

Conditional Use Permit (CUP)

Allow for Non-Profit
Medical Marijuana Dispensary

1985 W. Apache Trail, Suite #4



WHY ARE WE BACK?



TEXT AMENDMENT



CUP

WHY ARE WE BACK?



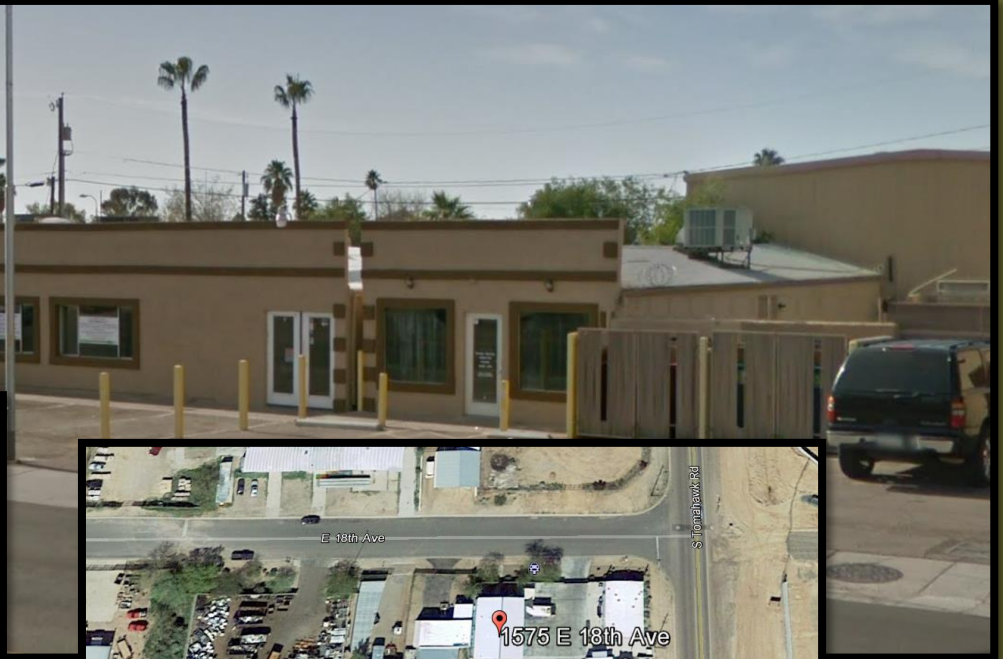
TEXT AMENDMENT



CUP

OTHER DISPENSARY APPROVALS

ORIGINAL NATURE'S WONDER



NEW
NATURE'S WONDER



LESSONS LEARNED:

- Don't put next to a park (kids & loitering)
- Want dispensaries in Commercial districts, not downtown.
- No issues with surrounding residential proximity

WHAT WAS APPROVED?



TEXT AMENDMENT

Opportunity for “do over” to include in items that weren’t in original ordinance.

- Separation to other dispensaries and sensitive uses;
- Eliminate zoning categories;
- Require spacing to parks; and
- Increased security requirements.

**RESULT: LIMITED LOCATIONS & STRICT
OPERATIONAL REQUIREMENTS**

WHAT ARE WE **NOT** DOING TONIGHT?



NOT: REZONING HEARING

NOT: Do we want Medical Marijuana in AJ?

NOT: Is this legal?

NOT: Do want think there is better location?

TONIGHT WE ARE... (medical marijuana criteria)



**DOES THIS COMPLY
W/ MEDICAL
MARIJUANA
CRITERIA?**



Separated from Sensitive Uses

**schools,
daycare,
churches,
recovery facilities**



Separated from medical marijuana uses



Correct Zoning Category



Compliant with Operational Requirements

**no pick-up windows,
no outdoor seating,
medicine is secure,
security cameras,
Authorization list filed with City.**



Signage does not include marijuana leaf



Site Complies with zoning, engineering, building & other City requirements

SEPARATION OF USES

750 feet to public or private school, business zoned day care, freestanding church, PARK, or drug and/or alcohol rehabilitation center.



