



Exotic Cropz LLC – Conditional Use

CITY PLANNING COMMISSION

FORMAL MEETING – December 10, 2025



Exotic Cropz LLC – Conditional Use

QUICK FACTS

Address:

1785 N Academy Blvd

Location:

East of South Academy, South of
Constitution

Zoning and Overlays

Current: MX-M (Mixed-Use Medium Scale)

Site Area

1.89 acres

Proposed Land Use

Retail Marijuana Cultivation Facility

APPLICATIONS

Conditional Use with Land Use Statement

VICINITY MAP



Exotic Cropz LLC – Conditional Use

PROJECT SUMMARY

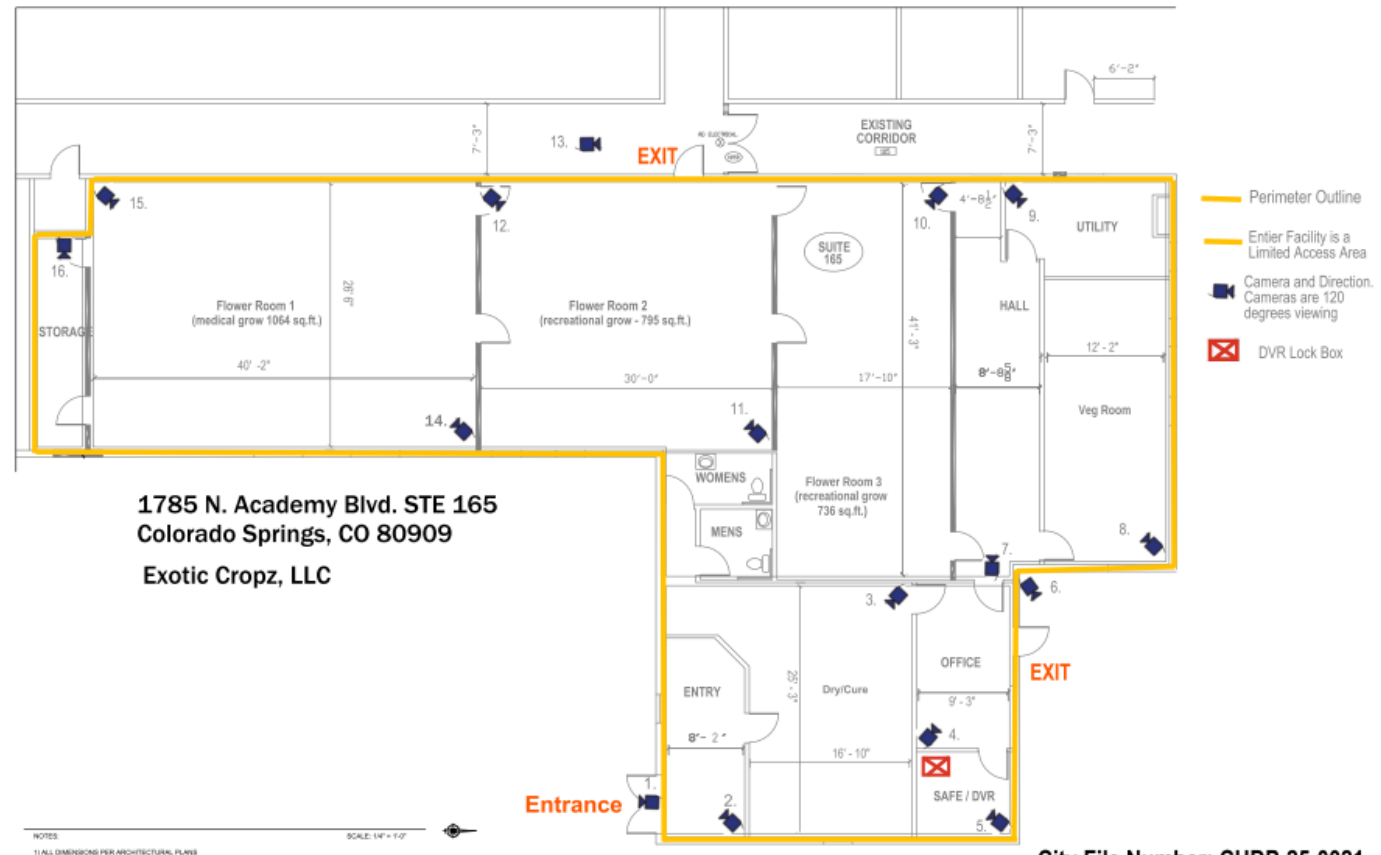
File #(s):

CUDP-25-0021

Project Proposal:

Allow a retail marijuana cultivation facility to be co-located with an existing medical marijuana cultivation facility

