



Item # - Nine Extracts Condition Use Request

CITY PLANNING COMMISSION

FORMAL MEETING – January 14, 2026



Nine Extracts Conditional Use Request

QUICK FACTS

Address:

2430 Platte Place

Location:

South of intersection E. Boulder St. and E. Platte Ave.

Zoning and Overlays

Current:

MX-L (Mixed-Use Large Scale)

Site Area

1.12 acres

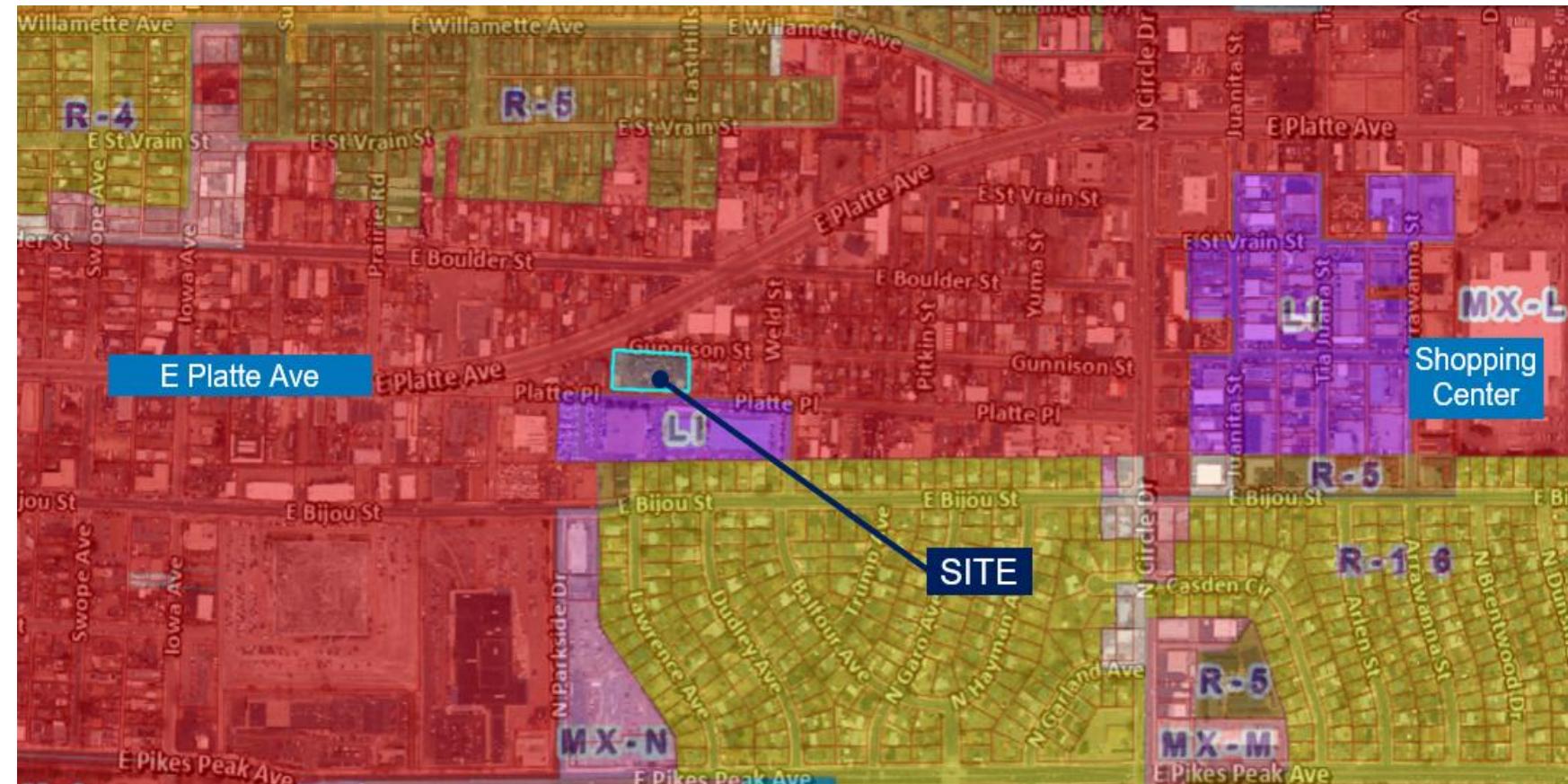
Proposed Land Use

Retail Marijuana Manufacturing Facility

