

Venture Place

Project Description

The Venture Place project consists of a comprehensive seed to sale Cannabis Campus and a Food Court dining area to be serviced by a permanent structure and food trucks. The Cannabis Campus is part of a Project Development Agreement and City Cannabis Regulatory Permit which allows for delivery service, manufacturing facility, microbusiness, distribution hub, cultivation facility, and holding private events. The site plan also includes an office building that could be used for a dispensary if later allowed by the City. The food court/trucks will serve the local area and employees food services, and will occasionally be closed to the public for private events.

The Cannabis Campus includes 20 greenhouses with gross area ranging from 2,700 square feet to 3,600 square feet for a total gross greenhouse area of 71,100 square feet. A 1,350 square foot accessory building will support greenhouse operations and may be used as a temporary non-store front delivery and support for the temporary extraction containers during the first few phases. The phase two area of the greenhouse has the provision for up to six temporary extractor containers to be utilized until the first phase of the processing building is complete. In addition, there are two buildings roughly 80' by 225' each, plus additional thirty percent maximum mezzanine to be built in three phases with one being used for product processing from drying through finished product that does not include extraction. The second building is to be used for extraction through finished product packaging, distribution and delivery. The mezzanines in both buildings are to be used for offices and/or storage as needed. A third building of roughly 4,800 square feet plus a porch will initially be used for offices and non-storefront delivery, with the possibility that if an additional storefront permit is allowed in the City, it could be considered for a permit.

The Food Truck/Court is to be used to provide an eating option for the local area and the employees of the Cannabis Campus. It can be closed to the public for private events, which will include a mezzanine area for viewing a small temporary stage area. The area has provisions for a shuttle service stop to be used between local preferred hotels. A shared self-parking lot and valet parking will be used during private events that will be held on occasional evenings and weekends.

It is proposed that the Venture Place right of way could be vacated in part or all by the City to allow the area to be gated for better security as shown on the site plan.