

LAND USE STATEMENT

Property Address: 1785 N. Academy Blvd., Suite 165, Colorado Springs, CO 80909

Applicant: Exotic Cropz, LLC

Existing Use: Medical Marijuana Cultivation

Proposed Use: Addition of Recreational Marijuana Cultivation License

1. Proposed Land Use and Development Intensity

The applicant proposes to add a Recreational Marijuana Cultivation license (RMJ) to an existing facility currently licensed and operating under a Medical Marijuana Cultivation (MMJ) license. The property is zoned appropriately for marijuana cultivation, and the use is conditionally permitted per the City of Colorado Springs Zoning Code.

There will be no changes to the physical layout or footprint of the facility. No new construction, expansion, or increase in square footage is proposed. This request does not increase the intensity of land use but rather expands the type of marijuana product cultivated under the existing operational framework. Staffing, business hours, and facility operations will remain the same.

2. Compatibility with Adjacent Development Patterns

The property is located in a commercial retail and light industrial corridor along North Academy Boulevard. Adjacent uses include commercial retail suites, a church, restaurants, and other businesses. This area has historically supported low-impact commercial uses, and marijuana cultivation (under MMJ) has already existed at this location without conflict.

Adding the RMJ license does not introduce any new or incompatible land use patterns. The cultivation process and facility security protocols remain in accordance with state and city requirements, with no exterior evidence or signage indicating marijuana use or sales.

The facility is fully enclosed and does not allow public access. Its operational characteristics, including delivery schedules and waste disposal practices, are managed to minimize disturbance to neighboring tenants and businesses.

3. Impact to Adjacent Developments (Light, Noise, Traffic, etc.)

The expansion from MMJ to include RMJ cultivation will not increase traffic, noise, odor, or light beyond current levels. No retail sales occur on-site, and all transportation of goods is handled discreetly by licensed transporters in compliance with state law.

Odor mitigation systems are already in place and functioning effectively, as required under both state and local marijuana regulations. No complaints or violations have been reported under the existing MMJ operations.

The addition of the RMJ license is purely administrative in nature and will have no discernible impact on adjacent developments, tenants, or the surrounding community.

Conclusion

This request seeks to align the facility's licensing with the evolving market by allowing both medical and recreational cultivation within the same secured space. The proposed use is in harmony with surrounding uses, compliant with zoning regulations, and maintains the current low-impact operations already proven to work at this location.