

## **BACKGROUND**

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### Context

The Saguaro Sky medical marijuana dispensary is proposing to locate within an existing 1,580 square foot in-line suite located in the Peoria Crossings commercial shopping center at 9240 W. Northern Avenue. (Exhibit A)

### General Plan

The subject property is designated Community Commercial on the General Plan Land Use Map. The Community Commercial land use designation denotes areas where commercial development that is more intense than that of neighborhood commercial areas may take place in the form of large-scale retail buildings and shopping centers that serve a market radius of generally 3 - 5 miles.

### Zoning

The site is zoned Peoria Crossings Planned Area Development (PAD). The PAD district is intended to provide a tailored list of uses such as restaurant, retail, and office uses that align and support the nature of the surrounding area. (Exhibit B)

### Adjacent Uses and Zoning

Table 1 summarizes the existing land use, General Plan designation and zoning for the surrounding areas.

**Table 1 – Existing Land Use, General Plan, and Current Zoning**

	<b>EXISTING LAND USE</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>
<b>Subject Property</b>	<b>Vacant Commercial in-line suite</b>	<b>Community Commercial</b>	<b>Peoria Crossings Planned Area Development</b>
North	Salt River Project power line corridor, then light industrial warehouse	Park / Open Space, then Community Commercial	Planned Light Industrial (PI-1)
South	Northern Avenue, then vacant agricultural land	Corporate Commerce Center (City of Glendale)	Agricultural (A-1) (City of Glendale)
East	91 <sup>st</sup> Avenue, then gas station	Low Density Residential	Intermediate Commercial (C-2)
West	Commercial businesses, then Loop 101 highway	Community Commercial	Peoria Crossings (PAD), then Intermediate Commercial (C-2)

### Other Related Policies and Project History

A previous medical marijuana dispensary received approval to operate at this location in February, 2013. The applicant did not move forward with building permits at this site, and the approved Conditional Use Permit (CUP) expired in August, 2014, eighteen months after approval. The site is still suitable for a medical marijuana use today.

### State Regulations

Proposition 203 was passed on November 2, 2010 authorizing the use, sale, and cultivation of medical marijuana in Arizona. Prop 203 also authorized cities the ability to enact reasonable zoning regulations that limit the use of land for registered non-profit medical marijuana dispensaries and cultivation. The Arizona Department of Health Services (ADHS) is the agency responsible for the adoption and enforcement of the regulatory system currently used for the distribution of medical marijuana, including the system used for registering qualifying patients, designated caregivers, non-profit dispensary/cultivation sites, and dispensary/cultivation agents.

The Medical Marijuana Act went into effect on April 14, 2011. Applications for a dispensary registration certificate were not accepted until May, 2012. The total number of certificates authorized was based on the number of pharmacies within the State. For every ten (10) licensed pharmacies, one (1) medical marijuana dispensary was allowed. This equated to one-hundred twenty-six (126) possible certifications/dispensaries. In an effort to ensure patient access throughout the State, ADHS limited the number of registered dispensaries according to geographic regions referred to as Community Health Analysis Areas (CHAA). One dispensary was permitted within each CHAA (Exhibit C). A random selection process was used if more than one (1) application was received for a CHAA.

The City of Peoria currently lies within three (3) different CHAAs: #38 Maricopa Co. N, #39 Wickenburg, and #41 Peoria. The CHAA referred to as #41 Peoria contains a majority of the City and currently has a medical marijuana dispensary operating west of the southwest corner of 91<sup>st</sup> Avenue and Peoria Avenue (Exhibit D). This dispensary received approval for a Conditional Use Permit through the Planning and Zoning Commission on April 18, 2013. This has been the only operating medical marijuana dispensary within the City limits to date.

For the first time since the initial calculation, the number of pharmacies within the State has been re-evaluated and there are now thirty one (31) dispensary registration certificates available. ADHS was accepting applications between July 18-29, 2016. The CHAAs will remain as-is and the disbursement of the dispensaries within the CHAAs will be based on the areas with the most registered patients. The CHAA referred to as #41 Peoria is currently ranked number seven (7) on the priority list for another dispensary (Exhibit E).

### **APPLICANT'S PROPOSAL**

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#### Goal/Purpose of Request (Exhibits F-J)

The center is located at the northwest corner of 91<sup>st</sup> Avenue and Northern Avenue. The subject suite is approximately 1,580 square feet and located towards the eastern edge of the overall center, which is approximately 70 acres in size. The applicant is requesting the approval of a Conditional Use Permit (CUP) to allow a medical marijuana

dispensary.

The applicant is proposing to operate daily from 8:00 a.m. to 9:00 p.m. It is expected that a minimum of three employees will be on site at a time to assist patients, while in the future; up to 10 employees may be on the premises depending on patient demand. With maximum staffing, up to five patients could be served at any one time. The applicant is expecting to see about 100 customers per day. At maximum capacity, up to 10 patients may be in the medicine dispensing area at one time and 30 persons within the lobby waiting area. Patients cannot access the dispensing room until verified through the Arizona Department of Health Services (AZDHS). Only one patient for every Dispensary Agent (employee) will be allowed. Non-cardholders will not be granted access to the dispensing room or be able to purchase items.

A professionally trained security guard will be on-premise during all hours of operation. A third-party security company shall monitor the alarm system 24 hours a day and have direct communication lines to ownership personnel. Panic buttons will be strategically placed for employees in case of emergency. The security guard will also have a direct line of communication with the security system monitoring company. Approximately thirteen indoor and outdoor cameras will capture high-resolution video of the premise 24 hours a day. All video footage will be stored for at least 60 days in accordance with local ordinance.

A large carbon filter will be placed in the Safe Room near recirculating fans filtering the air for particulates and odor. The ambient air outside of the Safe Room circulating throughout the building will have a closed system air conditioner also filtering the air for particulates and odor while maintaining the building's air temperatures. There shall be no emission of dust, fumes, vapors or odors into the environment from the premise. "No Medicating" signs will be posted on site and security personnel will monitor this with a zero tolerance policy. Any waste/expired marijuana will be stored indoors in a secured and locked location inside the Safe Room. The company will recycle all plant material waste by shredding the plant materials into small half inch pieces and composting on premises or composting in area landscapes or local farms. Pickup and disposal of waste material will be in accordance with AZDHS rules.

Marijuana will be stored in locked cases and behind patient counters during business hours. After hours, Marijuana products will be stored in the designated Safe Room that is lined with a heavy duty DEA Cage. The Safe Room and Inventory Cage will have high security entry requirements, self-closing and self-locking door, panels that sit flush to the floor, heavy-duty hardware, and will be only accessible by limited personnel. Marijuana consumption will not be allowed in suite, on site, or in vehicles on the premises.

