



STAFF REPORT
4/7/2021

TO: Planning Commission

FROM: Luis Lopez, Development Services Director

SUBJECT: Pueblo Cannabis Project

- SPECIFICS:**
- a) Conditional Use Permit 336 proposes to convert an existing 3,400 square foot commercial building into a 1,500 square foot retail cannabis microbusiness and 1,900 square foot coffee shop with art gallery. The project entails façade renovations and a new parking lot and landscaping, with outdoor patio improvements on property located at 85-591 Grapefruit Boulevard.
 - b) Change of Zone No. 20-08 proposes to add the Retail Cannabis Overlay zone (RC) to the existing M-S (Manufacturing Service) Zone on a 13,000 square foot developed parcel located at the northwest corner of 3rd Street and Grapefruit Boulevard.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt the following resolution for the Pueblo Cannabis Project:

- 1) Resolution No. PC 2021-03 recommending to the City Council approval of Conditional Use Permit (CUP 336) and Change of Zone (CZ 20-08) to convert an existing 3,400 square foot commercial building into a 1,500 square foot retail cannabis microbusiness and 1,900 square foot coffee shop with art gallery. The project entails façade renovations and a new parking lot and landscaping, with outdoor patio improvements on property located at 85-591 Grapefruit Boulevard. Change of Zone (CZ 20-08) proposes to add the Retail Cannabis Overlay zone (RC) to the existing M-S (Manufacturing Service) Zone on a 13,000 square foot developed parcel located at the northwest corner of 3rd Street and Grapefruit Boulevard.

EXECUTIVE SUMMARY:

The Pueblo Cannabis Project is proposing to convert the existing building located at 85-591 Grapefruit Blvd into Pueblo Cannabis, a proposed 1,500 square foot indoor retail cannabis microbusiness. Pueblo Coffee will be the secondary on-site business and will utilize 1,900 square feet of indoor space and outdoor seating. The secondary uses will include temporary