



RETAIL MARIJUANA PRODUCTS MANUFACTURING CONDITIONAL USE

Planning Commission October 8, 2025

Staff Report by Case Planner: Ethan Shafer



Quick Facts

Applicant

Camilla Hall, Trichome Health Consultants, Inc. / Medibles Inc.

Property Owner

Sean McGinnis, Old Colorado City Properties, LLC

Address / Location

2119 W Colorado Avenue

TSN(s)

7411418005

Zoning and Overlays

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

Site Area

5,400 square feet

Proposed Land Use

Retail Marijuana Products Manufacturing

Applicable Code

Unified Development Code

Council District #3

Project Summary

The applicant is requesting Conditional Use approval to add a Retail Marijuana Products Manufacturing use to a site where Medical Marijuana Products Manufacturing is currently operating. The property is zoned MX-M (Mixed-Use Medium Scale), encompasses 5,400 square feet, and is located at 2119 W. Colorado Avenue. (Quasi-Judicial)

File Number	Application Type	Decision Type
CUDP-25-0015	Conditional Use	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Colorado City & Vicinity	1917
Subdivision	Colorado City Plan	1873
Master Plan	Westside Master Plan	1980
Prior Enforcement Action	N/A	N/A

Site History

As a result of Ballot Measure 300, approved by voters in November 2024, the City of Colorado Springs adopted Ordinance 25-10 (see Attachment 1) in January 2025 to establish land use regulations specific to retail marijuana uses. This ordinance was enacted in advance of the City Clerk's release of local marijuana business licenses in April 2025. In response, the Planning Department began reviewing proposed sites for compliance with the new ordinance.

The subject property, located at 2119 W. Colorado Avenue, has operated as a Medical Marijuana Products Manufacturing facility since approximately 2012-2013 according to the City Clerk's office. This use was established prior to the adoption of zoning regulations for medical marijuana and therefore is presumed to have the required Conditional Use Permit in accord with code section 7.5.804.G. The building itself was constructed in 1954, is 1,914 square feet in size with two units (2117 & 2119 W Colorado Avenue) and has historically functioned in a commercial capacity without land use entitlements.

Under Ordinance 25-10, Retail Marijuana Products Manufacturing is permitted by right in the Light Industrial (LI) and General Industrial (GI) zone districts and is allowed conditionally in the Mixed-Use Medium Scale (MX-M), Mixed-Use Large Scale (MX-L), and Business Park (BP) zone districts. Since the subject site is zoned MX-M, the applicant is required to obtain Conditional Use approval for the proposed retail marijuana use prior to the issuance of a local or state license for this location.

The facility occupies one unit within a single-story building on a 5,400-square-foot lot. With the introduction of retail marijuana licensing in April 2025, the applicant is seeking to expand operations to include Retail Marijuana Products Manufacturing in addition to the existing medical use. No physical expansion of the unit is proposed; rather, the applicant intends to co-locate both uses within the existing space.

