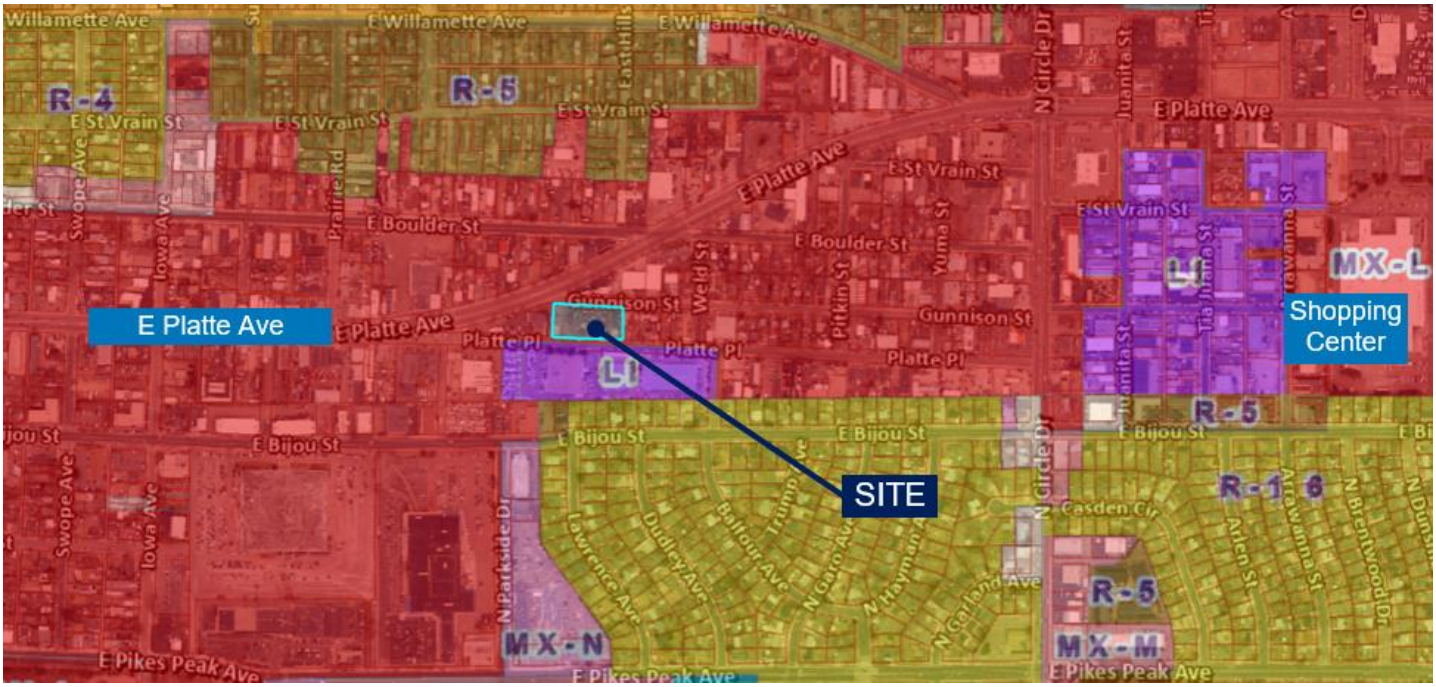
Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	Zoning	*Existing Use*	*Special Conditions*
North	MX-L (Mixed-Use Large Scale)	Automobile and Vehicle Light Sales and Repair	N/A
West	MX-L (Mixed-Use Large Scale)	Restaurant	N/A

South	LI (Light Industrial)	Industrial Light Manufacturing	N/A
East	MX-L (Mixed-Use Large Scale)	Single-Family Residential/ Offices	N/A

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences *(Poster / Postcards)*	During Internal Administrative Review / Prior to the City Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	240 Postcards – Two (2) times
Number of Comments Received	Four (4)

Public Engagement

All four (4) comments expressed concerned about the added use of Retail Marijuana Products Manufacturing and stated this area already has an issue with drugs. None of the commenters were aware of the current use (Medical Marijuana Products Manufacturing) of the building that has been licensed and operating since 2012. Staff informed commentors that the proposed use must comply with current code and regulations.