EXCEEDS RQD SEPARATIONS

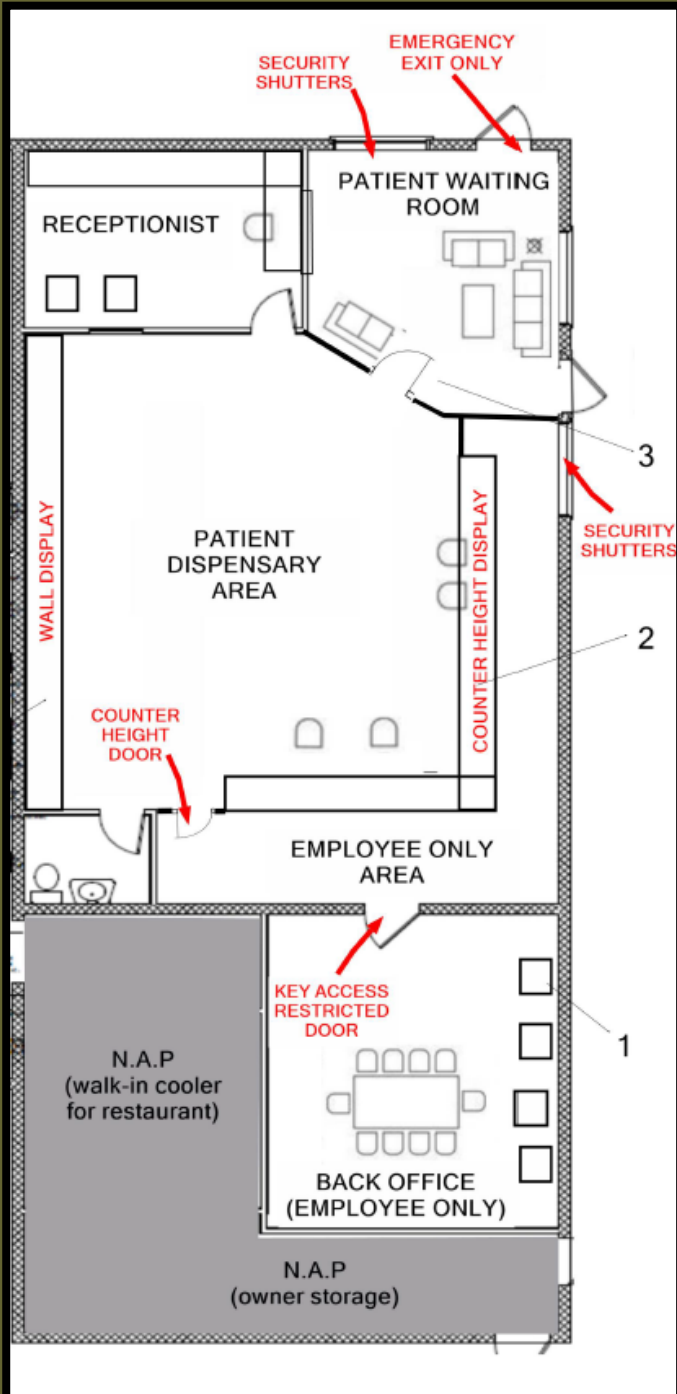


CONFORMANCE WITH GENERAL PLAN & CITY POLICIES:

- [illegible]

10

SECURITY PROVISIONS



SECURITY PLAN



- ✓ **Highly Regulated by DHS**
 - ✓ **Restricted Access to certain conditions**
 - ✓ **Not open to the Public**
 - ✓ **More difficult to obtain than cigarettes, alcohol, pharmaceutical opioids**
-
- DHS requires Operating & Security Plan
 - Fingerprinting / Security Clearance for Owners & Employees
 - Not open to public – need to be a qualified patient.
 - File security plan with City of AJ
 - File contact roster with City of AJ
 - No consumption allowed on property
-
- Security walk thru with Staff on May 10
 - Panic Buttons, Restricted Access Areas, Security Cameras

TONIGHT WE ARE... (use permit)



Adequate roadways, parking, public facilities to serve the use



No negative impacts arising from odor, dust, gas, noise, lighting, vibration, smoke, heat or glare.



Not contribute to deterioration or negative property values



Compatibility with surrounding uses



Conformance with General Plan & City Policies



Screening and buffering of uses



Unique nature of property.