Transportation security measures will consist of discreet packaging for all products and the products will not be openly visible to the public. On-site security personnel will escort all delivery people to and from their vehicles. All transporting vehicles must not have any advertising and/or marijuana related images associated with it according to

AZDHS regulations. Transport vehicle will travel directly between destinations without making any unnecessary stops and a printed Trip Manifest will be onboard with the transporter at all times.

The business entrance and all exterior window areas shall be illuminated during evening hours and shall comply with the City's lighting standards regarding fixture type, wattage, illuminating levels, and shielding. Exterior entry point doors (one in front and one in back) will use commercial grade doors with non-residential locks. Conspicuous cameras will be placed to encourage people to not attempt access. The restricted access area doors (back door, dispensing room door, manager's office door, employee office door, and DEA Cage door) will be locked at all times with a spring loaded hinge to ensure it closes behind persons as they enter or leave the secured area. Access will only be granted with a smart lock system and signage will be displayed on the door indicating that members of the public are not allowed unescorted access.

**Development Information**

- |                 |                                 |
|-----------------|---------------------------------|
| • Existing Use: | Vacant commercial in-line suite |
| • Proposed Use  | Medical Marijuana Dispensary    |
| • Suite Size:   | 1,580 square feet               |

**DISCUSSION AND ANALYSIS**

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**Applicability**

The subject property is zoned Peoria Crossings PAD. The PAD zoning district allows a medical marijuana dispensary through the issuance of a Conditional Use Permit, subject to limitations.

Article 14-9-5-K of the Zoning Ordinance provides the following limitations on medical marijuana dispensaries. Staff responses are in *italics*.

1. Vehicular access into the center or site containing the dispensary shall be from an arterial roadway.

*The dispensary can be accessed from 91<sup>st</sup> Avenue or Northern Avenue.*

2. The use shall not be located within 2,640-feet of another Medical Marijuana Dispensary or Medical Marijuana Manufacturing or Cultivation Facility.

*The closest location, Arizona Natural Selections, is over 2,640 feet away.*

3. The use shall not be located within 1,000-feet of the property line of Day-Care Facilities, Pre-Schools, Public/Charter or Private Schools.

*The closest location, Raymond S. Kellis High School, is over 1,000 feet away.*

4. The use shall not be located within 1,000-feet of a Retail Liquor Store; Tavern, Bar or Lounge; Adult Use; Substance Abuse Treatment Centers; or State Local Alcohol Reception Center.

*The area surrounding the proposed location does not contain any of these uses.*

5. The use shall not be located within 500-feet of the property line of a residentially-zoned property.

*The closest location, a vacant residentially-zoned parcel located in the City of Glendale, is over 500 feet away.*

6. The product offered for retail sales to Medical Marijuana Cardholders shall be inaccessible to the public entering the Medical Marijuana Dispensary. All product provided for retail sales shall be located behind a counter staffed by a Nonprofit Medical Marijuana Dispensary Agent as defined by A.R.S. § 36- 2801. et. seq.

*Saguaro Sky will only sell product to Medical Marijuana Cardholders that are inaccessible to the public and placed behind a counter staffed with a Dispensary Agent.*

7. The Dispensary shall have operating hours not earlier than 8:00 a.m. and not later than 9:00 p.m.

*The hours of operation will be daily from 8:00 a.m. to 9:00 p.m.*

8. The Cultivation of Marijuana is prohibited.

*No on-site cultivation will be done.*

9. Delivery services are prohibited.

*Saguaro Sky will not be making any deliveries.*

10. Drive-through services and sales are prohibited.

*The in-line suite does not have a drive-through window.*

11. Alcoholic beverages shall not be sold, stored, distributed or consumed on the premises.

*No alcoholic beverages will be sold.*

12. The Dispensary shall not have outdoor seating areas, but shall have adequate indoor seating to prevent outside loitering.

*Saguaro Sky will have seating for up to 30 patients in the lobby.*

13. The business entrance and all window areas shall be illuminated during evening hours and shall comply with the City's lighting standards regarding fixture type, wattage, illumination levels, shielding etc.

*Saguaro Sky will utilize lighting in line with City standards.*

14. The windows and/or entrances shall not be obstructed and must maintain a clear view into the premises during business hours.

*The applicant will leave the windows clear of obstruction, and keep all entrances well-lit with conspicuous security measures, including security camera, locking doors, a security guard, and remote monitoring.*

15. The use shall provide a plan to ensure that no consumption of Marijuana or any product containing Marijuana occurs on the premises of a Medical Marijuana Dispensary.

*Marijuana consumption will not be allowed in suite, on site, or in vehicles on the premises. "No Medicating" signs will be posted on site and security personnel will monitor this with a zero tolerance policy.*

16. Tenant improvement plan shall ensure that ventilation, air filtration, building and design standards are compatible with adjacent uses and the requirements of adopted building codes.

*The applicant will utilize all proper ventilation, air filtration, and building design according to the building codes adopted by the City of Peoria.*

Section 14-39-12 of the Zoning Ordinance outlines the applicable criteria for evaluating Conditional Use Permits. In general, the purpose of a CUP is to mitigate any identified negative impacts on the surrounding neighborhood that may result from a specific use, and provide controls to ensure maximum compatibility between nearby land uses.

#### Compatibility With Surrounding Land Uses

The proposal meets all distances separations required for a medical marijuana dispensary, including schools, day care centers, bars, taverns, liquor stores, substance abuse treatment centers, and residentially-zoned properties. (Exhibit K) A list of all businesses located within 1,000 feet has also been provided. (Exhibit L)

A second dispensary in the City creates an opportunity to better serve the citizens requiring this service. The AZDHS lists Peoria as the 7<sup>th</sup> highest area of need for cardholders. This proposal also will utilize the vacant suite within an existing commercial center that has seen new invest recently. Moreover, the use will have

access to an adequate supply of parking at the center. Staff does not anticipate any negative impacts that would affect adjoining or nearby uses as a result of this request.

If any issues arise regarding the operation of the business, Section 14-39-12.I of the Zoning Ordinance provides the Planning Manager with continuing jurisdiction over all Conditional Use Permits. This means that a permit may be revoked, modified, or suspended should any of the following occur:

- a. The permit was obtained by fraud or misrepresentation;
- b. The use authorized by the CUP has been exercised in violation of the conditions of approval.
- c. A change in circumstances where the following has occurred:
  1. Impacts from the approved CUP to neighboring properties; and
  2. Changes in aesthetic or environmental impacts such as noise, odors, or pollution.
- d. The use authorized by the CUP is operated in a manner that constitutes a nuisance to neighboring property owners, adjacent neighborhoods, or the City; or is exercised in a manner that is detrimental to the public health, welfare or safety.

