

SUP-001-14

Location: Located north side of American Avenue east of Rockliffe Blvd in the Oracle area

Proposal: Requesting approval of a Special Use Permit to operate the Pinal County Wellness Center medical marijuana dispensary on 0.46± acres in the CB-2 zone (PZ-385-73)

Applicant: Glen Wilt Jr.



PINAL COUNTY
wide open opportunity

Pinal County
Development Services
Department of Planning & Development

County Map

Pinal County

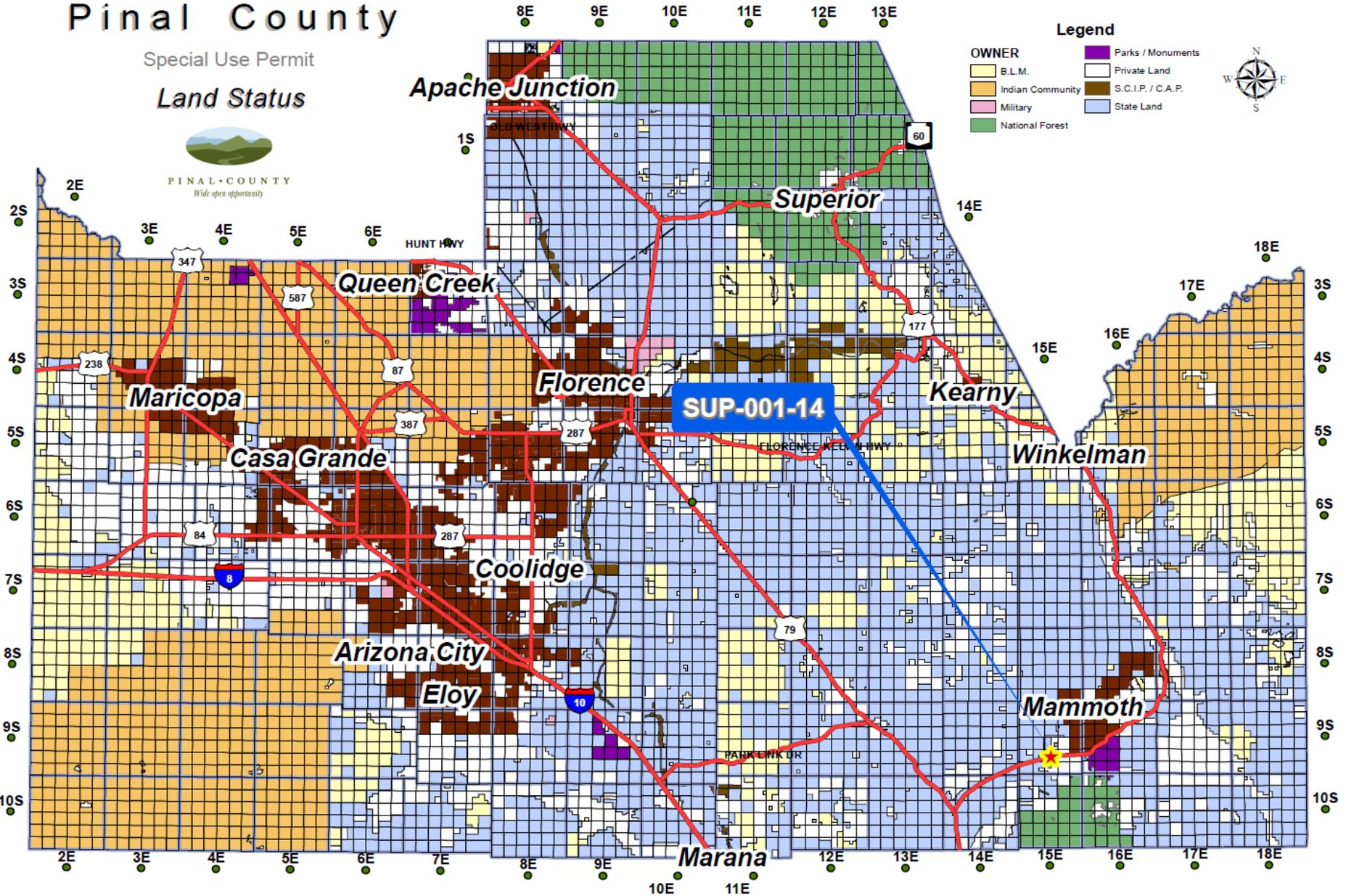
Special Use Permit
Land Status



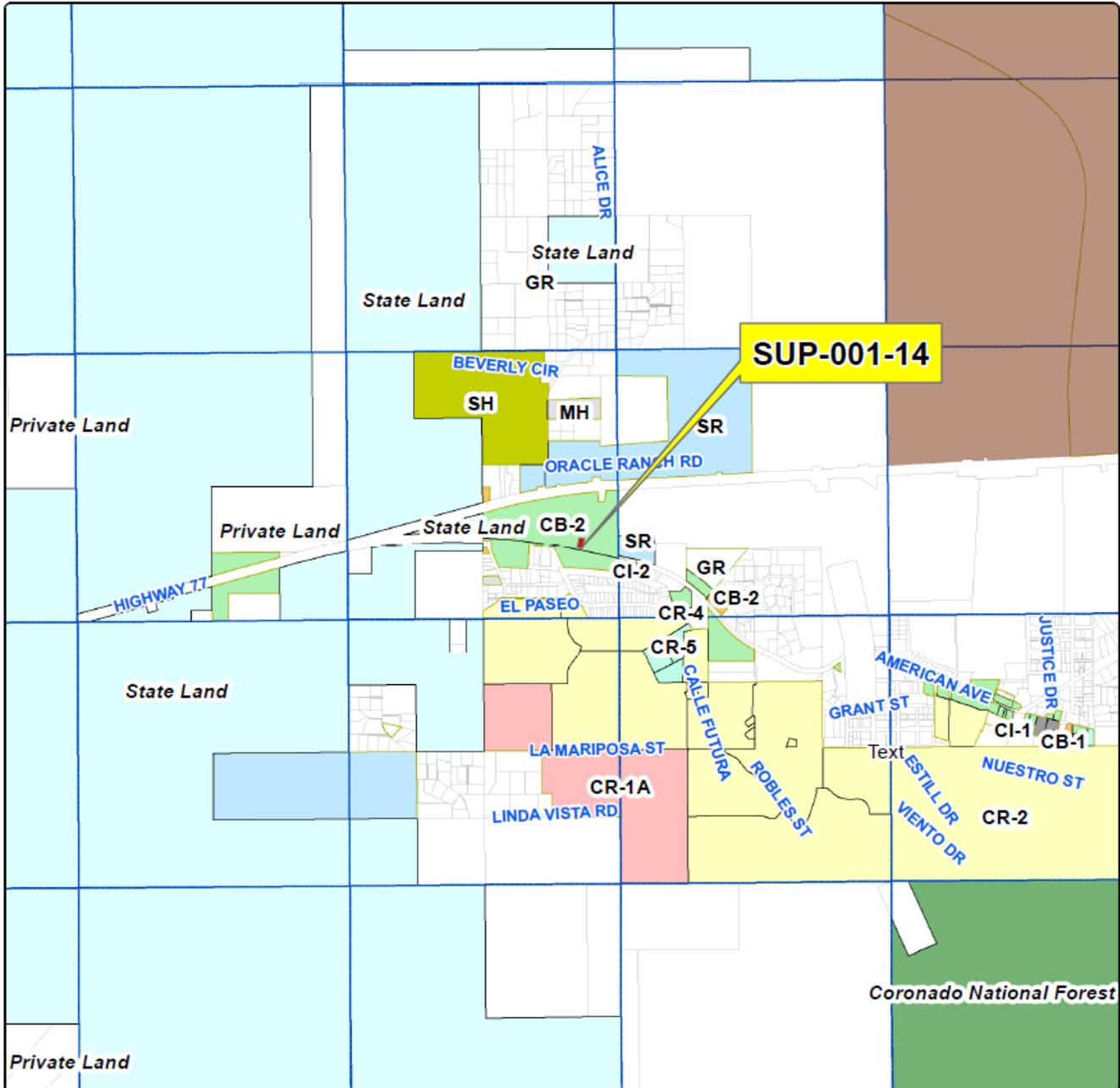
PINAL COUNTY
Wide open opportunity