Timeline of Review

Initial Submittal Date	September 17, 2025
Number of Review Cycles	Two (2)
Item(s) Ready for Agenda	November 18, 2025

Agency Review

Traffic Engineering
No comments received on the Conditional Use application.

Fire
No comments received on the Conditional Use application.

Engineering Development Review
No comments received on the Conditional Use application. Any future building on this lot will trigger public improvements along Platte Place and Gunnison Street.

SWENT
All comments have been addressed.

Colorado Springs Utilities
No comments received on the Conditional Use application.

Conditional Use with Land Use Statement

Summary of Application

The applicant is proposing to add Retail Marijuana Products Manufacturing to the already existing Medical Marijuana Products Manufacturing. This use is permitted only conditionally in the MX-L (Mixed-Use Large Scale) zone district per UDC section 7.3.201. The Applicant chose to submit a conditional use application with a land use statement (See Attachment 3 – Land Use Statement), which is permitted through UDC section 7.5.601.B.3: *"If no Development Plan is submitted with the Conditional Use request, the applicant shall submit a Land Use Statement. This statement shall indicate the following: a. Proposed land uses, housing densities (as applicable), and development intensity; b. Compatibility with adjacent development patterns; and c. Impact to adjacent developments including but not limited to light, noise, and traffic."*

A development plan or modification to development will not be required for this Conditional Use request as it does not meet the applicable criteria set forth in UDC subsection 7.5.516 (Modification of Approved Applications).

The proposed Conditional Use would allow for the existing Medical Marijuana Manufacturing Facility to add the proposed Retail Marijuana Manufacturing Facility within the same building.

Application Review Criteria

UDC 7.5.601.C.2

a. The application complies with use-specific standards for the use in Part 7.3.3 (Use-Specific Standards).

Per UDC subsection 7.3.303.F.5, there are use specific standards established for "Retail Marijuana Facilities". The use-specific standards states "All RMJ Facilities must be located at least one thousand (1,000) feet from any operating public or private daycare facility, including but not limited to Child Day Care Centers, Child Care Facilities, and Home Child Day Cares, Elementary or Secondary School, and Drug or Alcohol Treatment Facility. This minimum distance shall be measured from the nearest portion of the building used for the RMJ Facility to the nearest property line of the daycare, School, or Drug or Alcohol Treatment Facility using a route of direct pedestrian access."

The Retail Marijuana Manufacturing Facility is also compliant with the additional use-specific standards per Ordinance 25-10 as listed below:

- The cultivation facility will not allow any outdoor cultivation
- The cultivation facility will not be located in residential zone districts or residential units
- The cultivation facility will hold all applicable local and State licenses
- The cultivation facility will not allow any on-site consumption, ingestion, or inhalation of RMJ or MMJ products
- The cultivation facility already meets the required Building Code and Fire Code requirements pertaining to ventilation and filtration

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.

The subject facility is located within a 2,060-square-foot building and is located on a 1.12-acre site with other commercial buildings, a residential unit along with associated parking, utility connections and other site features. There are no proposed changes to the building's exterior or interior, and no changes to the site configuration are planned. The facility will maintain adequate filtration and ventilation as prescribed by code and has and will maintain regular inspections by the Fire Code Official of Hazardous Plant-Based Extractions.

As there are no additions to this facility, no other significant impacts to traffic, noise, odors, or utility usage are anticipated with this use. Existing operational measures mitigate adverse impacts on the surrounding area. There have also been no prior enforcement actions associated with this facility or gaps or denials of the current license for Medical Marijuana Products Manufacturing.

