



Item # - Retail Marijuana Cultivation

CITY PLANNING COMMISSION

FORMAL MEETING – May 14th, 2025



Retail Marijuana Cultivation

QUICK FACTS

Address:

2211 E. Boulder Street

Location:

E. Boulder between Sunset Rd and Prairie Rd

Zoning and Overlays

Current: Mixed-Use Large (MX-L)

Site Area

0.26 acres Acrea

Proposed Land Use

Retail Marijuana Cultivation Facility

APPLICATIONS

Conditional Use with Land Use
Statement

VICINITY MAP



Retail Marijuana Cultivation

PROJECT SUMMARY

File #(s):

CUDP-25-0008

Project Proposal:

Add retail marijuana cultivation to an existing medical marijuana cultivation facility. No interior or exterior changes are proposed.

SITE PLAN

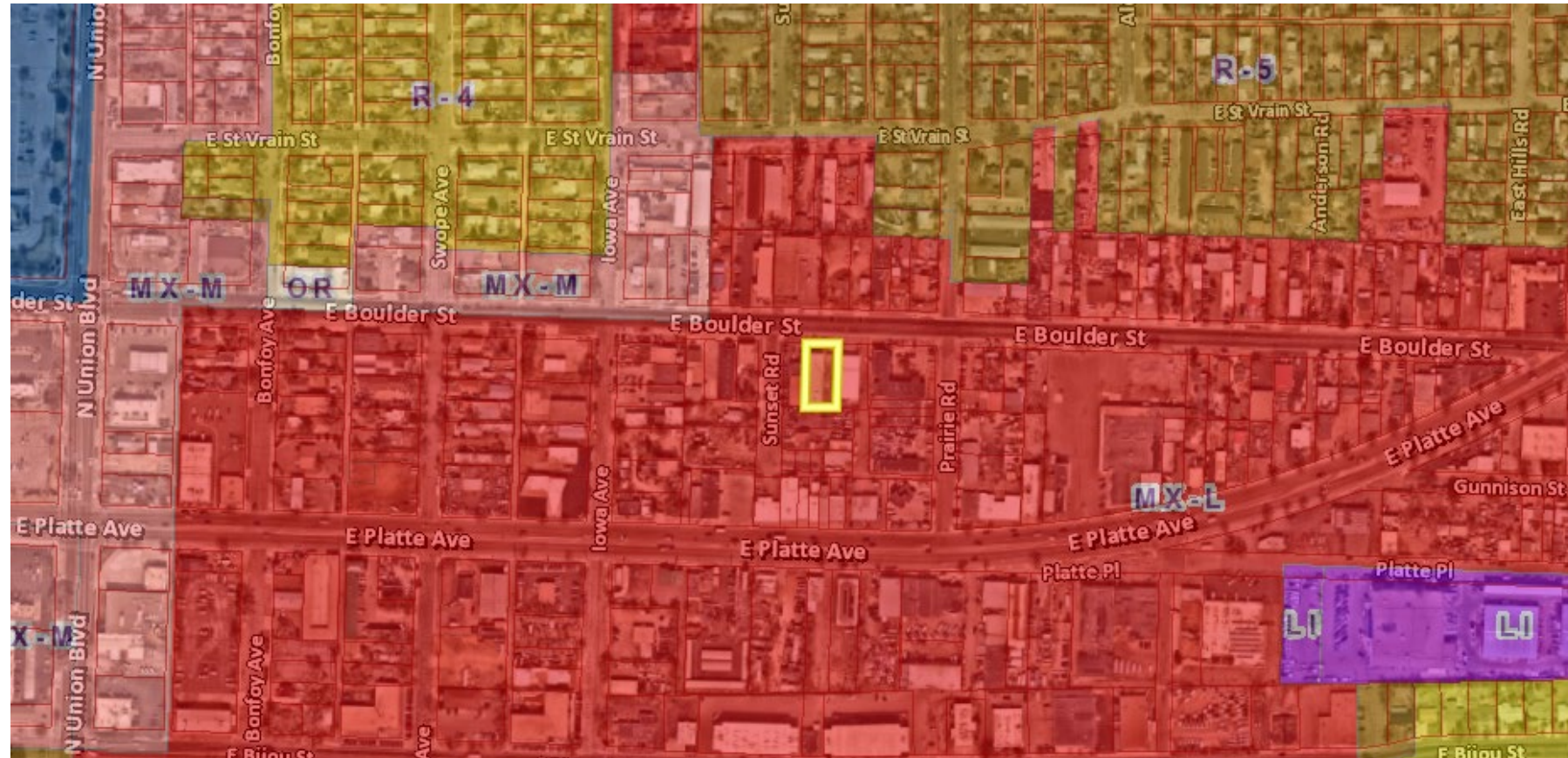


Retail Marijuana Cultivation

ADDITIONAL INFO

- Medical marijuana cultivation has been onsite since April 2014
- In 2017, a conditional use development plan was approved to allow the expansion of the internal floor area used for cultivation
- No interior floor plan or external site changes are proposed with this request

Zoning Map



TIMELINE OF REVIEW

Initial Submittal Date	March 18 th , 2025
Number of Review Cycles	2 cycles
Item(s) Ready for Agenda	April 21 st , 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	198 Postcards
Number of Comments Received	2 Comments Received

PUBLIC ENGAGEMENT

- One commentor was concerned about smells and the other simply does not agree with the use

AGENCY REVIEW

Traffic Engineering

No comments received during review.