Legend

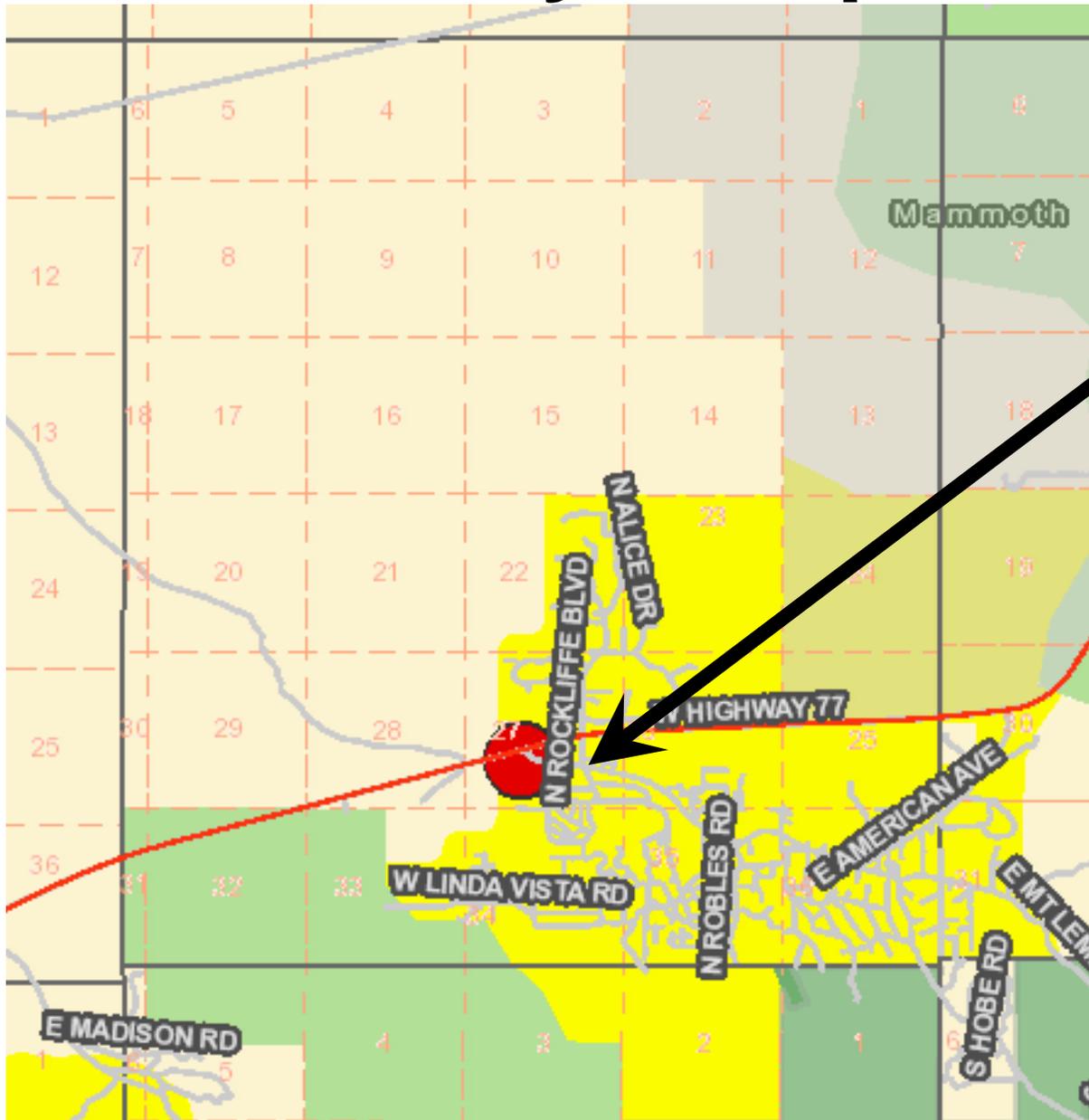
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|------------------|-------------------|
| OWNER | Parks / Monuments |
| B.L.M. | Private Land |
| Indian Community | S.C.I.P. / C.A.P. |
| Military | State Land |
| National Forest | |