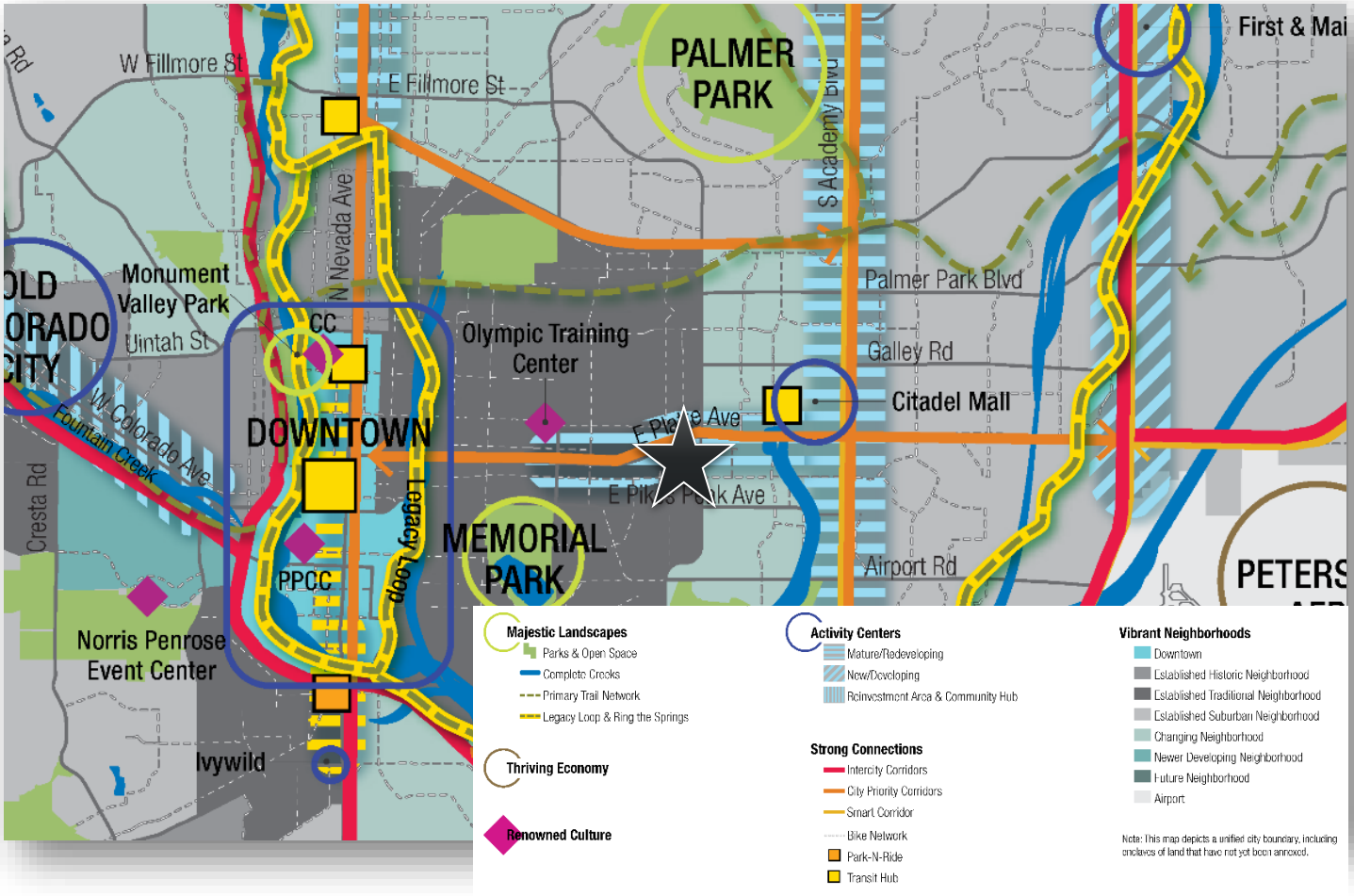
c. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.