APPLICATIONS

Conditional Use with Land Use Statement

VICINITY MAP



Nine Extracts Conditional Use Request

PROJECT SUMMARY

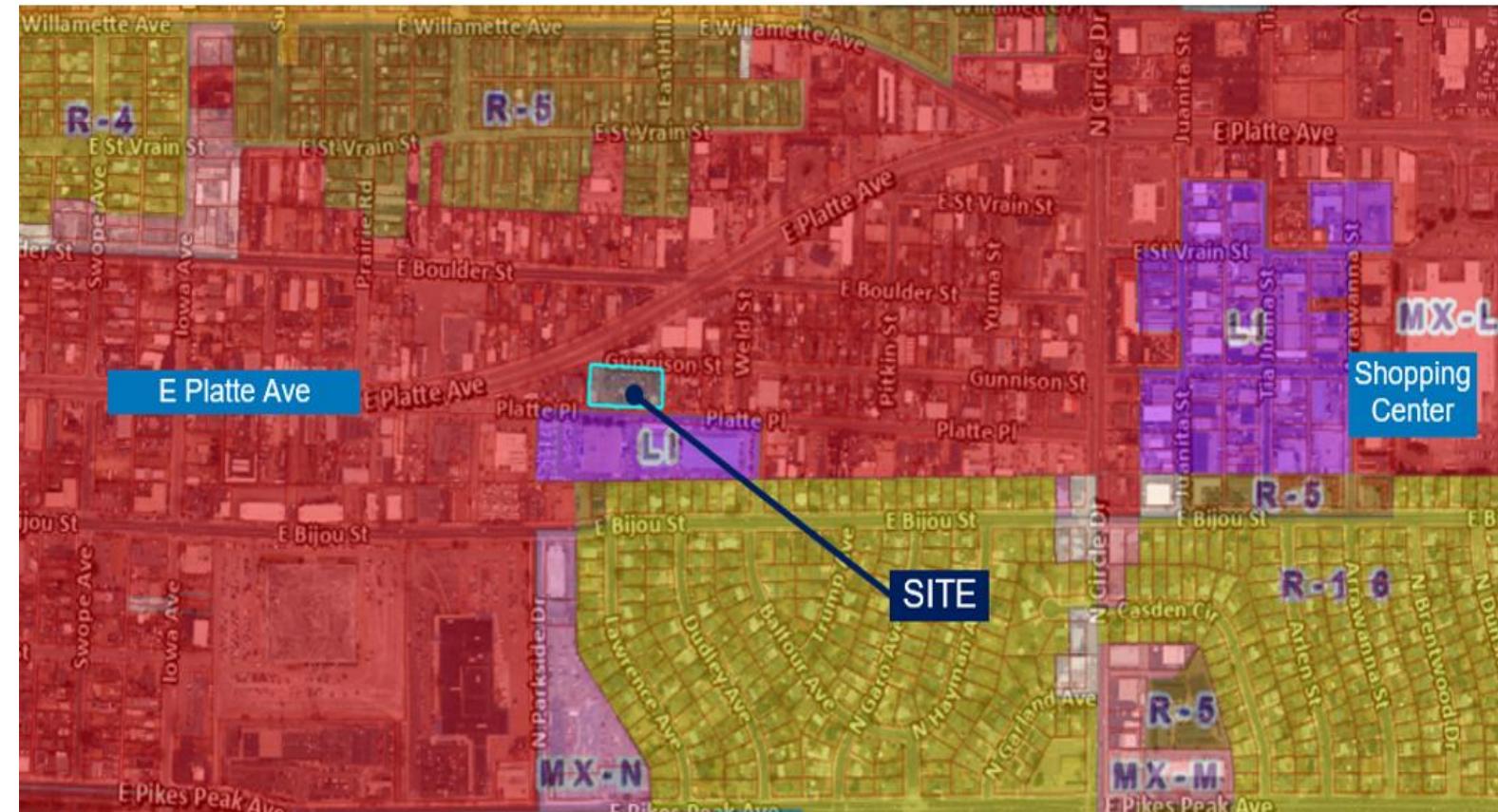
File #(s):

CUDP-25-0029

Project Proposal:

A Conditional Use Request with Land Use Statement to allow Retail Marijuana Products Manufacturing where Medical Marijuana Products Manufacturing exists in the MX-L (Mixed-Use Large Scale) zone district consisting of 1.12 acres