Applicable Code

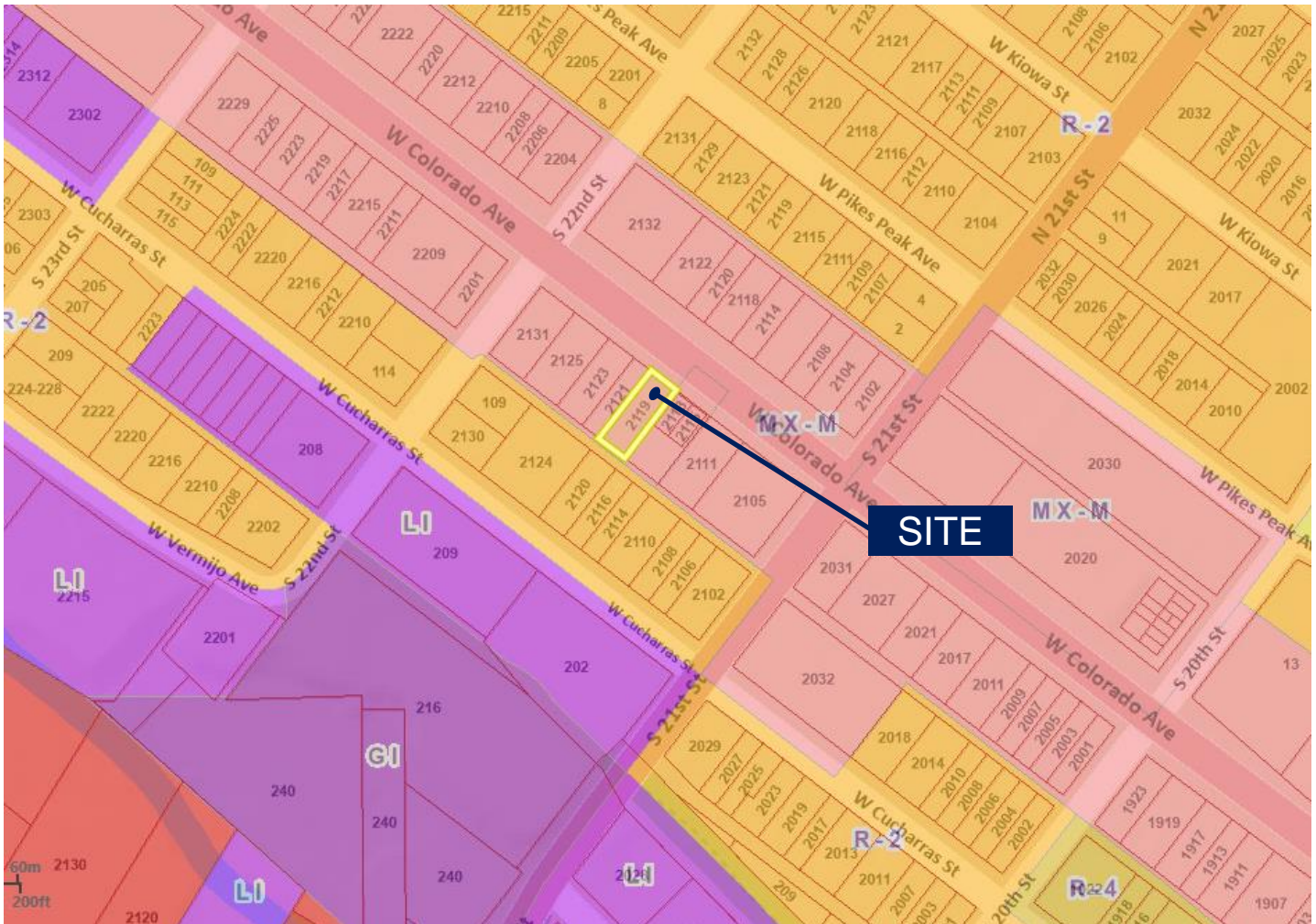
The subject application was submitted after the implementation date (06/05/2023) of the ReTool project, and as such, the subject application was reviewed under the Unified Development Code. All subsequent references within this report that are made to "the Code" and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	MX-M (Mixed-Use Medium Scale)	Single Family Residential, Office	N/A
West	MX-M (Mixed-Use Medium Scale) and R-2 (Two-Family)	Single Family Residential, restaurant	N/A
South	R-2: Two-Family	Single Family and Two Family Residential	N/A
East	MX-M P (Mixed-Use Medium Scale and Planned Provisional Overlay)	Office	N/A

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Initial Administrative Review / prior to City Planning Commission Hearing
Postcard Mailing Radius	1,000'
Number of Postcards Mailed	295 – sent for each public notice occurrence
Number of Comments Received	One (1)

Public Engagement

A resident expressed opposition to the proposed Retail Marijuana Products Manufacturing site at 2119 W. Colorado Avenue, citing concerns about its compatibility with the Old Colorado City neighborhood (refer to Attachment 2A – Public Comment). Specific concerns include:

- Proximity to West Middle School
- Proximity to Sanctuary Church, which serves individuals in addiction recovery and experiencing homelessness
- Nearby Launchpad Apartments for young adults exiting homelessness
- Perceived overconcentration of marijuana businesses along the Colorado Avenue corridor

Staff has reviewed the concerns raised and confirmed that the proposed location complies with all required separation distances outlined in Ordinance 25-10 (see Attachment 1), including setbacks from public or private daycare facilities, elementary or secondary schools, and drug or alcohol treatment facilities.

Timeline of Review

Initial Submittal Date	5/20/2025
Number of Review Cycles	Two (2)
Item(s) Ready for Agenda	8/29/2025

Agency Review

Traffic Engineering

No comments received.

SWENT

Asked the applicant to include a discussion on how this development would meet all City of Colorado Springs Drainage Criteria Manual water quality and potential green infrastructure requirements (if applicable). It was not applicable for this project as there was no change to the structure.

Colorado Springs Utilities

No comments received.

City Engineering

No comments received.

Colorado Springs Police

No comments received.

Conditional Use

Summary of Application

The applicant chose to submit a conditional use application with land use statement (refer to Attachment 3 – Land Use Statement), which is permitted through UDC Section 7.5.601.B.3:

“If no Development Plan is submitted with the Conditional Use request, the applicant shall submit a Land Use Statement. This statement shall indicate the following:

- a. Proposed land uses, housing densities (as applicable), and development intensity;
- b. Compatibility with adjacent development patterns; and
- c. Impact to adjacent developments including but not limited to light, noise, and traffic.”