## **COMMUNITY INVOLVEMENT**

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### *Outreach Requirements*

The application was properly noticed pursuant to Section 14-39-6 of the Peoria Zoning Ordinance, which includes notification to all property owners within 600 feet of the site and registered HOA's within one (1) mile, posting a sign on the site, and placing an ad in the Peoria Times at least 15 days prior to the Public Hearing.

### *Support / Opposition*

At the time of this writing, one email of opposition (Exhibit M) was received six (6) weeks after the initial application submittal. The email was sent by a neighboring property owner within the Peoria Crossings commercial shopping center who did not agree that the proposed dispensary fit within the context of a retail development with family style restaurants.

### *Proposition 207 Waiver*

The voters of Arizona approved Proposition 207, which among other things requires municipalities to compensate property owners for actions which have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement which waives the applicant's rights to future Proposition 207 claims against the City. Accordingly, the applicant has furnished a signed and notarized Proposition 207 Waiver.

## **STAFF RECOMMENDATION**

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Based on the following findings:



1. The request is consistent with the City of Peoria Zoning Ordinance and compatible with the uses in the surrounding area;
2. The proposal meets the Conditional Use Permit standards and complies with the use limitations for a Medical Marijuana Dispensary;
3. The application has been reviewed and approved by the Peoria Police Department;
4. The use will be located and will operate in a manner that protects the adjacent properties and businesses from nuisances and is consistent with a retail/service character of the area;
5. The use, in conjunction with the conditions of approval, will operate in a manner that will not negatively impact the adjoining uses; and,
6. The applicant/owner has submitted a signed and notarized a Proposition 207 waiver, which will be recorded with the conditions outlined below.

Staff recommends that the Planning and Zoning Commission take the following action:

**Approve the applicant's request for a Conditional Use Permit under Case CU16-0012, subject to the following conditions:**

1. The use shall substantially conform to the Project Narrative (Exhibit F), Security Management Narrative (Exhibit G), Security Plan (Exhibit H), and Floor Plan (Exhibit J) as contained in the staff report to the Planning & Zoning Commission dated September 29, 2016;
2. The applicant shall secure any necessary security system and/or alarm system permits from the Peoria Police Department;
3. The use shall fully comply with all state and local laws and Arizona Department of Health Services regulations pertaining to medical marijuana dispensaries;
4. The applicant shall post a no loitering sign on all sides of the suite;
5. Any expansion of the use, or material modification of the tenant suite shall require an amendment to the Conditional Use Permit; and,
6. In accordance with Section 14-39-12.B.5 of the Peoria Zoning Ordinance (1977 Edition), the Conditional Use Permit will expire on 3/29/2018 if the use has not began operating or a building permit has not been obtained.

**REPORT PREPARED BY**

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Randy Proch



Planner  
623-773-5164  
randy.proch@peoriaaz.gov

**ATTACHMENTS:**

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Exhibit A	Vicinity Map
Exhibit B	Zoning Map
Exhibit C	CHAA Map
Exhibit D	Current Dispensary
Exhibit E	CHAA Priority List
Exhibit F	Project Narrative
Exhibit G	Security Management Narrative
Exhibit H	Security Plan
Exhibit I	Site Plan
Exhibit J	Floor Plan
Exhibit K	Distance Separation Exhibit
Exhibit L	1,000 Foot Use List
Exhibit M	Email of Opposition

## CU16-0015 Vicinity Map



### CU16-0015 Saguaro Sky Medical Marijuana Dispensary

Applicant: Andy Workman

Request: The applicant is requesting a Conditional Use Permit for a medical marijuana dispensary.

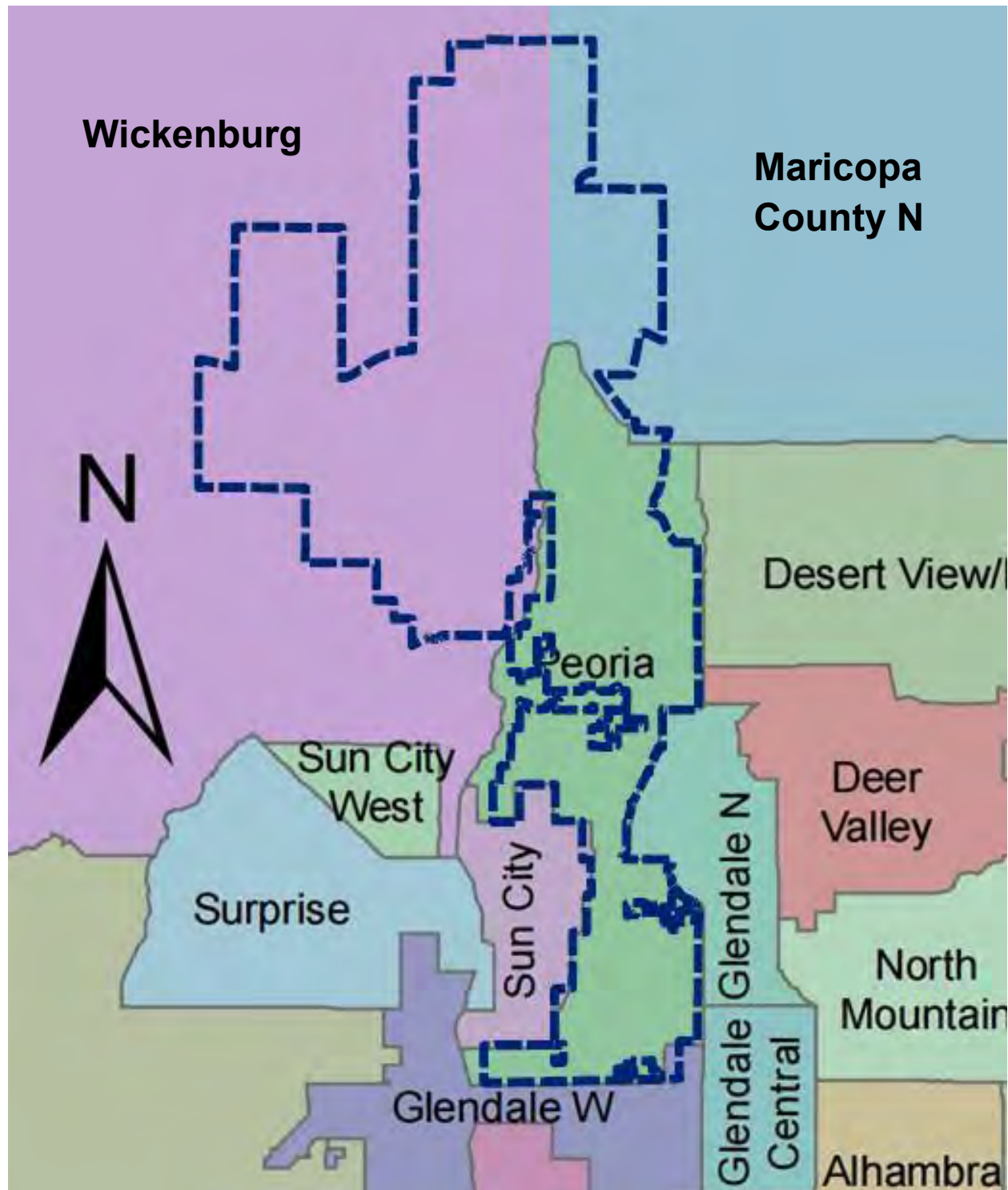
Location: West of the northwest corner of 91st Avenue and Northern Avenue.