SITE PLAN

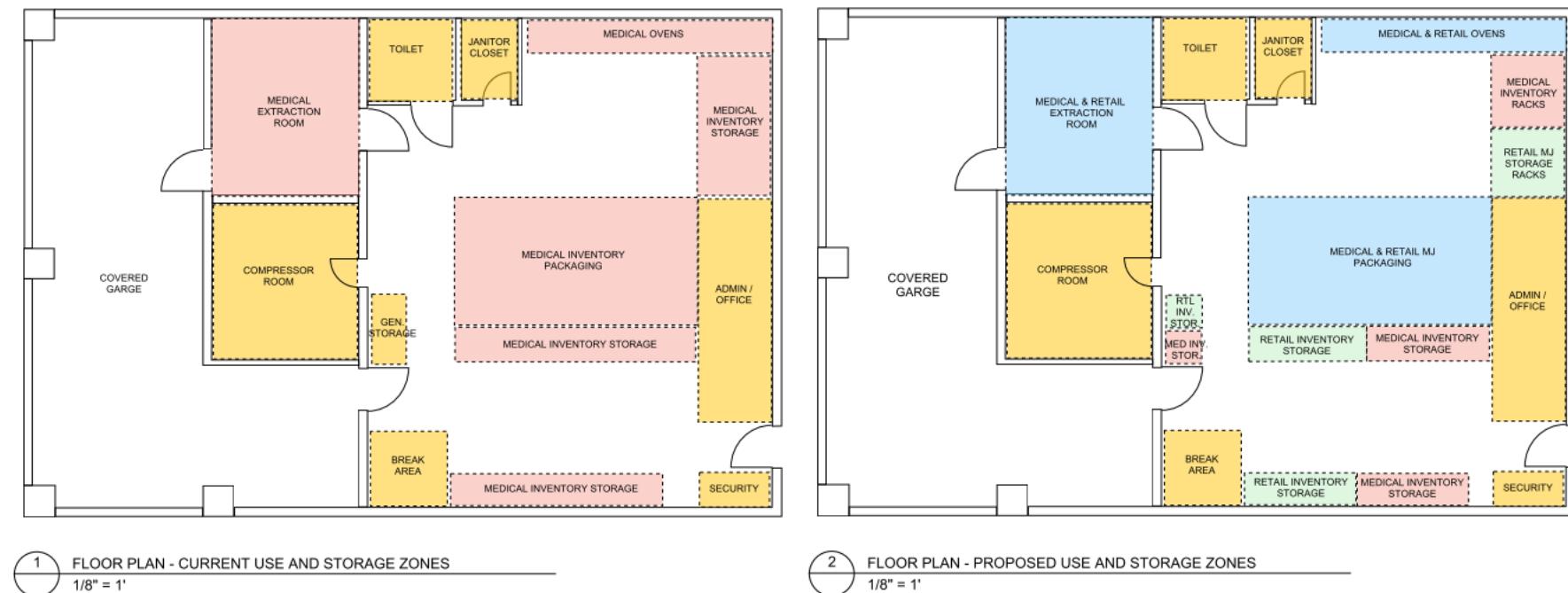


Nine Extracts Conditional Use Request

ADDITIONAL INFO

- Proposed Retail Marijuana Manufacturing will be co-located with existing Medical Marijuana manufacturing
- Original license for Medical Marijuana Products Manufacturing is still valid and was obtained in 2012
- No additions or changes to the exterior, no remodels of the interior are proposed
- All Use-Specific standards are met

Existing and Proposed Interior Layout of Building and Operations



TIMELINE OF REVIEW

Initial Submittal Date

September 17, 2025

Number of Review Cycles

Two (2)

Item(s) Ready for Agenda

November 18, 2025

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

| | |
|--|--|
| Public Notice Occurrences (Posters / Postcards) | During Internal Administrative Review/ Prior to the City Planning Commission Hearing |
| Postcard Mailing Radius | 1,000 feet |
| Number of Postcards Mailed | 240 Postcards – Two (2) times |
| Number of Comments Received | Four (4) Comments Received |

PUBLIC ENGAGEMENT

- All four (4) comments expressed concerned about the added use of Retail Marijuana Products Manufacturing and stated this area already has an issue with drugs. None of the commenters were aware of the current use (Medical Marijuana Products Manufacturing) of the building that has been licensed and operating since 2012. Staff informed commentors that the proposed use must comply with current code and regulations.