**DOES THIS COMPLY
W/ USE PERMIT
CRITERIA?**

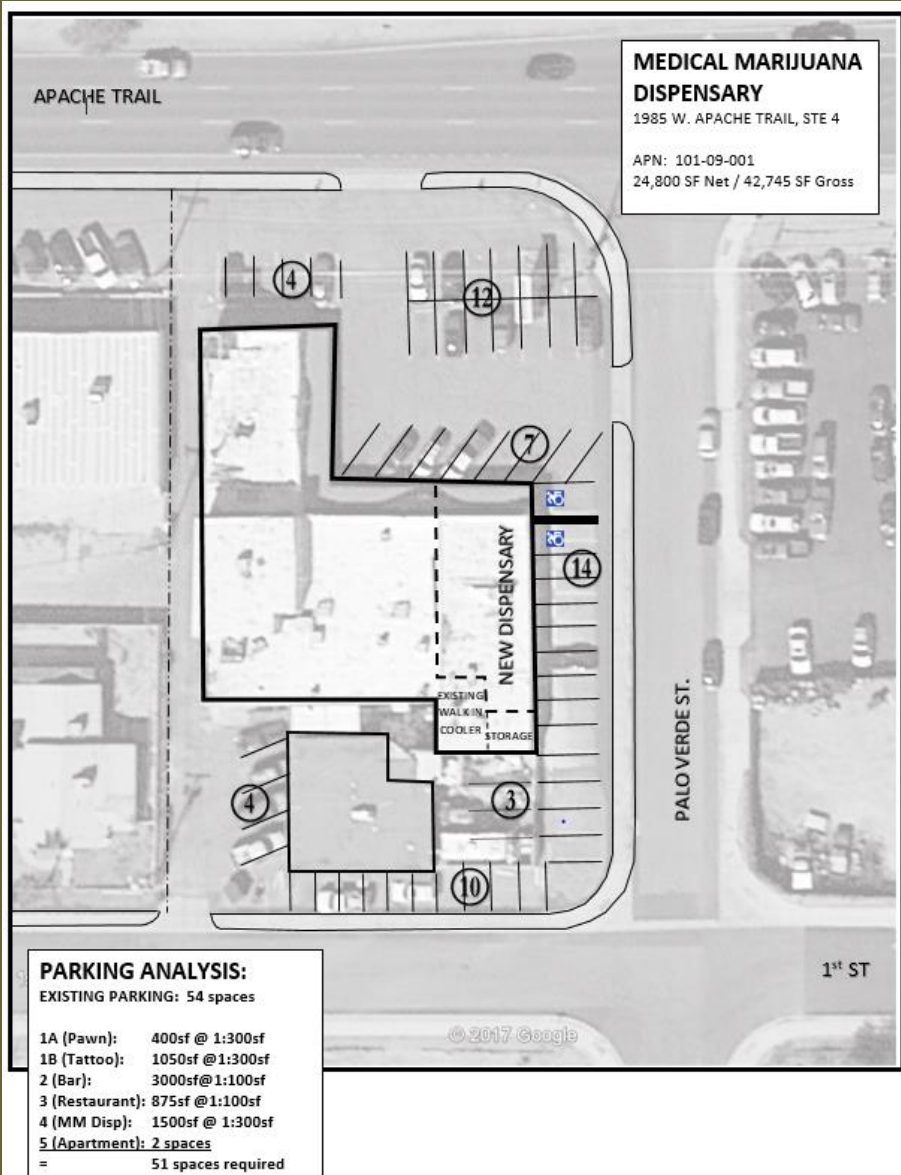
PALO VERDE PLAZA



RECENT IMPROVEMENTS TO PALO VERDE PLAZA

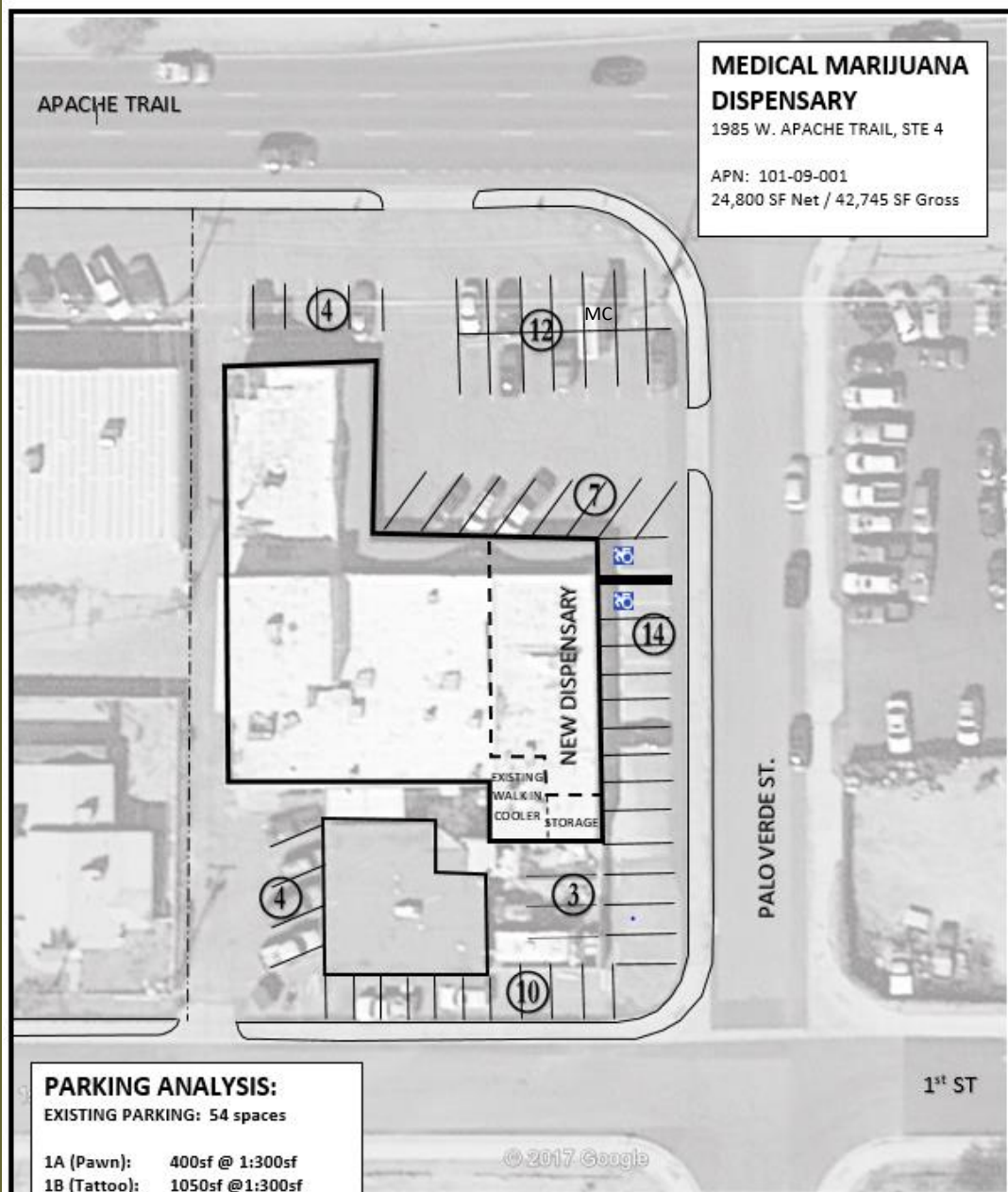
- FAÇADE UPGRADES
- NEW SIDEWALK, CURB & GUTTER
- FULLY LEASED EXCEPT SUITE #4
- NO IMPROVEMENTS ON EAST SIDE

ROADWAYS / PARKING



ROADWAYS / PARKING ADEQUATE:

- Adjacent to Apache Trail
- New sidewalks, curb & gutter
- Access to Site is available without need impacting residential area.
- Separated from residential areas by 1st Street
- Parking on all building sides
- No adjacent ROW improvements required.
- Parking impact is no different than if retail occupied space.



SITE PLAN

MEET ORDINANCE REQUIREMENT:

54 spaces provided

51 spaces required

DISPENSARY DOES NOT REQUIRE MORE PARKING THAN OTHER USES!

- Restaurant Uses (1:100sf)
- Retail Use: (1:300 sf)

Our average visitor time:
12-15minutes

Restaurant / Bar: 45min to 2 ½ hours

People only think about parking in front of building... majority of parking on side and rear.

