

## **2430 E. Platte Place – Land Use Statement Revision 1**

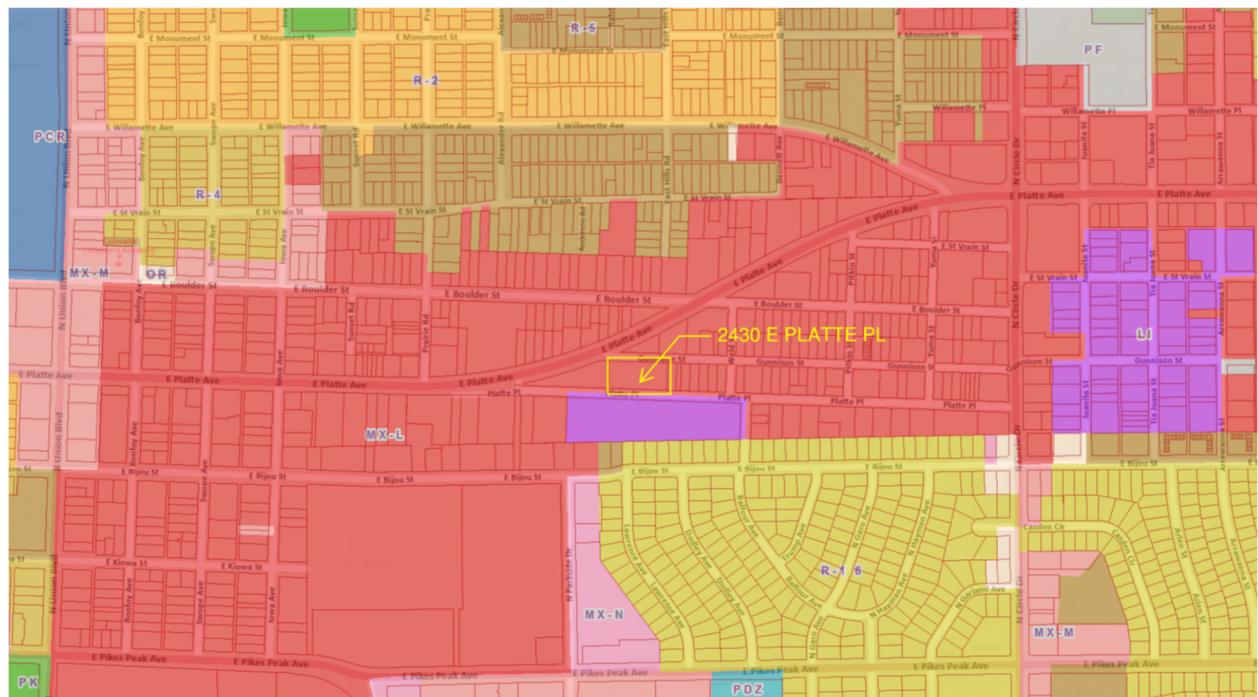
### **1. Proposed land uses, housing densities and developmental intensities**

The proposed land use is to be able to operate as a recreational marijuana products manufacturer in MX-L zone district. Note – the current facility is and has been a licensed medical marijuana products manufacturer at this location since 2012.

This Conditional Use permit will not change the developmental intensity of the parcel as no physical modifications are proposed to the building/property.

### **2. Compatibility with adjacent developmental patterns**

The adjacent parcels are all Mixed Use Large Scale (MX-L) and Light Industrial (LI). This facility has been operating in its current capacity since 2012 and this requested change will have no perceivable change to the public. The photos below show the context of the immediate adjacent area. This change would not affect the physical appearance or characteristics of 2430 E Platte Place.



### **3. Impact to adjacent developments including but not limited to light, noise, and traffic**

There will no change to light, noise or traffic as a result of this Conditional Use permit since there are no perceivable physical exterior or interior modifications, nor staffing

changes. A floor plan showing current and proposed use and storage zones inside the building has been provided on the following page (MED does **not** require a specific physical separation between medical and retail manufacturing). Nine Extracts will update it's Standard Operating Procedures to meet the requirements of the MED, as noted in the Project Statement (e.g. separate, logically labeled storage areas – MED does **not** require a physically separate *room* for manufacturing like it does for retail facilities).