AGENCY REVIEW

Traffic Engineering

No comments received on the Conditional Use application

SWENT

All comments have been addressed

Engineering Development Review

No comments received on the Conditional Use application. Any future building on this lot will trigger public improvements along Platte Place and Gunnison Street.

Colorado Springs Utilities

No comments received on the Conditional Use application

Planning Landscape

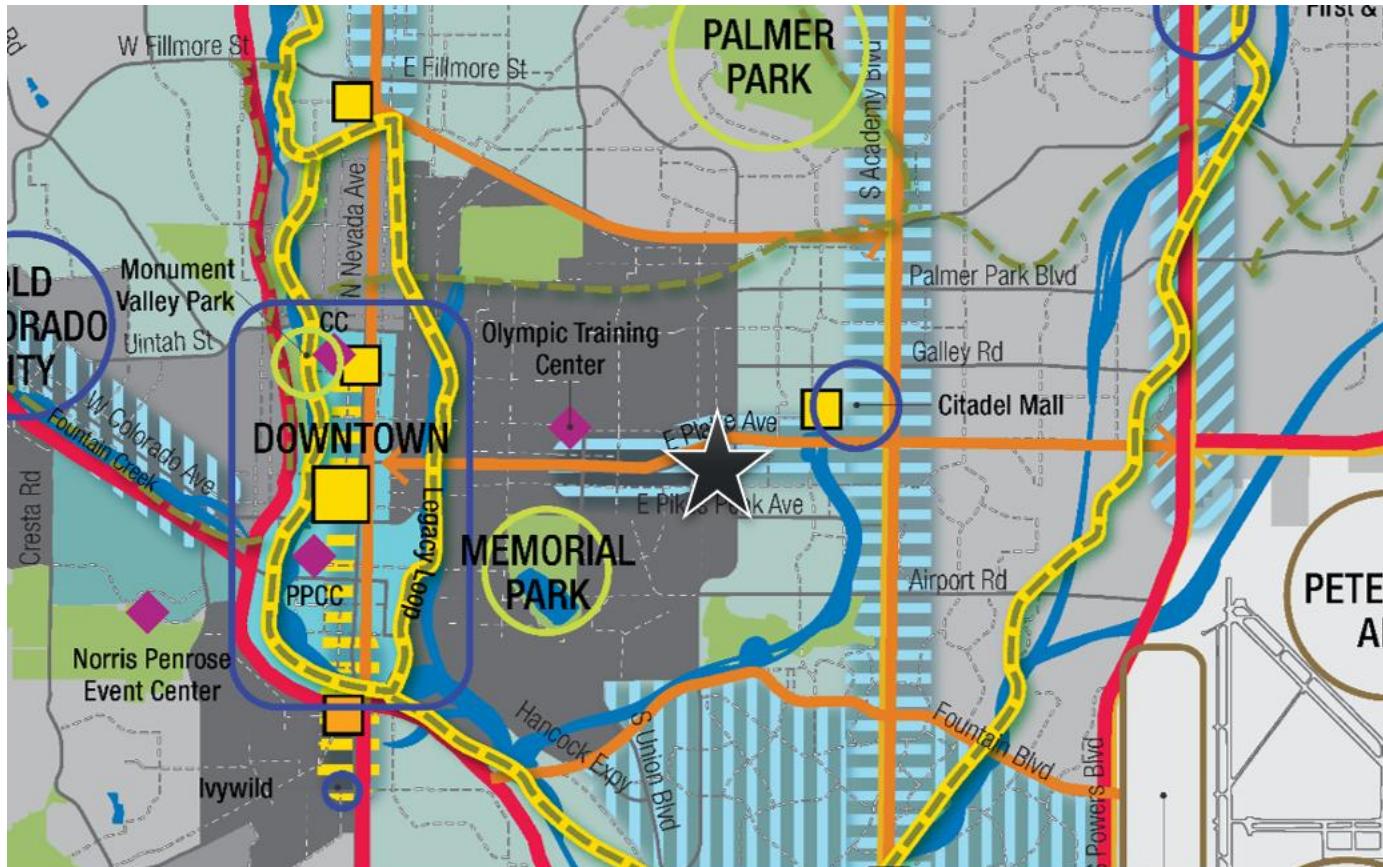
No comments received on the Conditional Use application