PARKING SOLUTIONS:

1. Employee parking to rear.
2. Shift door to east side to encourage parking away from other tenants.
3. Signs on east to encourage parking.

SCREENING & BUFFERING



- RELOCATE ENTRANCE TO EAST SIDE
- ADD HANDICAP PARKING
- STUCCO & PAINT EAST BUILDING FACE
- ADD PLANTERS
- DESIGNATED PARKING ON EAST SIDE
- CAN ADD NO PARKING ON ADJACENT STREETS



NO NEIGHBORHOOD IMPACTS


NO NEGATIVE IMPACT ON NEIGHBORHOOD / COMMERCIAL PROPERTY VALUES:

- Use is similar to small medical practice;
- Impacts no different than having retail in space;
- Commercial vacancy have negative impact on surrounding community;
- Visit time averages 12-15 minutes significantly lower than restaurant / tattoo times in complex.
- Relocate entrance to east side
- Designate dispensary parking on east side
- **LESS IMPACT THAN IF A RESTAURANT / BAR WOULD BE IN THIS SUITE**
- No Loitering / Consumption allowed on property



COMPATABILITY WITH OTHER USES

lucky strikes apache junction



Lucky Strikes
4.2 ★★★★★ · 67 reviews
Sports Bar

Directions

SAVE NEARBY SEND TO YOUR PHONE SHARE

Bar games · Live performances · Happy hour drinks


West, 1985 Apache Trail, Apache Junction, AZ 85120
(480) 982-0753

Friday 8AM-2AM
Saturday 8AM-2AM
Sunday 8AM-2AM
Monday 8AM-2AM
Tuesday 8AM-2AM
Wednesday 8AM-2AM
Thursday 8AM-2AM

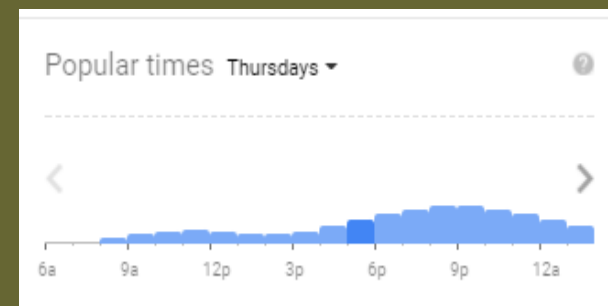
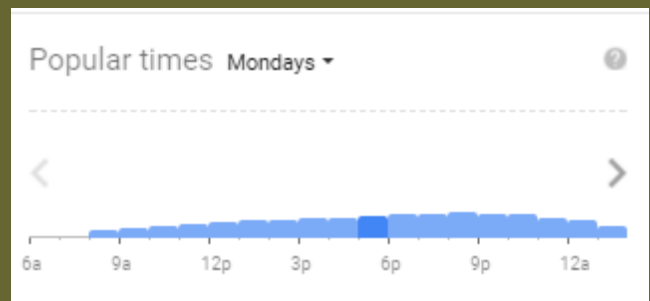
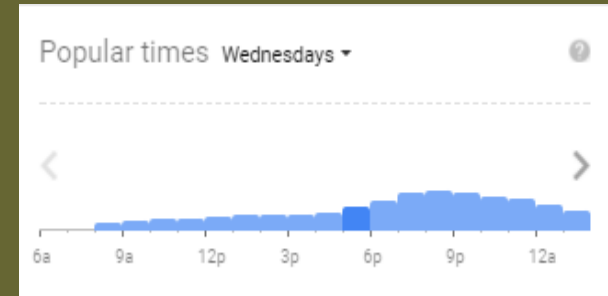
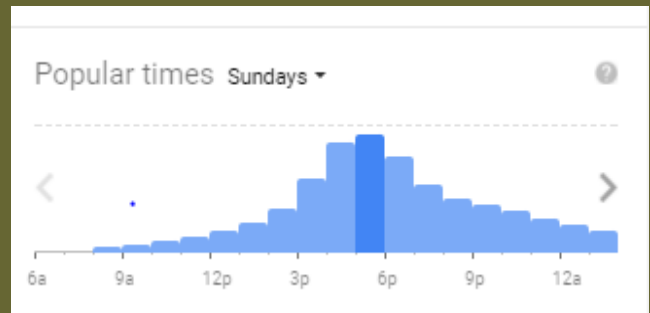
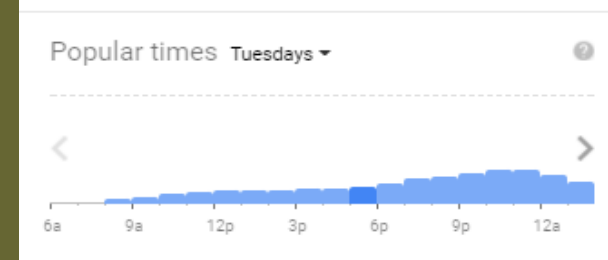
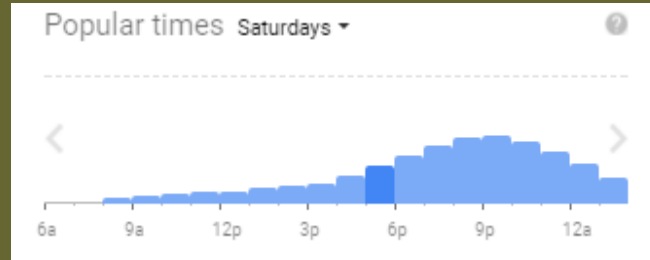
Suggest an edit
Add a label