### Exhibit A



Not to Scale

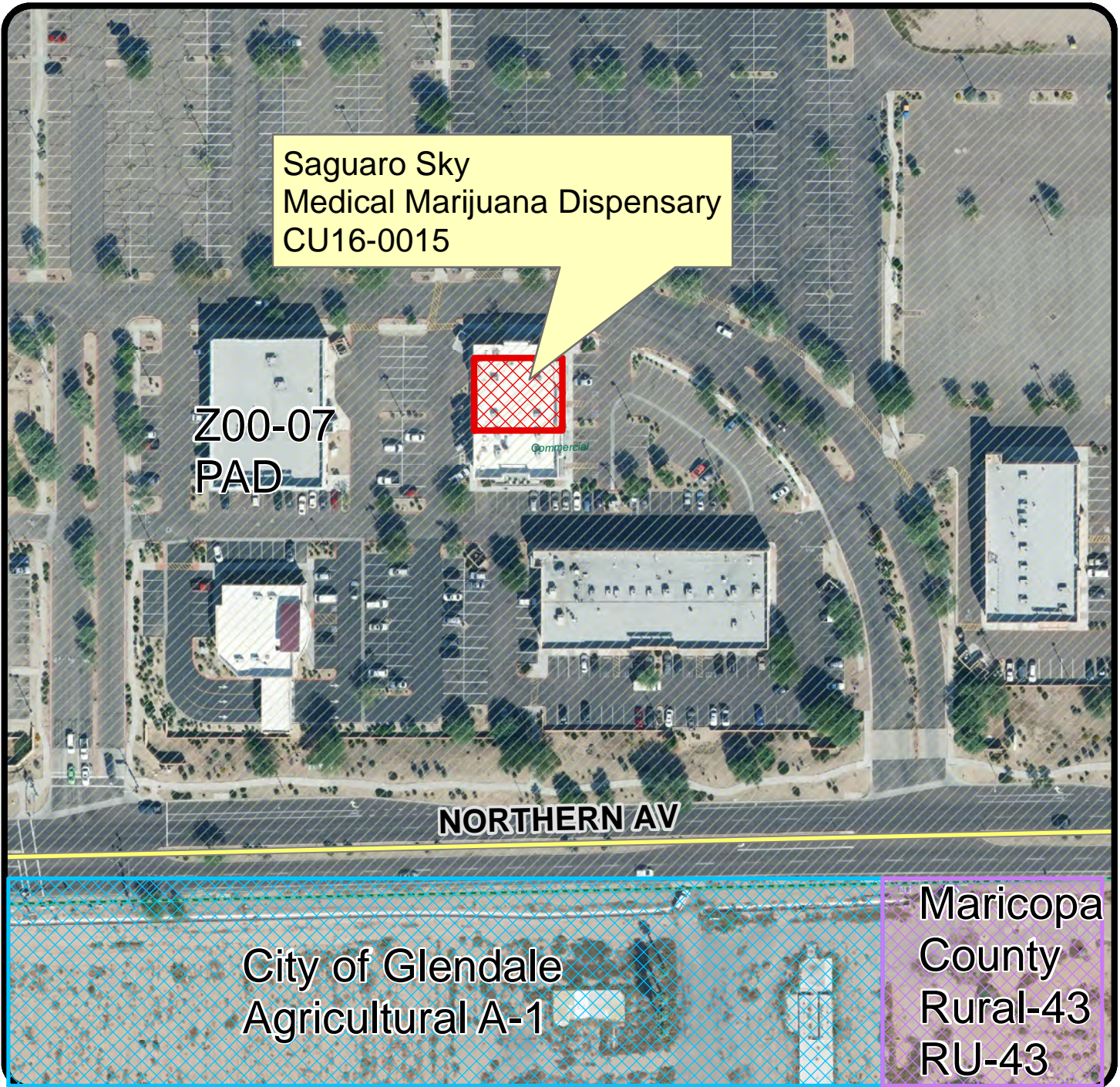
## Community Health Analysis Areas



— — — Peoria City Limits



## CU16-0015 Zoning Map



### CU16-0015 Saguaro Sky Medical Marijuana Dispensary

Applicant: Andy Workman

Request: The applicant is requesting a Conditional Use Permit for a medical marijuana dispensary.

Location: West of the northwest corner of 91st Avenue and Northern Avenue.

### Exhibit B



Not to Scale





Current Peoria Dispensary Location

Arizona Natural Selections



# ARIZONA DEPARTMENT OF HEALTH SERVICES

LICENSING

June 16, 2016

## Top 31 CHAAs prioritized under [R9-17-303\(B\)\(2\)](#)

Rank	CHAA	CHAA ID
1	Paradise Valley Village	46
2	North Mountain	52
3	Deer Valley	44
4	Chandler SE	80
5	Scottsdale N	40
6	Camelback East	56
7	Peoria	41
8	Gilbert E	77
9	Mesa E	65
10	Scottsdale S	58
11	Surprise	47
12	Tanque Verde	106
13	Tucson NE	105
14	Tempe N	68
15	Mesa W	69
16	Tempe S	74
17	Maryvale	60
18	Alhambra	59
19	Yavapai Co. NE	26
20	Superior/Kearny	93
21	Chandler NW	79
22	Tucson E Central	109
23	South Mountain	71
24	Glendale N	45
25	Desert View/North Gateway	42
26	Mesa Central	70
27	Ahwatukee Foothills	78
28	Maricopa Co. W	51
29	Lake Havasu City	8
30	Mesa S	73
31	Apache Junction	92

Douglas A. Ducey | Governor    Cara M. Christ, MD, MS | Director

## Narrative

The purpose of this application is to receive a Conditional Use Permit (CUP) to operate a Medical Marijuana Dispensary in a single suite within a fully occupied Free Standing Pad Building. The proposed suite is 1,580 gross square feet and located in the Peoria Crossings Planned Area Development zoning district. The entire pad building is 7,900 gross square feet and there are currently four other tenants operating in the adjacent suites. Current tenants within the PAD Building from south to north are Streets of New York Pizza Restaurant, State Farm Insurance Company, Tuxedo Shop, our proposed suite, and Twisted Cultures Yogurt Shop. Major tenants within Peoria Crossing Shopping Center include Kohl's Target, Petco, and Michaels.