SWENT

Informational comments only 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

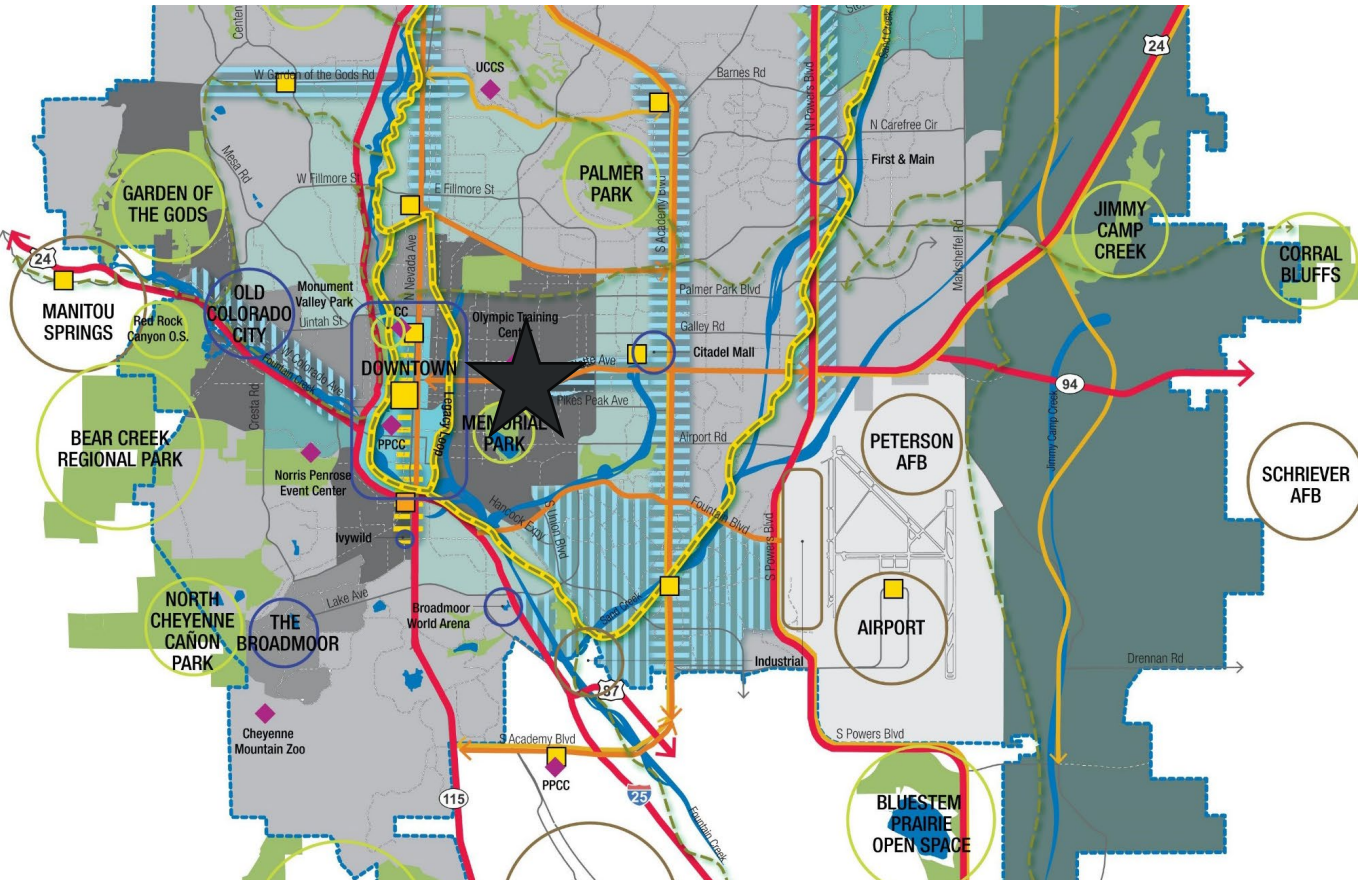
No comments received during review.

Police

No comments received during review.

PlanCOS COMPLIANCE

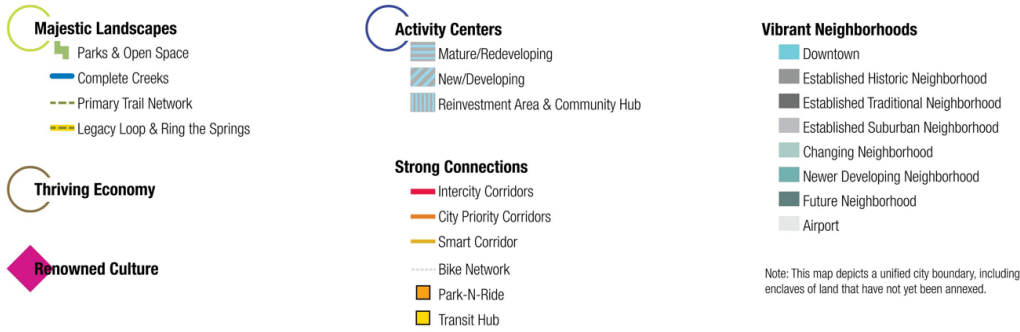
PlanCOS MAP IMAGE



PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.

★ SITE LOCATION



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-25-0008

After evaluation of the Retail Marijuana Cultivation Conditional Use, the application meets the review criteria.

PLANNING COMMISSION MOTIONS

Optional Motions

CUDP-25-0008 – Retail Marijuana Cultivation

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.

