



Pre-Application Conference **Medical Marijuana Dispensary and Cultivation**

Planning and Community Development Department
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In 2010, the voter's of Arizona approved Proposition 203 which authorized marijuana to be used for specific medical purposes in the State of Arizona. Because of this action, cities and counties were authorized to draft land use rules to regulate the location and characteristics of Medical Marijuana Dispensaries and Medical Marijuana Cultivation Facilities. This supplement indicates specific information which should be submitted with the pre-application conference submittal so that staff is able to provide relevant and accurate comment and direction.

Medical Marijuana Use Pre-Application Conference Submittal Requirements:

All documents shall be folded to 9" x 12" (maximum) size and be sized to provide sufficient clarity of detail.

Project Description (6 copies)

This item should provide a written description which discusses the general nature of the project along with information regarding how the proposal relates to any surrounding development and to the subject site. The Project Description may contain both text and graphics and should provide all information necessary to allow for a thorough understanding of the proposed activity. Include any specific questions regarding the project for staff comment.

- General discussion/background of project including:
 - Hours of operation
 - Number of patients at any one time; expected number of daily patients
 - Capacity of waiting area
 - Air/odor filtration methods
 - Refuse disposal methods
 - Describe business operation policy with regard to where product is stored, sold, and how on-premise use of the product will be prevented.
- Discussion of anticipated security plan/measures including
 - The use of on-premise security personnel;
 - Transportation security measures;
 - Secured entrances
 - Cameras and video retention plans
 - Other proposed security techniques
- Pertinent questions for staff comment

Context Plan (6 full sized copies and 1 8½"x11' copy)

The context plan is intended to demonstrate the relationship between the subject site and adjacent developments or properties and to show existing and/or proposed land use, zoning, streets, infrastructure, site conditions, etc.

- Provide an aerial photo that shows the subject site and surrounding properties
- Label adjacent street names and adjacent improvements
- Label zoning (current and proposed, if applicable) for the subject site and surrounding properties
- Identify the number of parking spaces available on-site and the adjacent uses.

- Provide color photographs of subject site and surrounding improvements and show photo reference numbers on the context plan. Photos should identify existing conditions on-site as well as existing conditions on adjacent properties.

Conceptual Floor Plan (6 full sized copies and 1 8½” x11” copy)

The conceptual floor plan shall show the proposed layout of the facility including entries, security doors, storage areas, offices, waiting areas, and medicine rooms.

Distance / Separation Exhibit (6 full sized copies and 1 8½” x11” copy)

Because dispensaries and cultivation sites are required to be certain distances from incompatible or sensitive uses, provide an exhibit (an aerial photograph is acceptable) notating distance to the sensitive use. Distances are measured in a straight line from exterior unit wall to property line without regard to political boundary. The following separation requirements apply:

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| ▪ | Residentially Zoned Property: | 500 feet |
| ▪ | Public/Private or Charter School: | 1000 feet |
| ▪ | Day Care, Pre-Schools: | 1000 feet* |
| ▪ | Adult Uses, Taverns, Bars,
Retail Liquor Stores, Substance
Abuse Treatment Centers | 1000 feet* |
| ▪ | Medical Marijuana Dispensary or
Cultivation Facility | 2,640 feet* |

*If the listed use is within a multi-tenant building, the separation distance is measured to the unit's wall.