[See Exhibit A - Adjacent Properties Map]

There will be no improvements needed for the exterior of the building as it already complies with the City's standards. The inside of our proposed suite will need tenant improvements before operational. With those tenant improvements will come high security measures, proper ventilation and air filtration, and design standards that are compatible with adjacent uses and adopted building codes.

[See Exhibit B - Floor Plans and Plot Plans]

The site is located in a high traffic shopping center on the northwest corner of Northern Ave. and 91<sup>st</sup> Ave. There are several national retailers within this shopping center. The nearest residentially zoned property is to the southeast (Maricopa County RU-43) and is over 500 feet away. The two nearest schools are both over 1,000 feet away and there are no Bars or Taverns in the area. Also, the closest currently operational medical marijuana establishment is nearly 2 miles to the north.

[See Exhibit C - Distance Separation Maps]

Since the proposed facility is in a high traffic retail area, there is plenty of parking and traffic circulation. Preferred entrance for customers is from Northern Ave, however, traffic can enter the shopping center from either Northern Ave or 91<sup>st</sup> Ave. The hours of operations will be seven days a week from 8AM to 9PM. It is expected that a minimum of three employees will be on site at a time to assist patients, while in the future; up to 10 employees may be on the premises depending on patient demand. With maximum staffing, up to five patients could be served at any one time. We expect to see about 100 customers per day with an average shopping



time of 15 minutes. At maximum capacity, up to 10 patients may be in the medicine dispensing area at one time and 30 persons within the lobby waiting area. We do not expect to ever come close to our capacity limits and no outdoor loitering will be permitted. We will also have about 3-4 inventory deliveries per week. The deliveries are unnoticeable, as they do not include large commercial vehicles. There are plenty of parking spaces; 88 registered parking spaces for the lot. [See Exhibit D - Parking Map]

The dispensary will offer medical marijuana, including natural form marijuana, edibles, concentrates/oils, and tinctures to state licensed patients. The business may sell additional related products in order to meet the needs of its patients, however, the sale of all products will be fully in accordance with AZDHS regulations and Arizona Law. Patients will not have direct access to the dispensing room upon entering the establishment. Once the patient has been verified through the AZDHS Online System, they will be admitted to the controlled access dispensary room. One patient for every Dispensary Agent (employee) will be allowed. Non-cardholders will not be granted access to the dispensing room or be able to purchase items. However, certain situations arise in which individuals without a state licensed patient card need to enter the dispensary. These certain situations consist of, but not limited to, family members of patients who require physical assistance, fire marshal, insurance agents, repair services, electrical services, technical support, etc. Dispensary Agents will require such individuals to provide official identification (i.e. driver's license, passport, etc.). Dispensary Agents will take a colored copy of the identification and write Date / Time of Visit and the reason for their visit. Guest will wear a Visitor's Badge around their neck and the guest logs will be filed and stored as official business documents.

Although no cultivation of marijuana will take place on premise, during inventory days and increase in odor may occur. A large carbon filter will be placed in the Safe Room (where majority of product is stored) near recirculating fans filtering the air for particulates and odor. The ambient air outside of the Safe Room circulating throughout the building will have a closed system air conditioner also filtering the air for particulates and odor while maintaining the building's air temperatures. We have never had odor issues at our current dispensary location. There shall be no emission of dust, fumes, vapors or odors into the environment from the premise.

Marijuana will be stored in locked cases and behind patient counters during business hours. After hours, Marijuana products will be stored in the designated "Safe Room" that is lined

with a heavy duty DEA Cage. The Safe Room and Inventory Cage will have high security entry requirements, self-closing & a self-locking door, panels flush to the floor, heavy-duty hardware, and is only accessible by limited personnel. Marijuana consumption will not be allowed in suite, on site, or in vehicles on the premises. “No Medicating” signs will be posted on site and security personnel will monitor this with a zero tolerance policy. Any waste/expired marijuana will be stored indoors in a secured and locked location inside the Safe Room. The company will recycle all plant material waste by shredding the plant materials into small ½ inch pieces and composting on premises or composting in area landscapes or local farms. Pickup and disposal of waste material will be in accordance with AZDHS rules.

[See Exhibit E - Security Plan for more details]