Area Map



Pinal County Comprehensive Plan



**Designation:
Moderate Low
Density
Residential**

**Existing
Zoning:

CB-2
(PZ-385-73)**



Aerial Map



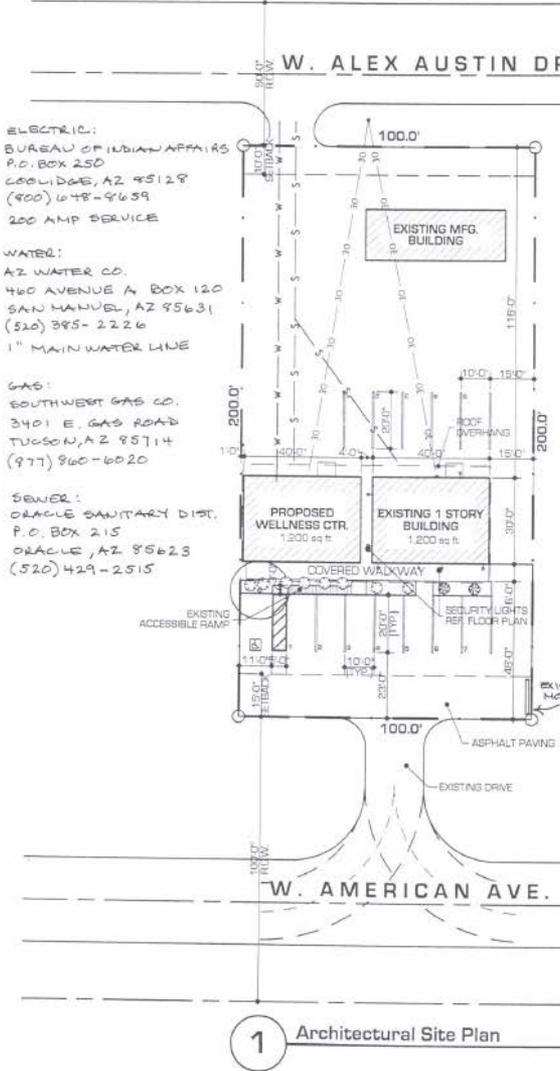
Site Plan

LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	CECIDIUM MICROPHYLLUM	FOOTHILLS PALM VECHIE	6" CALIPER	EXISTING
	NERIUM OLEANDER	DWARF OLEANDER	-	EXISTING
	HESPERALDE PARVIFLORA	RED YUCCA	-	EXISTING

SITE INFORMATION:

PROJECT DESCRIPTION: PROPOSED MEDICAL MARIJUANA DISPENSARY USE IN AN EXISTING ONE STORY BUILDING WITH TYPE V-B CONSTRUCTION.	
PARCEL NO:	308-56-066-0
SITE AREA:	1.27 ACRES 20,000 SF
SITE ZONING:	CB-2
SETBACKS:	15 FEET FRONT YARD 0 FEET SIDE YARD 10 FEET REAR YARD
MAX. BUILDING HEIGHT:	35'-0"
ACTUAL BUILDING HEIGHT:	14'-0"
BUILDING AREA:	2,400 GROSS SF
LOT COVERAGE ALLOWED:	40%
ACTUAL:	2,400 SF ÷ 20,000 SF, NET = 12%
IMPERVIOUS SURFACE:	7,772 SF
OPEN SPACE:	12,228 SF
PARKING REQUIREMENTS:	RETAIL STORE / SERVICE BUSINESS 1 SPACE PER 250 SF + 1 SPACE PER 2 EMPLOYEES
	2,400 ÷ 250 = 10 SPACES + 3 EMPLOYEES = 12 SPACES REQUIRED
SPACES PROVIDED:	13 SPACES
ACCESSIBLE SPACES:	1 SPACE
TOTAL PROVIDED:	13 SPACES



ELECTRIC:
BUREAU OF INDIAN AFFAIRS
P.O. BOX 250
COOLIDGE, AZ 85128
(900) 648-4659
200 AMP SERVICE

WATER:
AZ WATER CO.
460 AVENUE A BOX 120
SAN MANUEL, AZ 85631
(520) 385-2226
1" MAIN WATER LINE

GAS:
SOUTHWEST GAS CO.
3401 E. GAS ROAD
TUCSON, AZ 85714
(977) 860-6020

SEWER:
ORACLE SANITARY DIST.
P.O. BOX 215
ORACLE, AZ 85623
(520) 429-2515

LEGAL DESCRIPTION:

That portion of the Southeast quarter of Section 27, Township 9 South, Range 15 East, Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Beginning at the Southeast corner of said Section 27, thence North 00°28'58" East, along the East line of Section 27, a distance of 1,197.59 feet to a point on the North right-of-way line of American Highway, thence North 76°54'00" West along the North right-of-way line of American Highway, a distance of 732.4 feet to the TRUE POINT OF BEGINNING.

Thence continuing North 76°54'00" West, a distance of 100.00 feet to a point;

Thence North 13° 06' 00" East, a distance of 200.00 feet to a point;

Thence South 76° 54' 00" East, a distance of 100.00 feet to a point;

Thence South 13° 06' 00" West, a distance of 200.00 feet to the point of beginning.

PROJECT DIRECTORY

OWNER: RITA CASARES
1880 W. AMERICAN AVE. SUITE C
ORACLE, AZ 85823

APPLICANT: GREG ROWLES / DAVID DOW
3527 E. ADOBE ST.
MESA, AZ 85213
CONTACT: GREG ROWLES
(T) (480) 810-1212

ARCHITECT: THOMAS A. PAYTON, ARCHITECT
2834 E. CORRIE DR.
PHOENIX, AZ 85032
CONTACT: TOM PAYTON
(T) (502) 478-3203
tom@tapparchitect.com

