



STAFF REPORT
6/23/2021

TO: Honorable Mayor and City Council Members

FROM: Luis Lopez, Development Services Director

SUBJECT: Ordinance No. 1181 approving Change of Zone No. 20-08 to add the R-C (Retail Cannabis Overlay) Zone 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. Pueblo Cannabis, Applicant (*2nd Reading*).

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance No. 1181 approving Change of Zone No. 20-08 to add the RC (Retail Cannabis) Overlay Zone to the existing M-S (Manufacturing Service) zone on property located at 85-591 Grapefruit Blvd.

BACKGROUND:

On May 26, 2021 the City Council introduced for first reading, by title only, Ordinance No. 1181 as part of the Pueblo Cannabis business and Art Gallery/Coffee Shop proposed for the existing building located at 85-591 Grapefruit Blvd. The Planning Commission reviewed the project and recommended to City Council approval of the zone change request on April 7, 2021.

DISCUSSION/ANALYSIS:

The City Council approved the Pueblo Cannabis dispensary and art gallery/coffee shop project on May 26, 2021. The applicant intends to convert the existing 3,400 square foot commercial building into a 1,500 square foot retail cannabis business 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.

ALTERNATIVES:

- 1) Adopt Ordinance No. 1181 approving Change of Zone No. 20-08.
- 2) Deny Ordinance No. 1181 with findings.
- 3) Continue this matter and provide staff with direction.

FISCAL IMPACT:

There are no fiscal impacts associated with this action in that it merely creates the proper zoning to allow the operation of a retail cannabis dispensary on the subject site, subject to the conditions of approval previously imposed on the business through Conditional Use Permit No. 336.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 above.

Attachment: Ordinance No. 1181 - 2nd Reading