Add missing information
Add website

Popular times **Fridays**



This bar chart shows the popularity of the venue on Fridays. The x-axis represents time from 6a to 12a. The y-axis represents popularity. The chart shows a low level of activity until approximately 4pm, followed by a steady increase in popularity, peaking around 10pm and then gradually declining.



Google Analytics about Lucky Strikes

- Busiest time as evening goes on;
- Busiest time is Sundays only after 5pm & Friday after 10pm

OTHER DISPENSARY APPROVALS

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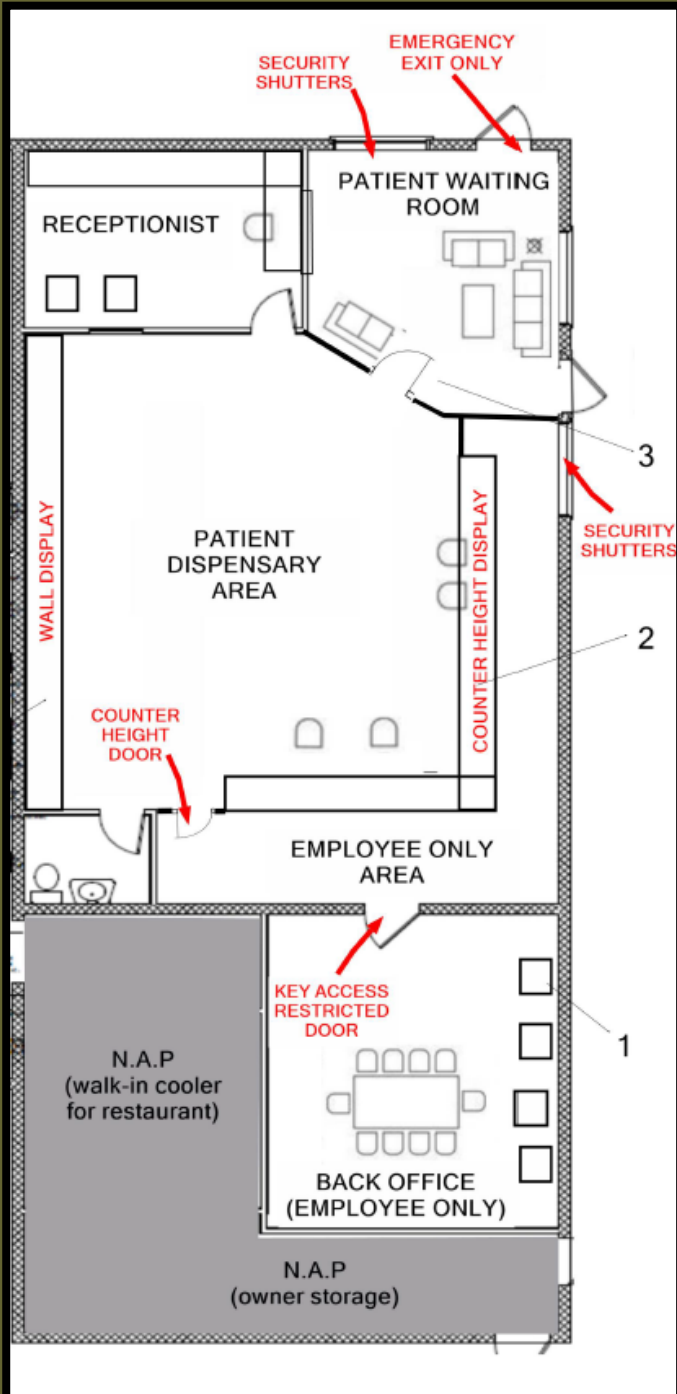
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SECURITY PROVISIONS



