

Trichome Health Consultants, Inc. / Medibles Inc. Conditional Use
Project Statement
August 2025

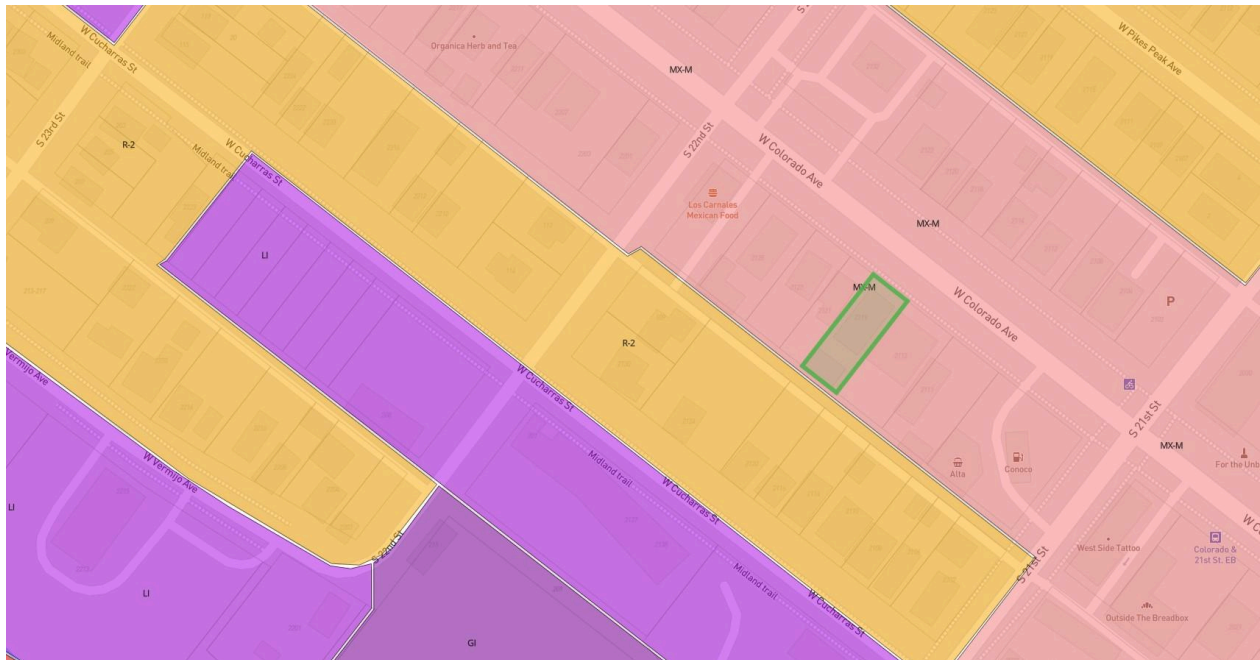
REQUEST

Trichome Health Consultants, Inc. is requesting a Conditional Use with a land use statement to allow and approve the operation of a Retail Marijuana Products Manufacturing where a Medical Marijuana Products Manufacturing facility already exists at 2119 W. Colorado Avenue, to add infused product manufacturing for Retail Marijuana (RMJ) Adult Use. The property is located within the MX-M (Mixed-Use Medium Scale) zone district.

LOCATION AND ZONING

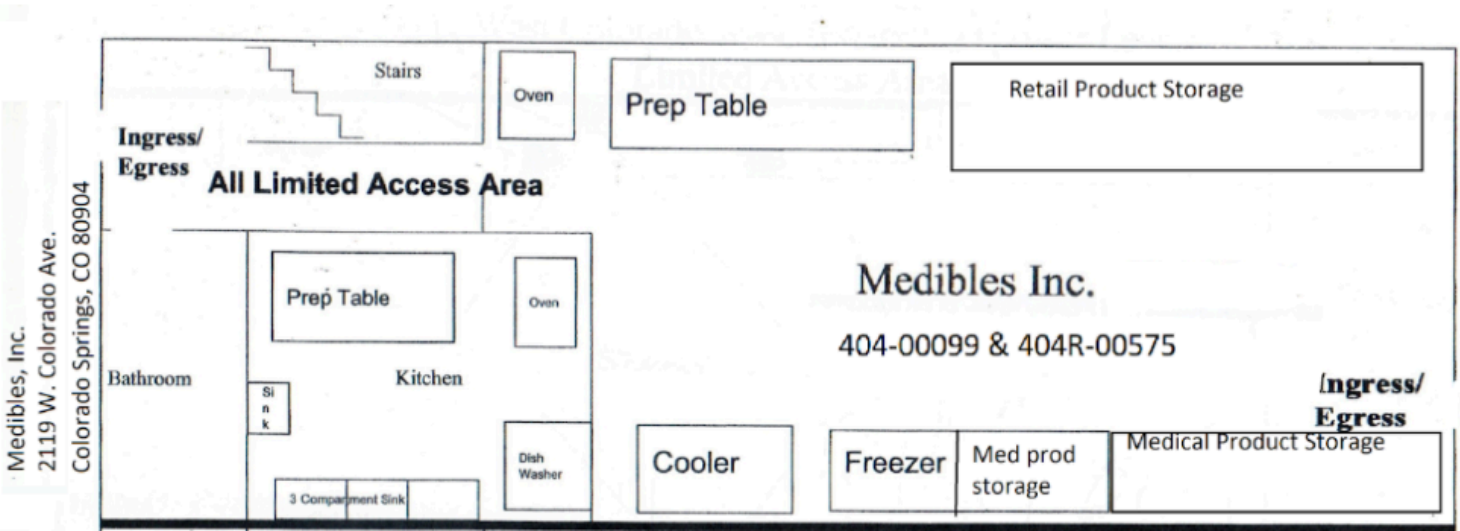
The project proposes to maintain the current Medical Marijuana Products Manufacturing operations and expand the licensed use to include Retail Marijuana Products Manufacturing infused products for adult use, as allowed by state law. The current manufacturing operations have been under the same ownership and have operated in this capacity for over 15 years. No changes are proposed to the structure, layout, or intensity of use beyond what is required for product infusion under the city and state licenses.