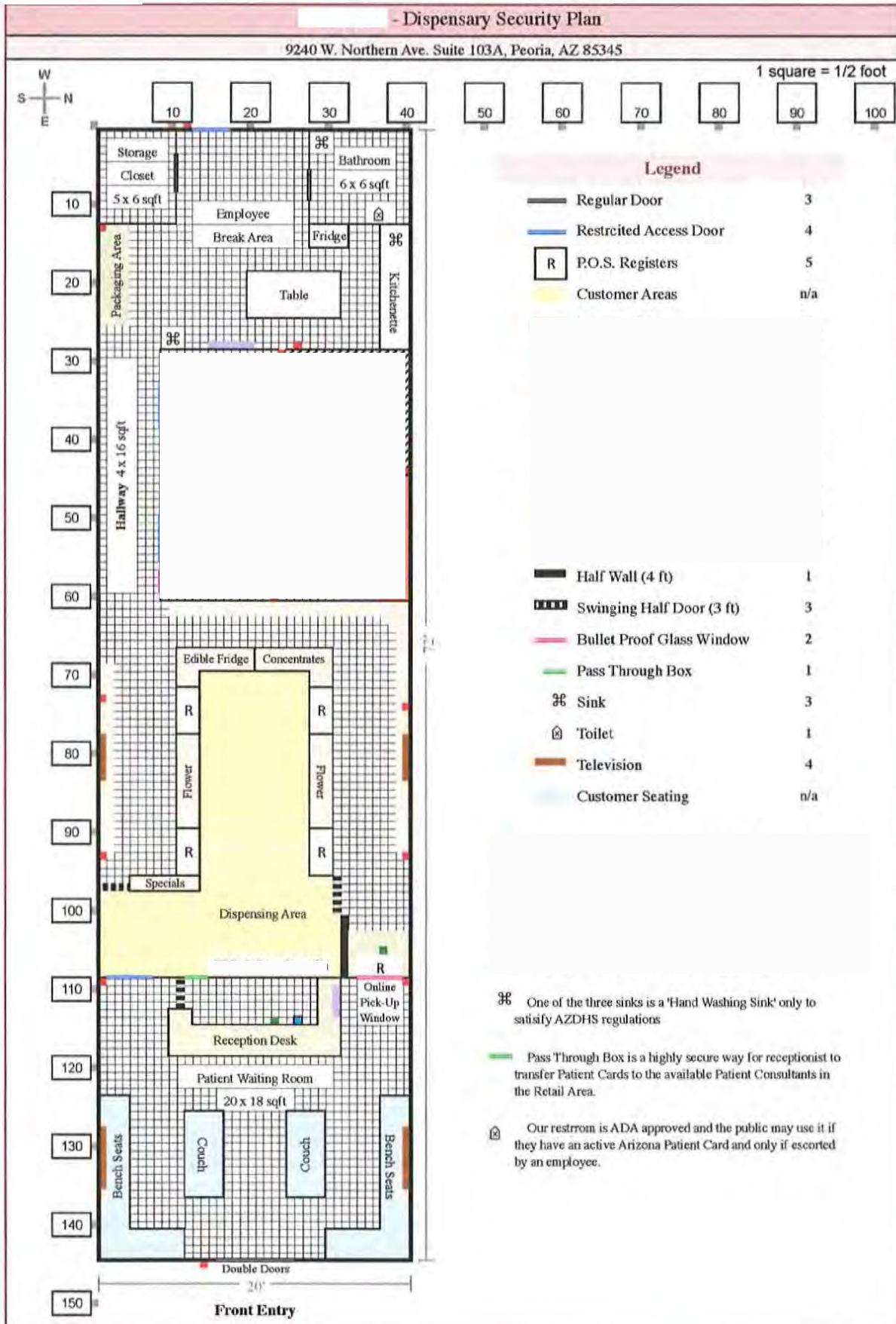
## Exhibit G

### Security Management Plan Discussion

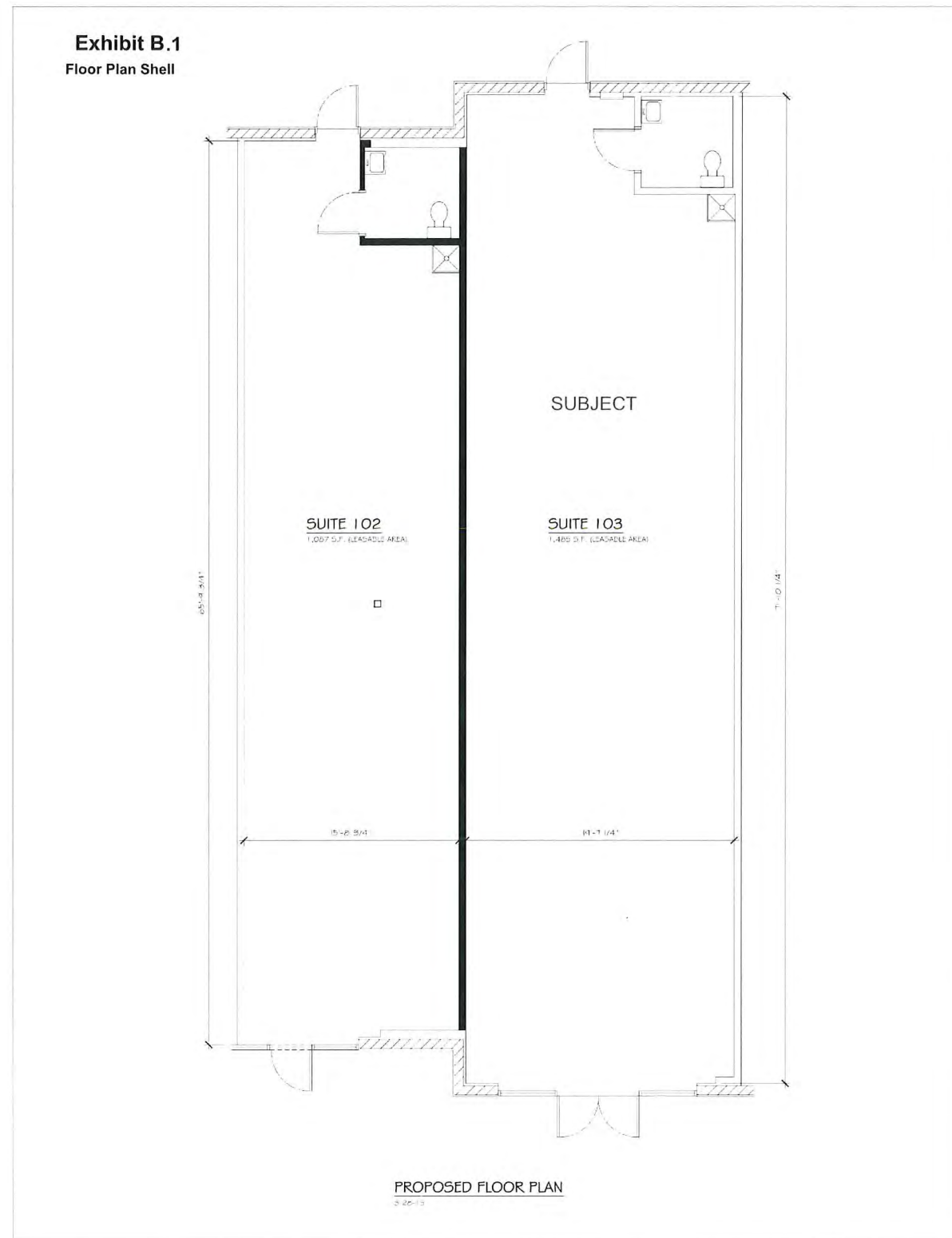
- Exterior entry point doors (one in front and one in back) will use commercial grade doors with non-residential locks. Conspicuous cameras will be placed to encourage people to not attempt access.
- The restricted access area doors (back door, dispensing room door, Manager's office door, employee office door, and DEA Cage door) will be locked at all times with a spring loaded hinge to ensure it closes behind persons as they enter or leave the secured area. Access will only be granted with a smart lock system and signage will be displayed on the door indicating that members of the public are not allowed unescorted access.
- No personnel will be allowed past the Lobby Waiting Area without;
  - Checking in as a Patient
  - Signing in as a guest (via companies strict Visitor Policy) and being escorted by company personnel at all times.
  - OR being a registered Dispensary Agent with another state licensed medical marijuana facility and escorted by company personnel at all times.
- A professionally trained Security Guard will be on-premise during all hours of operation. "Security Guard" shall mean licensed and duly bonded security personnel registered pursuant to A.R.S. §32-601.
- Approximately thirteen indoor and outdoor cameras will capture high-resolution video of the premise 24 hours a day. All video footage will be stored for at least 60 days in accordance with local ordinance.
- A third party security company shall monitor the premise alarm system 24 hours a day and have direct communication lines to ownership personnel. Panic Buttons will be strategically placed for employees in case of extreme emergencies. On-Site security guard will also have a direct line of communication with the security system monitoring company.
- During non-business hours, all marijuana products will be in a locked storage area. Product storage will be behind three restricted access doors and protected with a high-security DEA Cage.

