



# **Item #** - HobbyFarms Conditional Use

CITY PLANNING COMMISSION  
FORMAL MEETING – May 14<sup>th</sup>, 2025





# HobbyFarms – Conditional Use

## QUICK FACTS

### Address:

807 Wooten Road

### Location:

Northeast of intersection of Wooten Rd  
and Geiger Blvd

### Zoning and Overlays

Current: Business Park (BP)

### Site Area

1.58 Acres

### Proposed Land Use

Retail Marijuana Cultivation

## APPLICATIONS

Conditional Use with Land Use  
Statement

## VICINITY MAP



# HobbyFarms – Conditional Use

## PROJECT SUMMARY

File #(s):

CUDP-25-0007

## Project Proposal:

Allow retail marijuana cultivation at an existing medical marijuana cultivation facility

# SITE PLAN





# HobbyFarms – Conditional Use

## ADDITIONAL INFO

- Medical marijuana cultivation has been onsite since 2014
- No interior floor plan or external site changes are proposed with this request
- No other license types are requested (i.e. RMJ store, manufacturing, testing)

## ZONING MAP



# TIMELINE OF REVIEW

Initial Submittal Date

March 4<sup>th</sup>. 2025

Number of Review Cycles

2 cycles

Item(s) Ready for Agenda

April 21<sup>st</sup>, 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	51 Postcards
Number of Comments Received	0 Comments Received

## PUBLIC ENGAGEMENT

- N/A

# AGENCY REVIEW

## **Traffic Engineering**

No comments received during review.

## **SWENT**

Informational comments related to hypothetical redevelopment and project statement clarifications.

## **Engineering Development Review**

No comments received during review.

## **Colorado Springs Utilities**

Informational comments only related to hypothetical redevelopment and project statement clarifications.

## **Fire**

No comments received during review.

## **Airport**

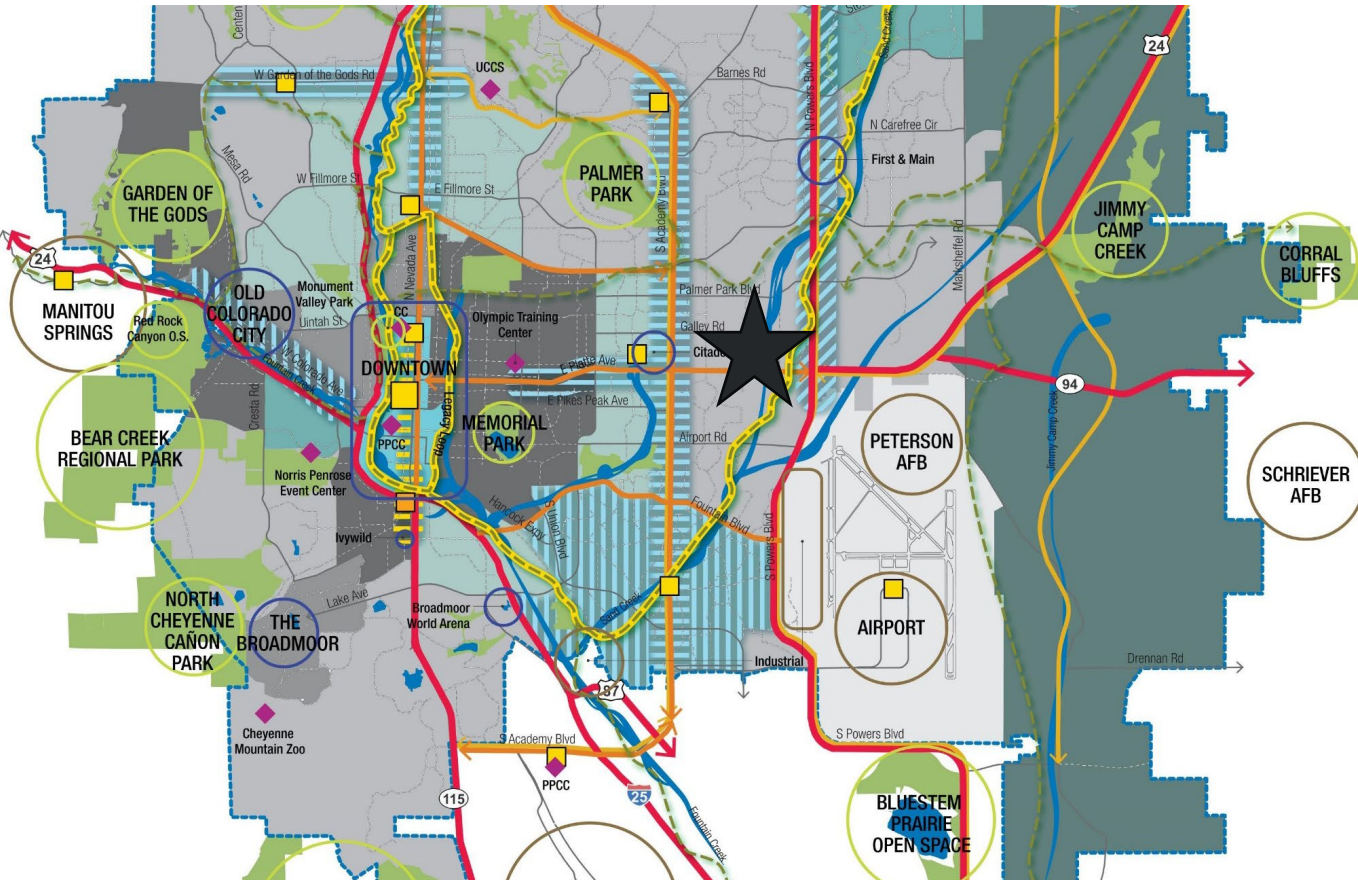
Informational comments only related to hypothetical redevelopment.

## **Police**

No comments received during this review.

# 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-25-0007

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

# PLANNING COMMISSION MOTIONS

## Optional Motions

CUDP-25-0007 – HobbyFarms 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.