Fire

No comments received on the Conditional Use application

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

- 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-25-0029

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

CITY PLANNING COMMISSION OPTIONAL MOTIONS



Optional Motions

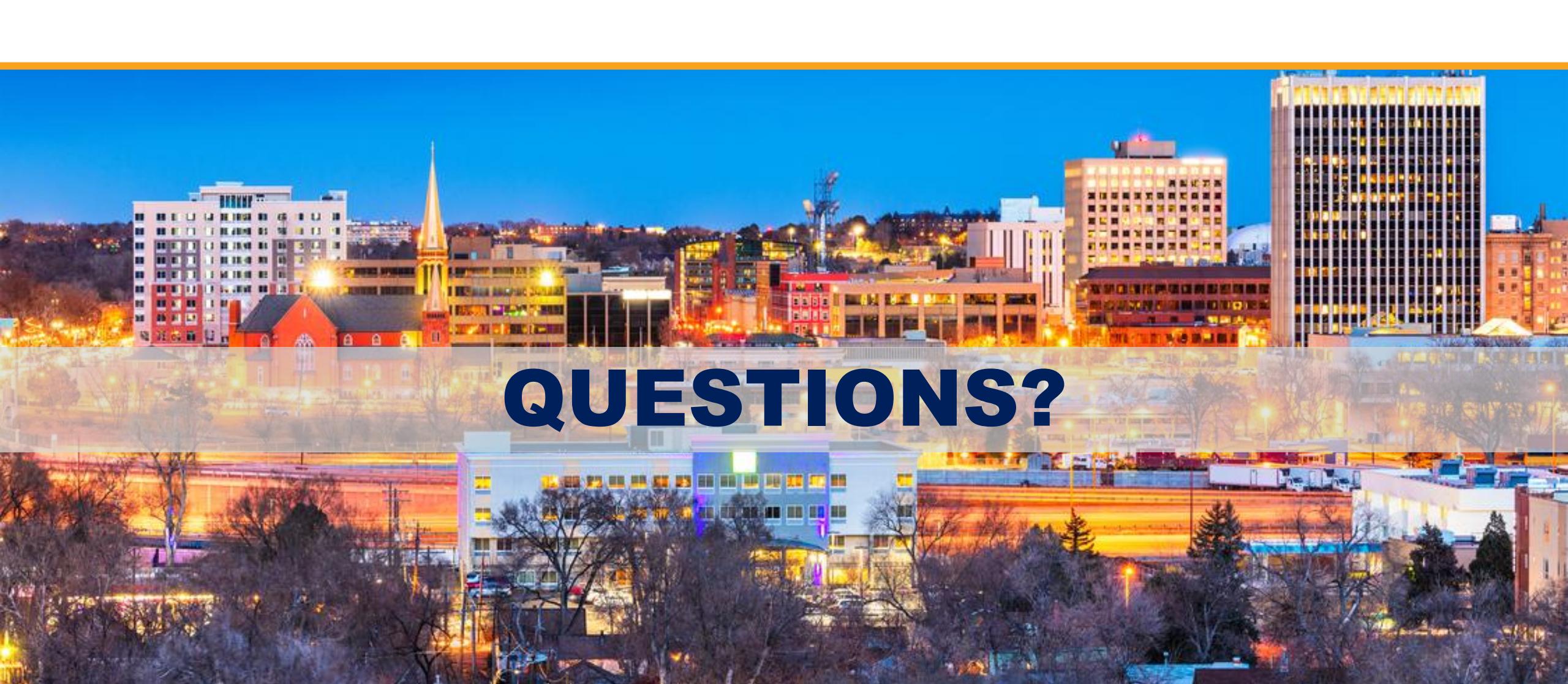
CUDP-25-0029 – Nine Extracts Conditional Use Request

Motion to Approve

Approve the Conditional Use application to allow Retail Marijuana Products Manufacturing in MX-L (Mixed-Use Large Scale) zone district based upon the findings that the request complies with the criteria for a Conditional Use set forth in City Code Section 7.5.601.

Motion to Deny

Deny the Conditional Use application to allow Retail Marijuana Products Manufacturing in the MX-L (Mixed-Use Large Scale) zone district based upon the findings that the request does not comply with the criteria for a Conditional Use set forth in City Code Section 7.5.601.



QUESTIONS?