- The business entrance and all window areas shall be illuminated during evening hours and shall comply with the City's lighting standards regarding fixture type, wattage, illuminating levels, shielding, etc.
- Transportation security measures will consist of discreet packaging for all products and the products will not be openly visible to the public. On-site security personnel will escort all delivery people to and from their vehicles. All transporting vehicles must not have any advertising and/or marijuana related images associated with it (pursuant of AZDHS regulations). Transport vehicle will travel directly between destinations without making any unnecessary stops and a printed Trip Manifest will be onboard with the transporter at all time.

[See Dispensary Security Plan Layout on next page for more details]



**Exhibit B.1**  
Floor Plan Shell



① Proposed Floor Plan  
Scale 1/4"=1'



CONSULTANTS:

PROJECT:

**Peoria Crossings**  
Peoria, AZ

Peoria Crossings  
9240 W. Northern Ave.  
Suite 103A  
Peoria, Arizona 85345

DRAWN: RZ

CHECKED:

DATE: 12 July 2016

SCALE:

SHEET TITLE:

Exhibit B.1

SHEET NO.:

ID.01

610 s main street suite 213 los angeles ca 90014 O] 213.769.4035 F] 866.431.5667

level 3 design group



## Distance Separation Maps

### 500-feet from Residentially Zoned Property

- About 620 feet from a residentially zoned property to the southeast. Maricopa County jurisdiction and is zoned RU-43.





## 1,000 feet from property line of Day Care, Schools, etc.

- Nearest school is Raymond S. Kellis High School. It is approximately 1,700 square feet to the southwest.

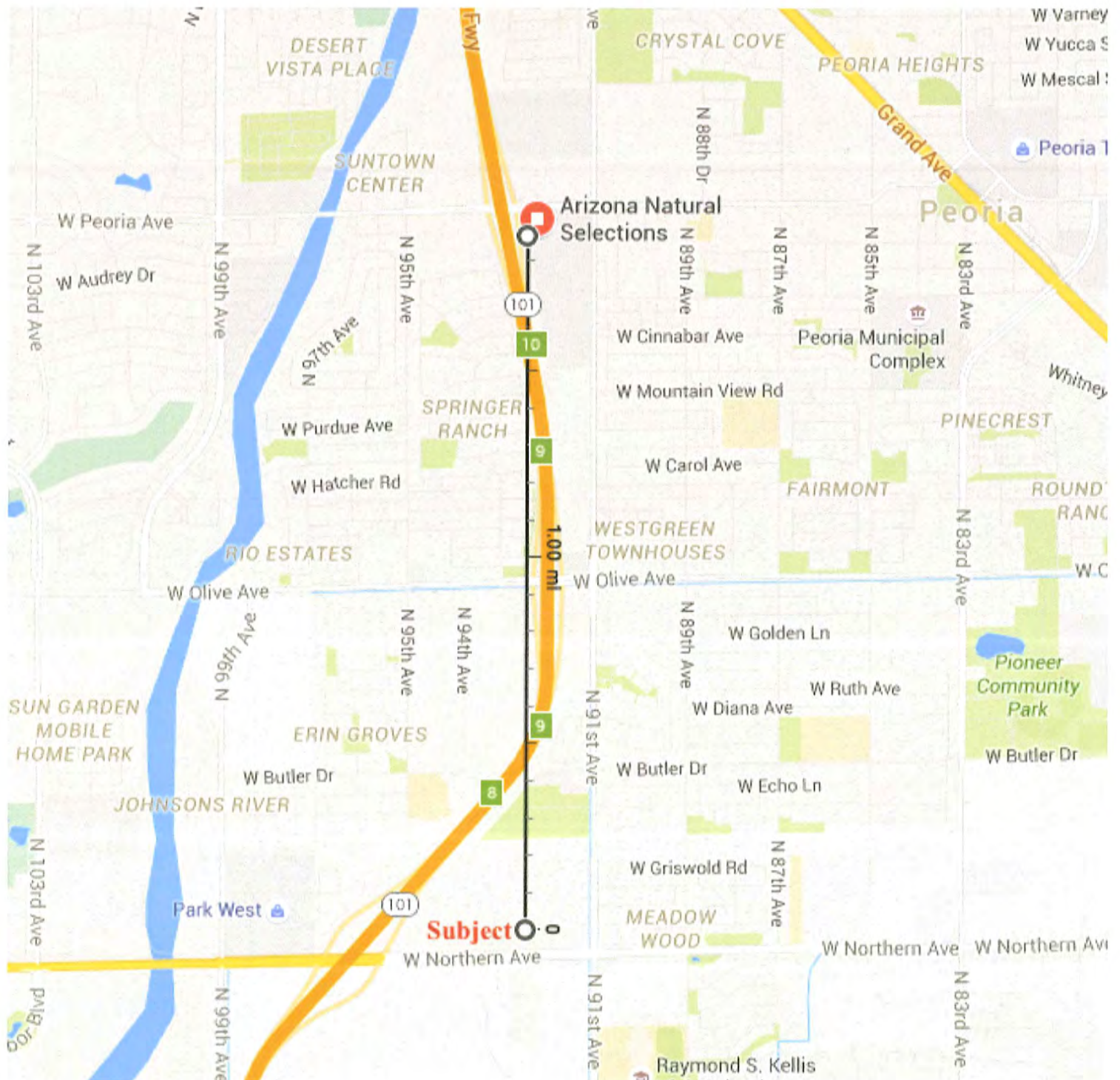


## 1,000 feet from Retail Liquor, Taver/Bar, Adult Use, etc.

- There are none in the remote area. The nearest one is over one mile away.

## 2,640 feet from another Medical Marijuana Dispensary

- Nearest operating Medical Marijuana Dispensary is Arizona Natural Selections and it is about 2 miles directly north.