A separate development plan will not be required for this request as none of the applicable criteria in 7.5.516 – Modifications of Approved Applications are relevant.

The proposed Conditional Use would allow the existing Medical Marijuana Products Manufacturing facility to add Retail Marijuana Products Manufacturing within the same unit. As stated in the applicant’s Land Use Statement, no changes are proposed to the site’s exterior or the interior floor plan. The existing unit, approximately 1,900 square feet in size, is located on a 5,400-square-foot developed property.

The surrounding area includes properties zoned MX-M (Mixed-Use Medium Scale), R-2 (Two-Family Residential), and LI (Light Industrial), and features a mix of commercial, residential, and light industrial/automotive uses.

Application Review Criteria

This conditional use application is required to meet the application review criteria as defined in Section 7.5.601.C.2. This application meets the review criteria as described below:

1. The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards), Per Ordinance 25-10 which was approved by City Council on January 14th, 2025, the retail marijuana products manufacturing facility is compliant with the use-specific standards below:
 - i. The cultivation facility will not allow any outdoor cultivation
 - ii. The cultivation facility will not be located in a residual zone district or in a residential unit.
 - iii. The cultivation facility will hold all applicable local and State licenses
 - iv. The cultivation facility will not allow any on-site consumption
 - v. The cultivation facility already meets the required Building Code and Fire Code requirements pertaining to ventilation and filtration
 - vi. The cultivation facility is outside of one thousand feet (1000) of any Child Care Facilities, Elementary or Secondary Schools, or Drug and Alcohol Treatment Facilities.
2. 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

The subject property includes an existing 1,914-square-foot commercial structure and a 1,728-square-foot residential structure, along with associated parking, utility connections, and other site features. No changes are proposed to the site's configuration or the interior floor plan as part of this Conditional Use request.

The proposed addition of Retail Marijuana Products Manufacturing to the existing Medical Marijuana Products Manufacturing facility will not increase the square footage dedicated to manufacturing. As such, no significant increase in traffic, utility usage, or other potential external impacts—such as noise or odor—is anticipated.

Given the site's prior use for marijuana products manufacturing, appropriate Building and Fire Code measures are already in place to mitigate adverse impacts on the surrounding area. Additionally, there have been no prior enforcement actions associated with this facility.

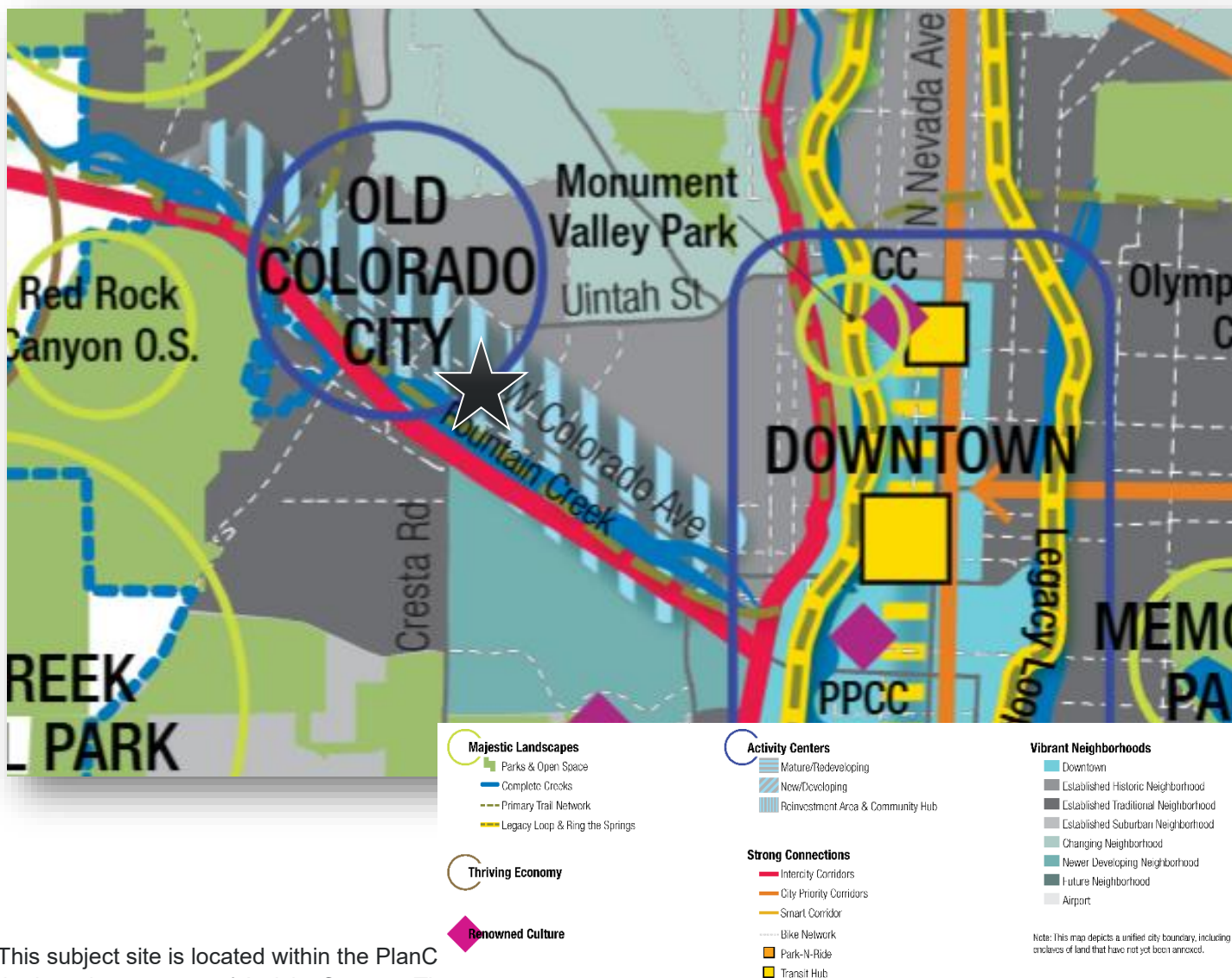
3. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.