Legal Description: Lot 8 and the East 15 feet of Lot 7, Block 180, Colorado City,
Colorado Springs 1.04



PROJECT DESCRIPTION

The project proposes to maintain the current Medical Marijuana Products Manufacturing operations and expand the licensed use to include Retail Marijuana Products Manufacturing infused products for adult use, as allowed by state law. This facility will be used exclusively for manufacturing and wholesale packaging. No retail sales or direct customer transactions will occur at this location.



PROJECT JUSTIFICATION

CONFORMANCE WITH CONDITIONAL USE LAND USE STATEMENT CRITERIA (CODE SUBSECTION 7.3.304J)

a) The application complies with any use-specific standards for the use in Part 7.3.304J (Use-Specific Standards);

The proposed RMJ manufacturing use complies with all applicable Use-Specific Standards in conjunction with 7.3.304J of the City's Unified Development Code. Specifically:

- The manufacturing operations will be conducted entirely indoors, consistent with code requirements for marijuana-related uses.
- The site maintains approved licenses and upholds compliance with state and local licensing regulations concerning security, odor control, waste disposal, and restricted access.
- There are no retail sales occurring at this location, which minimizes traffic and ensures alignment with permitted activities in the MX-M zone under conditional use provisions.
- All parking, access, and operational activities comply with applicable site development standards, and no variances or waivers are requested as part of this application.

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

The proposed use is compatible with existing and planned uses in the surrounding area in terms of size, scale, and operational intensity:

- The structure has been used for cannabis manufacturing for over 15 years with no material change to its size, height, or footprint.

- The surrounding area is a mixed-use corridor that includes commercial storefronts, residential units, and low-impact industrial businesses, all of which are consistent with the MX-M zoning designation.
- There are no proposed exterior modifications or expansions to the existing structure. All business operations will take place entirely indoors. As a wholesale Medical Marijuana-Infused Product Manufacturer looking to expand to Retail Marijuana Infused Product Manufacturing Operation, the business will not generate additional traffic, since sales are limited to licensed retail partners and not the general public. This facility does not provide direct access or sales to individual consumers. As such, the nature of the operation poses no foreseeable impact to the surrounding neighborhood and requires no mitigation or modification to existing infrastructure or community resources.
- The absence of retail activity significantly reduces traffic generation and avoids peak-hour congestion, while shared rear parking is managed by an existing lease agreement.
- Potential impacts such as odor, lighting, and noise are mitigated through compliance with local and state marijuana regulations, including ventilation and filtration systems, restricted business hours, and secured access.
- This development fully complies with the City of Colorado Springs Drainage Criteria Manual, including all applicable water quality and potential green infrastructure requirements. The addition of a Retail Marijuana Product Manufacturing Operation will result in no changes to site conditions, as there is no construction, expansion, or exterior modification proposed.
- The facility has operated as a licensed Medical Marijuana Product Manufacturing location for the past 15 years, during which time the existing drainage systems—including gutters and on-site stormwater management—have remained unchanged and effective. With no new land disturbance or increase in impervious surface area, the current drainage infrastructure continues to meet all required standards. Therefore, no additional measures are required at this time for compliance with all City of Colorado Springs Drainage Criteria requirements.



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 site is served by adequate existing infrastructure, and no burdens on public systems are anticipated as adding a retail license to produce wholesale goods to this existing medically licensed location as it has been operating on a level for more than 15 years at this address will not add any additional needs for infrastructure.

- The facility is accessed from W. Colorado Avenue, a fully improved public roadway with adequate capacity for the low traffic volumes associated with manufacturing uses.
- There are existing sidewalks and bicycle lanes along W. Colorado Avenue, as well as nearby public bus routes, providing multimodal access for employees. All of which are in good condition and not in need of any repairs.
- No increase in parking demand or traffic is expected, as no retail sales will occur at this location.
- Utilities, stormwater, and solid waste services are already in place and appropriately sized for the current and proposed use.
- Given that the use does not introduce a significant increase in density or demand, there is no burden on the City's street, trail, or public facility systems, and no off-site improvements or mitigation measures are needed.

FLOOR PLANS