Odor Control Plan
Medical Marijuana Dispensary
1985 W. Apache Trail
Apache Junction, AZ

Property Owner:

Palo Verde Plaza LLC
500 N. Estrella Parkway #B2602
Goodyear, AZ 85338

Dispensary Owner / Operator:

SVACCHA LLC
324 E. Santa Cruz Dr.
Tempe, AZ 85282

Facility Information:

SVACCHA LLC, to be located at 1985 W. Apache Trail. The facility will be located within an existing retail shopping center, in suite 4. The suite is currently vacant. Previously, the suite was occupied by a retail truck accessory shop. Minor tenant improvements will be needed to the suite. Any changes that require a building permit will be reviewed and permitted through the Apache Junction Building Safety Division.

Process Description:

The facility will be used only for the dispensing of medical marijuana. No cultivation or infusion will occur within this property.

Identify Areas of Odor Producing Operations:

Within the dispensary areas, open product may be repackaged between larger containers to smaller, patient bottles and bags. There will be no kitchen or infusion facilities on site.

Describe the Types of Odor Control Practices:

Best industry practices will be performed on a predetermined schedule as described by the manufacturer of the equipment. Staff will be trained per manufacturer specifications to operate the equipment, and understand what to do when a malfunction occurs. Maintenance schedules preparation and continuing updating will be an integral part of staff training.

Identify the Components of the Odor Control Systems:

Suite 4 air conditioning and ventilation systems are completely independent from other suites within the building. In addition, the suite is completely separated from the adjacent suite with a fire wall that extends from the floor to the roof.

The building will be equipped with systems manufactured by Active Air, model: ACDF10, 120v/1ph, 2.07 amps. The charcoal carbon filters are manufactured by Phat Filter, model: IGSPF396 with an air flow rating of 760 cfm. All recirculating fans installed which are replaced every 3 months.

Staff will be trained and have a system log to replace filters on schedule, and report same in the system maintenance log. Intake and exhaust locations will be determined during building plan review.

Engineering Controls:

The system will be designed by a registered professional engineer, reviewed by the City of Apache Junction Building Safety Division, if required, prior to installation. The engineer will use the Adopted Code of 2012 IMC for compliance.

Modification of Facility or Process:

SVACCHA will notify the City of Apache Junction Planning and Development Department when equipment or processes of maintenance are modified.

NO NOISE / SMELL



NO NEGATIVE IMPACTS ARISING FROM EMISION OF ODOR, DUST, GAS, NOISE, LIGHTING, VIBRATION, SMOKE, HEAT, GLARE:

- Remodeling work will be conducted indoors;
- Any lighting installed outside will be dark sky compliant;
- Odor Plan filed with CUP Application;
- Independent Ventilation System;
- Charcoal filtration systems (PHAT Filter);
- System to be reviewed and approved by Building Safety during plan review.

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Compliant with Operational Requirements
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security cameras,
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Signage does not include Marijuana leaf



Site Complies with Zoning, engineering,
building & other City Requirements

ARIZONA MEDICAL MARIJUANA ACT



MEDICAL MARIJUANA IS LEGAL.

Voter Approved / State Regulated /
Courts Agree

DHS awarded SVACCHA a certificate

- By regulating and providing for it, you prevent individuals from growing.
- Improved Access for Apache Junction patients
- Opioid / Prescription Painkillers / Drug Abuse epidemic
- AJ is a commuter town. This will enable residents ability to safely purchase medical marijuana before and after work.
- Located in a safe, convenient location near home.
- Sales tax revenue to City.