The subject property is a developed site located within an established commercial and residential area. It is already equipped with adequate parking facilities, sidewalks, and access to the public road network. The existing structure is fully connected to utilities and stormwater infrastructure. Since no changes are proposed to the building's interior or exterior configuration, no impacts to local infrastructure are anticipated as a result of this Conditional Use request.

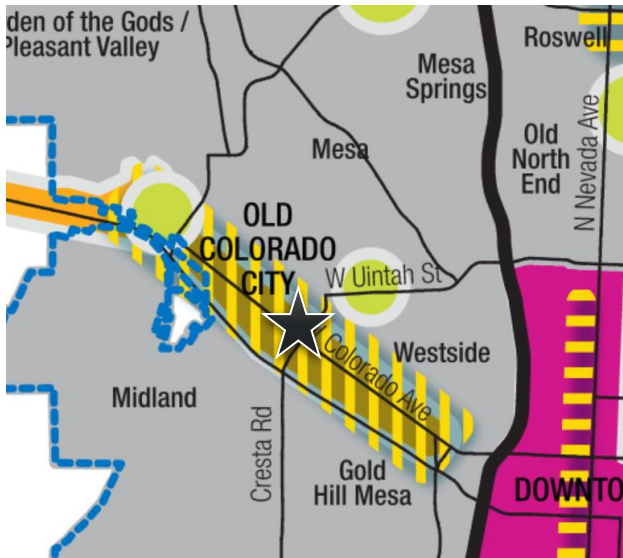
After evaluating the Conditional Use application to allow Retail Marijuana Products Manufacturing, the application meets the review criteria.

Compliance with Relevant Guiding Plans and Overlays

This site is located within the boundaries of the Westside Master Plan area which was approved in 1980. At time of approval, this site was designated as commercial as the recommended land use which is consistent with the proposed use. This site is not subject to any overlay requirements.



This subject site is located within the PlanC the broader category of Activity Centers. This typology is used to describe areas that are already developed but have strong potential for revitalization, reinvestment, and mixed-use densification. These areas are typically located in mature or transitioning parts of the city and are envisioned as places where public and private investment can work together to enhance community life, economic opportunity, and urban vibrancy.



Predominant Typology

- Neighborhood Centers
- Community Activity Centers
- Entertainment and Commercial Centers
- Regional Employment and Activity Centers
- Downtown
- Mature/Redeveloping Corridors
- New/Developing Corridors
- Reinvestment Area and Community Hub

Unique Places

The subject site is located within a designated Reinvestment Area and Community Hub. This typology is intended to promote revitalization and reinvestment in already developed areas that have strong potential for renewed economic activity, community engagement, and mixed-use development.

The proposed co-location of retail marijuana products manufacturing with the existing medical marijuana products manufacturing use supports this intent by consolidating similar operations within a single facility. This approach minimizes the need for additional land or infrastructure, thereby reducing resource consumption compared to establishing a new, standalone location for retail manufacturing:

Policy UP-5.B: “encourage cost-effective development that promotes the wise use of resources”

Strategy UP-5.B-1: “promote development that results in an efficient use of energy and water through the revision and adaptation of codes, criteria, and procedures”

Statement of Compliance

CUDP-25-0015

After evaluation of the 2119 W Colorado Avenue Conditional Use, the application meets the review criteria.