SITE PLAN

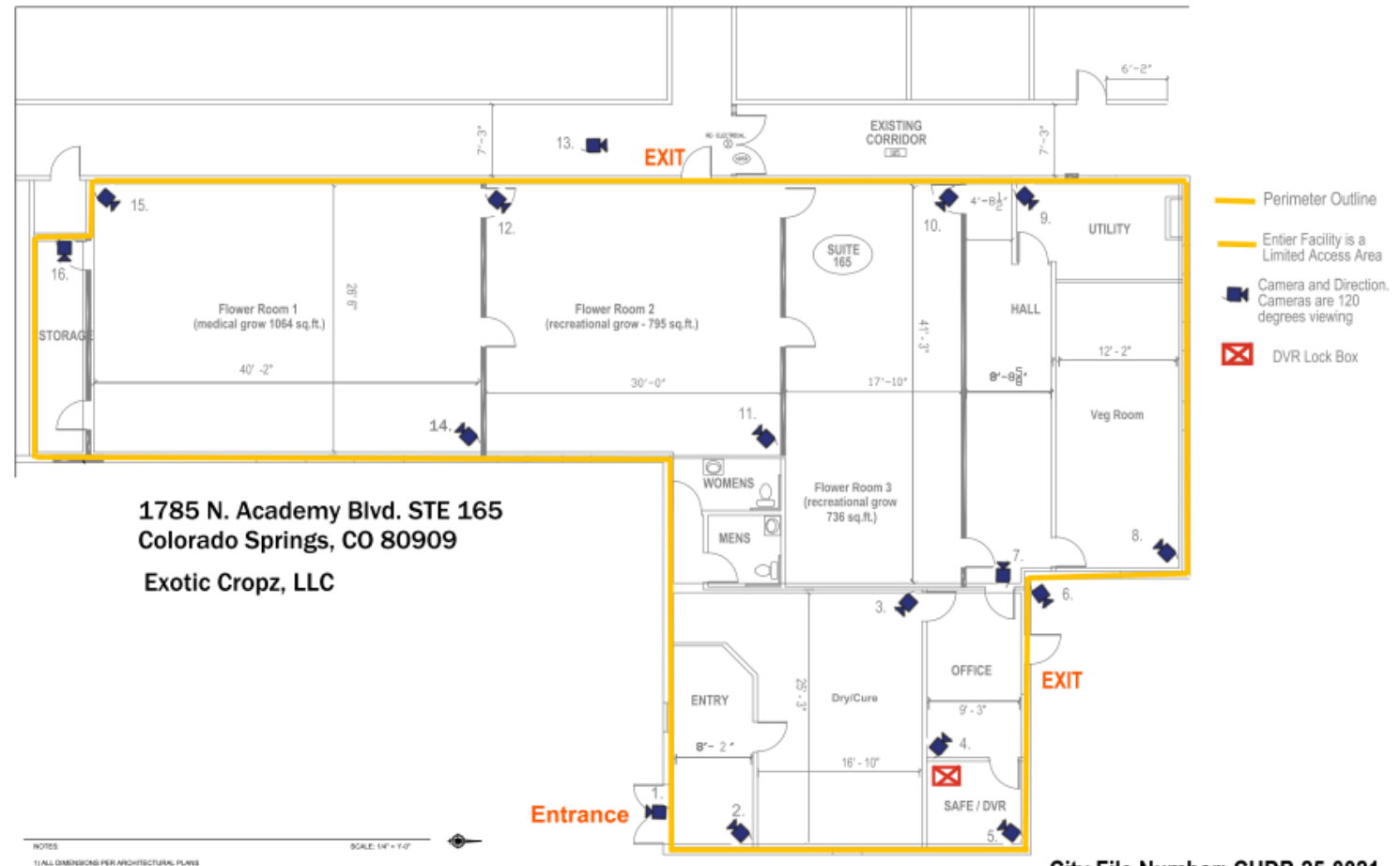


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ADDITIONAL INFO

- No site changes proposed.
- Meets 1000' separation distance to daycares, schools, and drug and alcohol treatment facilities.

SITE PLAN



City File Number: CUDP-25-0021

TIMELINE OF REVIEW

Initial Submittal Date

July 9, 2025

Number of Review Cycles

3

Item(s) Ready for Agenda

November 13, 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	194 Postcards
Number of Comments Received	0 Comments Received

PUBLIC ENGAGEMENT

- No comments were received.

AGENCY REVIEW

Traffic Engineering

No comments received during review.

SWENT

No comments received during review.

Engineering Development Review

No comments received during review.

Colorado Springs Utilities

No comments received during review.