1 Architectural Site Plan

Photo Location





Looking north



Looking south

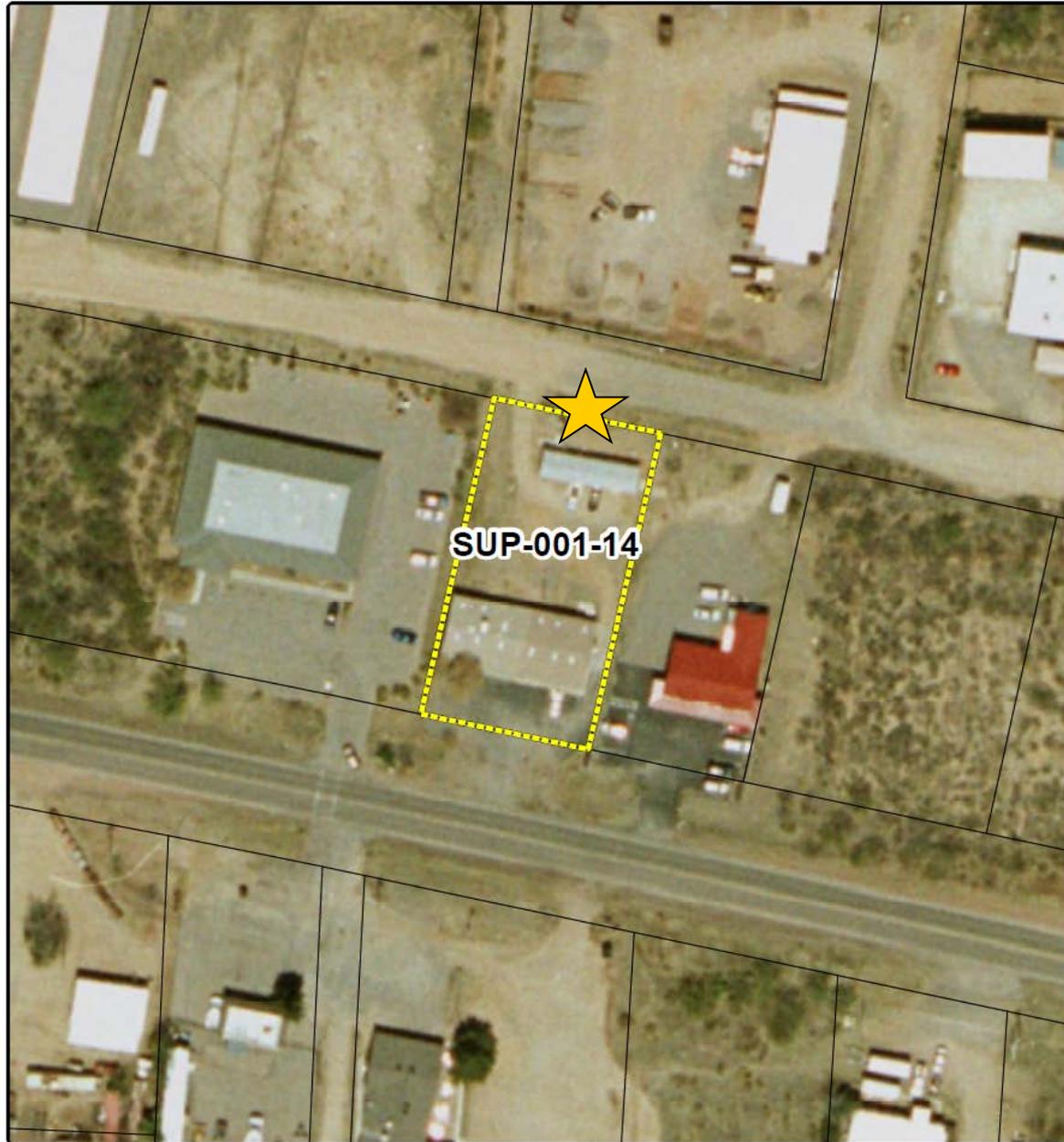


Looking west



Looking east

Photo Location





Looking south



Looking north



Looking west



Looking east

Dispensary Information

- The closest operating dispensary is in Oro Valley (approximately 20 miles away).
- 164 cardholders within the San Manuel CHAA (as of March 28th)
- One Dispensary is allowed per CHAA; there are a total of 12 CHAAs within Pinal County and a total of 6 operating dispensaries.

Commission Recommendation

- Denial (Unanimous)
- Concerns:
 - Community opposition
 - Health and welfare of the community

If the Board wishes to approve

- Staff has 19 recommended stipulations

Factors for Consideration

- **traffic conditions;**
- **services and utilities;**
- **surrounding uses;**
- **beneficial to the public health, safety and general welfare of the community;**
- **access;**
- **Mitigation of off-site impacts;**
- **the need for the proposed special use in the neighborhood/community;**
- **public input.**