The subject property is a developed site with an established residential and commercial area. This site contains sufficient parking and access to the site. If any new buildings were constructed in the future on this site, per Engineering Development Review, it would trigger public improvement along Platte Place and Gunnison Street. The existing utilities to the site will be adequate to support this use, and Colorado Springs Utilities did not express any concern regarding this use. As there will be no expansion of the existing buildings, no impacts to local infrastructure are anticipated as a result of this Conditional Use application.

After evaluation of the proposed Retail Marijuana Products Manufacturing under the Nine Extracts Conditional Use with Land Use Statement application, staff have determined this application meets the review criteria.

Compliance with PlanCOS

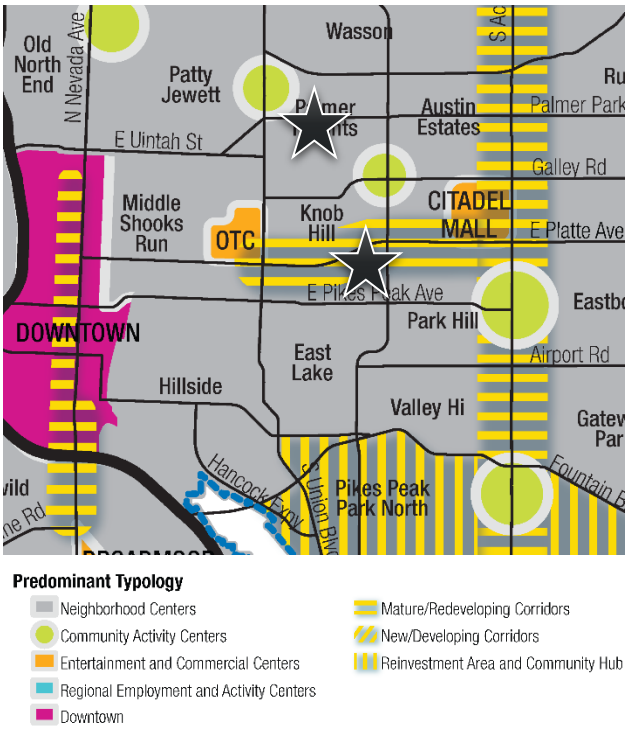
PlanCOS Vision



The subject site is located within PlanCOS Visions Map's typology of "Established Traditional Neighborhood". The goal of this typology is to recognize, support, and enhance the existing character of these neighborhoods, while supporting their ongoing investment and improved adaptation. New development and/or redevelopment should incorporate elements of the existing neighborhoods.

1. Established Neighborhoods are predominantly built out and have been for at least a few decades. Relative to other neighborhoods, they are stable and do not anticipate high levels of land use changes. However, most Established Neighborhoods within the city should expect some degree of infill and redevelopment. Within this typology, several distinctions are important to the application of Plan**COS,** this site falls into the category of "Traditional Neighborhoods", this can be defined as "regardless of a formal historic status or relative historic values, are older and developed or at least laid out prior to the mid-1950s. These neighborhoods have a high value in preserving and enhancing walkability features including their gridded street patterns, wide sidewalks, and sometimes limited building setbacks from the street."
    a. Examples: Knob Hill, Ivywild, and Patty Jewett. Refer to the Framework Map for additional neighborhoods

The proposed conditional use supports PlanCOS through the following policy alignment:



Unique Places

The subject site is located within the Mature/Redeveloping Corridors. This typology is intended to leverage corridor capacity to create connected transit-supportive urban places, consistent with PlanCOS objectives.

The proposed co-location supports PlanCOS policies by consolidating similar uses within an existing facility, reducing the need for additional land consumption or new construction.

Policy UP-2.A: “Support infill and land use investment throughout the mature and developed areas of the city”

Strategy UP-2.A-4: “Actively support ongoing and potential infill projects, employ problem-solving approaches and continue to implement process improvements in support of infill and redevelopment.”

Statement of Compliance

CUDP-25-0029 – Nine Extracts Conditional Use Request

After evaluation of the Nine Extracts Conditional Use Request, the application meets the review criteria.