Fire

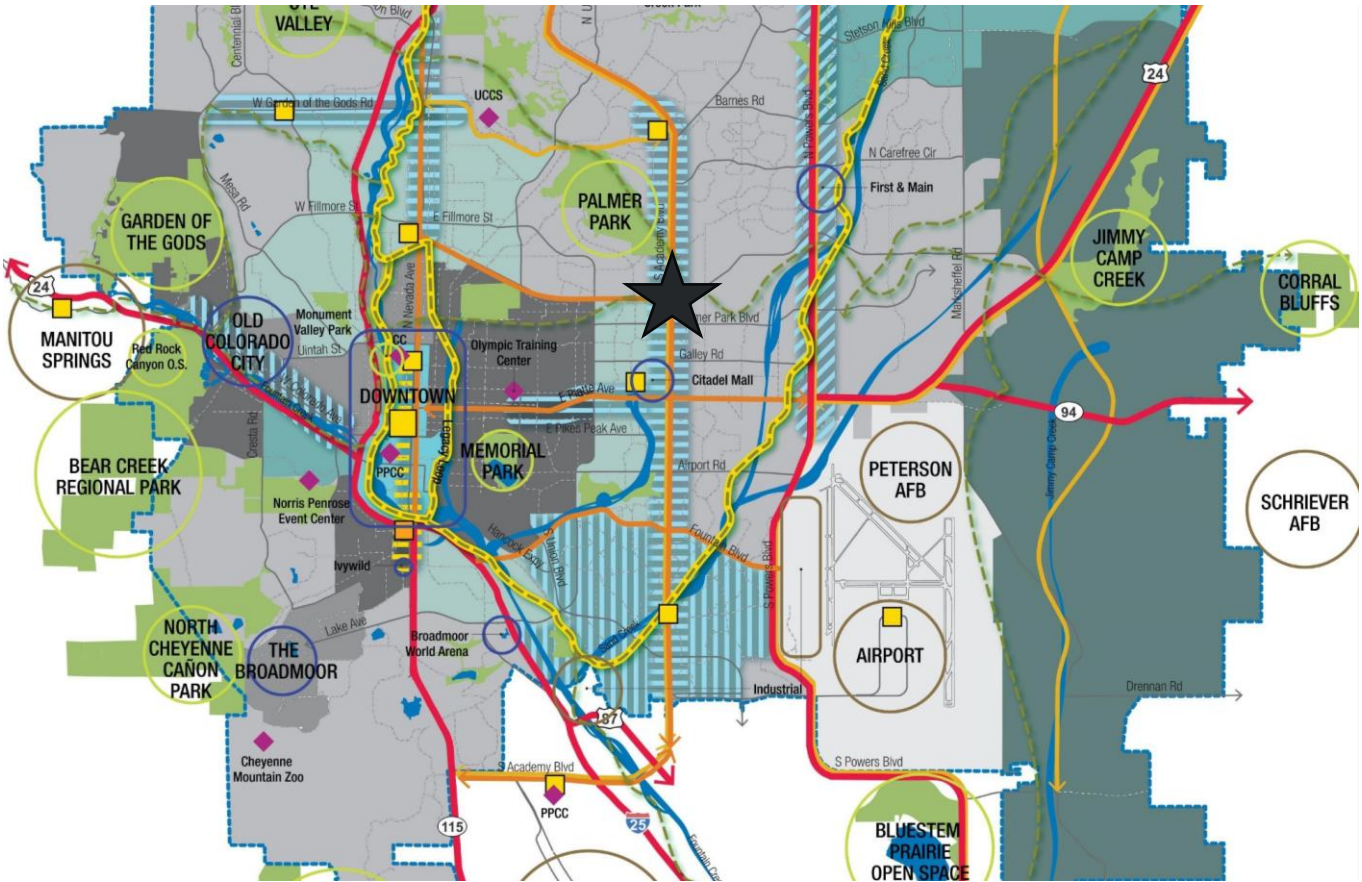
No comments received during review.

Citywide Development Impact (CDI) Fees

No CDI fees are due.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

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

★ SITE LOCATION

Majestic Landscapes

- Parks & Open Space
- Complete Creeks
- Primary Trail Network
- Legacy Loop & Ring the Springs

Thriving Economy

Renowned Culture

Activity Centers

- Mature/Redeveloping
- New/Developing
- Reinvestment Area & Community Hub

Strong Connections

- Intercity Corridors
- City Priority Corridors
- Smart Corridor
- Bike Network
- Park-N-Ride
- Transit Hub

Vibrant Neighborhoods

- Downtown
- Established Historic Neighborhood
- Established Traditional Neighborhood
- Established Suburban Neighborhood
- Changing Neighborhood
- Newer Developing Neighborhood
- Future Neighborhood
- Airport

Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.

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-25-0021

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

PLANNING COMMISSION OPTIONAL MOTIONS

Optional Motions

CUDP-25-0021 – Conditional Use

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.