## **List of Businesses Within 1,000 Feet**

**Exhibit L**

- |   |  |
|---|--|
| <b>1.</b> AutoZone<br>8050 N 91st Ave<br>Peoria, AZ 85345                           | <b>11.</b> Kohl's South Peoria<br>9220 W Northern Ave<br>Glendale, AZ 8530   |
| <b>2.</b> Leslie's Pool Suplies<br>9184 W Northern Ave<br>Glendale, AZ 85305        | <b>12.</b> Ulta Beauty<br>9280 W Northern Ave<br>Glendale, AZ 85305          |
| <b>3.</b> Verizon<br>9184 W Northern Ave #101<br>Glendale, AZ 85305                 | <b>13.</b> Catherines<br>9282 W Northern Ave<br>Glendale, AZ 85305           |
| <b>4.</b> TNT Car Wash & Quick Lube<br>9130 W Northern Ave<br>Glendale, AZ 85305    | <b>14.</b> OfficeMax<br>9320 W Northern Ave #140<br>Peoria, AZ 85305         |
| <b>5.</b> Shell Gas Station<br>9060 W. Northern Avenue<br>Glendale, AZ 85305        | <b>15.</b> Carter's<br>9320 W Northern Ave #120<br>Glendale, AZ 85305        |
| <b>6.</b> Chevron Gas Station<br>9031 W. Northern Avenue<br>Glendale, AZ 85305      | <b>16.</b> Styles For Less<br>9320 W Northern Ave<br>Peoria, AZ 85345        |
| <b>7.</b> Panda Express<br>9230 W Northern Ave<br>Peoria, AZ 85345                  | <b>17.</b> Target<br>9350 W Northern Ave<br>Glendale, AZ 85305               |
| <b>8.</b> Twisted Cultures Yogurt Shop<br>9240 W Northern Ave<br>Glendale, AZ 85305 | <b>18.</b> CVS Pharmacy<br>9350 W Northern Ave<br>Glendale, AZ 85305         |
| <b>9.</b> Bank of America<br>9260 W Northern Ave<br>Glendale, AZ 85345              | <b>19.</b> Anna's Linens<br>9420 W. Northern Ave, #103<br>Glendale, AZ 85305 |
| <b>10.</b> Game Stop<br>9284 W Northern Ave STE 102<br>Glendale, AZ 85305           | <b>20.</b> DressBarn<br>9420 W. Northern Ave,<br>Glendale, AZ 85305          |

**21.** Payless Shoe Source  
9440 W. Northern Ave,  
Glendale, AZ 85305

**22.** Hollywood Beauty Eyebrow  
Threading  
9440 W Northern Ave #102  
Glendale, AZ 85305

**23.** Sally Beauty Supply  
9440 W Northern Ave #101  
Glendale, AZ 85305

**24.** Famous Footwear  
9450 W Northern Ave  
Glendale, AZ 85305

**25.** Ross Dress for Less  
9460 W Northern Ave  
Glendale, AZ 85305

**26.** Michaels  
9470 W Northern Ave  
Glendale, AZ 85305

**27.** Petco Animal Supplies  
9480 W Northern Ave  
Glendale, AZ 85305

**28.** Just Brakes #71  
9492 W Northern Ave  
Peoria, AZ 85345

**29.** Village Inn  
9490 W Northern Ave  
Glendale, AZ 85305

**30.** Long John Silver's  
9380 W Northern Ave  
Glendale, AZ 85305

**31.** Carl's Jr.  
9360 W Northern Ave  
Peoria, AZ 85345

**32.** Wienerschnitzel  
9370 W Northern Ave  
Glendale, AZ 85305

**33.** Applebee's  
9330 W Northern Ave  
Glendale, AZ 85305

**34.** Streets of New York  
9240 W Northern Ave #101  
Glendale, AZ 85305

**35.** Mattress Firm  
9284 W Northern Ave  
Peoria, AZ 85345

**36.** T-Mobile Glendale  
9284 W Northern Ave Suite 105  
Glendale, AZ 85305

**37.** Julie Nail & Spa  
9230 W Northern Ave # 102  
Glendale, AZ 85305

**38.** Quiznos  
9230 W Northern Ave #107  
Glendale, AZ 85305

**39.** State Farm Insurance Agency  
9240 W Northern Ave Ste 102  
Glendale, AZ 85305

**40.** Supercuts  
9230 W Northern Ave # 108  
Glendale, AZ 85305

**41.** Bright Now! Dental  
9230 W Northern Ave #106  
Glendale, AZ 85305

**42.** Integrity Tax and Accounting  
9230 W Northern Ave #103  
Glendale, AZ 85305

**43.** Celebrity Tux and Tails  
9240 W Northern Ave #103A,  
Glendale, AZ 85305

**44.** Great Clips  
9284 W Northern Ave #103  
Glendale, AZ 85305

**45.** 2 B Wireless  
9284 W Northern Ave # 105  
Glendale, AZ 85305

**46.** MORAN JOSE R  
[REDACTED] W ROYAL PALM RD.  
PEORIA, AZ 85345

**47.** THIGPEN DANIEL  
[REDACTED] W HARMONT DR.  
PEORIA, AZ 85345

**48.** GARCIA ANNA G  
[REDACTED] W HARMONT DR.  
PEORIA, AZ 85345

**49.** ICIC PROPERTY INVESTMENT LLC  
[REDACTED] W HARMONT DR.  
PEORIA, AZ 85345

**50.** KOTHE CATHY J  
[REDACTED] W HARMONT DR.  
PEORIA, AZ 85345

**51.** VALDEZ STEVE/MARY  
[REDACTED] W HARMONT DR.  
PEORIA, AZ 85345



**From:** [Susan Woosnam](#)  
**To:** [Randy Proch](#)  
**Subject:** CU16-0015 - Saguaro Sky Medical Marijuana Dispensary  
**Date:** Monday, August 29, 2016 11:42:21 AM

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To Randy Proch  
Planning and Community Development

Re: CU16-0015 – Saguaro Sky Medical Marijuana Dispensary

As a property owner in the required notification area I am responding to the Notice of Application for a Medical Marijuana Dispensary.

We are completely against this type of use of property at this location. This is a highly developed retail site with Target, Kohl's, LA Fitness, Auto Zone, GameStop, etc. and with various family style restaurants in the immediate area. We do not feel that this type of business should be in this location.

We are responding with an emphatic "NO" to a medical marijuana dispensary at 9240 W. Northern Avenue, Suite 103A.

John B. Urbahns  
Urbahns Companies, Inc.  
7914 North Shadeland Avenue  
Suite 200  
Indianapolis, Indiana 46250

[REDACTED]  
317.595.8600 x4 (o)

317.595.8610 (f)

[REDACTED]

[REDACTED]