IS THIS A PUBLIC SAFETY PROBLEM?



- ✓ **Highly Regulated by DHS**
 - ✓ **Restricted Access to certain conditions**
 - ✓ **Not open to the Public**
 - ✓ **More difficult to obtain than cigarettes, alcohol, pharmaceutical opioids**
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OUTREACH



ZONING STRATEGIES LLC

jenifercorey@zoning-strategies.com
10220 S. 51st Street, Suite 1, Phoenix, AZ 85044 / 480.628.1499

April 14, 2017

RE: 1985
Prop



ZONING STRATEGIES LLC

jenifercorey@zoning-strategies.com
10220 S. 51st Street, Suite 1, Phoenix, AZ 85044 / 480.628.1499

Dear Neighbor

August 3, 2017

Our firm rep
Apache Jun
within an ex
Trail and Pa

RE: 1985 W. Apache Trail
Proposed Medical Marijuana Dispensary

We are host
Tuesday M
Junction, A

Dear Neighbor,

You are wel

The propos
parlor. The
install signifi

Thank you for your continued interest in our project for a Medical Marijuana Dispensary to be located within an existing retail center at 1985 W. Apache Trail, located at the southwest corner of Apache Trail and Palo Verde Dr. As a follow up from our May 2nd, 2017 neighbor meeting, we would like to meet with you again to discuss our progress on this development. At the last meeting, we took questions and heard your concerns regarding the proposed use. We've taken your input from that meeting and incorporated these suggestions into the project design.

I would be h
proposal. Ye
zoning-strategies.com

Please join us for a follow-up neighborhood meeting to discuss our Conditional Use Permit proposal on Tuesday August 15th, 2017 at 6 pm at the VFW Post 9399, located at 133 N. Saguaro Dr. Apache Junction, AZ 85120.

Sincerely,

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at (480) 628-1499 or by email at: jenifercorey@zoning-strategies.com.

Jenifer Cor

Sincerely,

Jenifer Corey

April 14: 1st neighbor letter sent;

May 2: Neighbor Meeting;

May 10: Security Walk thru with Police, Fire & Planning;

May 10: Meet & Greet other business owners;

July 11: Met with Chamber of Commerce;

August 3: 2nd neighbor letter sent;

August 4: City Notice letter sent / Property Posting

August 15: 2nd Neighbor Meeting.

- Increased notice area from 300 to 600+ feet (101 letters per mailing sent).
- 2nd neighborhood meeting (not required)
- Worked with Lucky Strikes to address their concerns on security cameras/ lighting/ rotated our building entrance to east side

- ✓ Voters approved AMMA in 2011 established that medical marijuana is medicine
- ✓ Restricted use – not open to the public
- ✓ Increased security plan required which allows additional input by Police Chief
- ✓ Does not negatively impact existing dispensary or cultivation entitlements;
- ✓ Improving Patient Access
- ✓ Competition benefits patients & community
- ✓ No negative impacts to center or neighborhood.
- ✓ Ideally located site – maximizes separation to sensitive uses.
- ✓ Exceeds all required medical marijuana criteria.
- ✓ Complies with all use permit standards.

PATIENT ACCESS



Conditional Use Permit (CUP)

Allow for Non-Profit Medical Marijuana
Dispensary at
1985 W. Apache Trail, Suite #4



HOURS OF OPERATION

8am-10pm

Walgreens Pharmacy Hours:

	Open	Close
11545 E. Apache Trail	8 am	8 pm
55 W. Apache Trail	6 am	Midnight
9230 E. Main Street (Ellsworth)	9 am	9 pm
1158 S. Crismon (Southern)	9 am	9 pm
9253 E. Guadalupe (Ellsworth)	8 am	10 pm

CVS Pharmacy Hours:

325 W. Apache Trail	8 am	10 pm
9950 E. Guadalupe (Crismon)	8 am	10 pm

- What is benefit of restricting hours?
- Consistent with Pharmacy Hours;
- Allows for deliveries to be completed;
- Restricting to 8pm close would give others unfair advantage since they do not have that stipulation;
- Later hours increases building safety
- Security Plan will be in place with Police Department