



PINAL • COUNTY  
*wide open opportunity*

SUP-003-15

12/16/15

Community Development Department

# SUP-003-15



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## □ Proposal:

- Approval of a special use permit to operate a medical marijuana off-site cultivation location (9650sf indoor processing/cultivation, excluding outdoor cultivation)
- On a 50.0± acre parcel in the GR (General Rural) zone
- Received one letter in opposition, none in support

## □ Location:

- North side of Highway 287, 1/2 mile west of Eleven Mile Corner

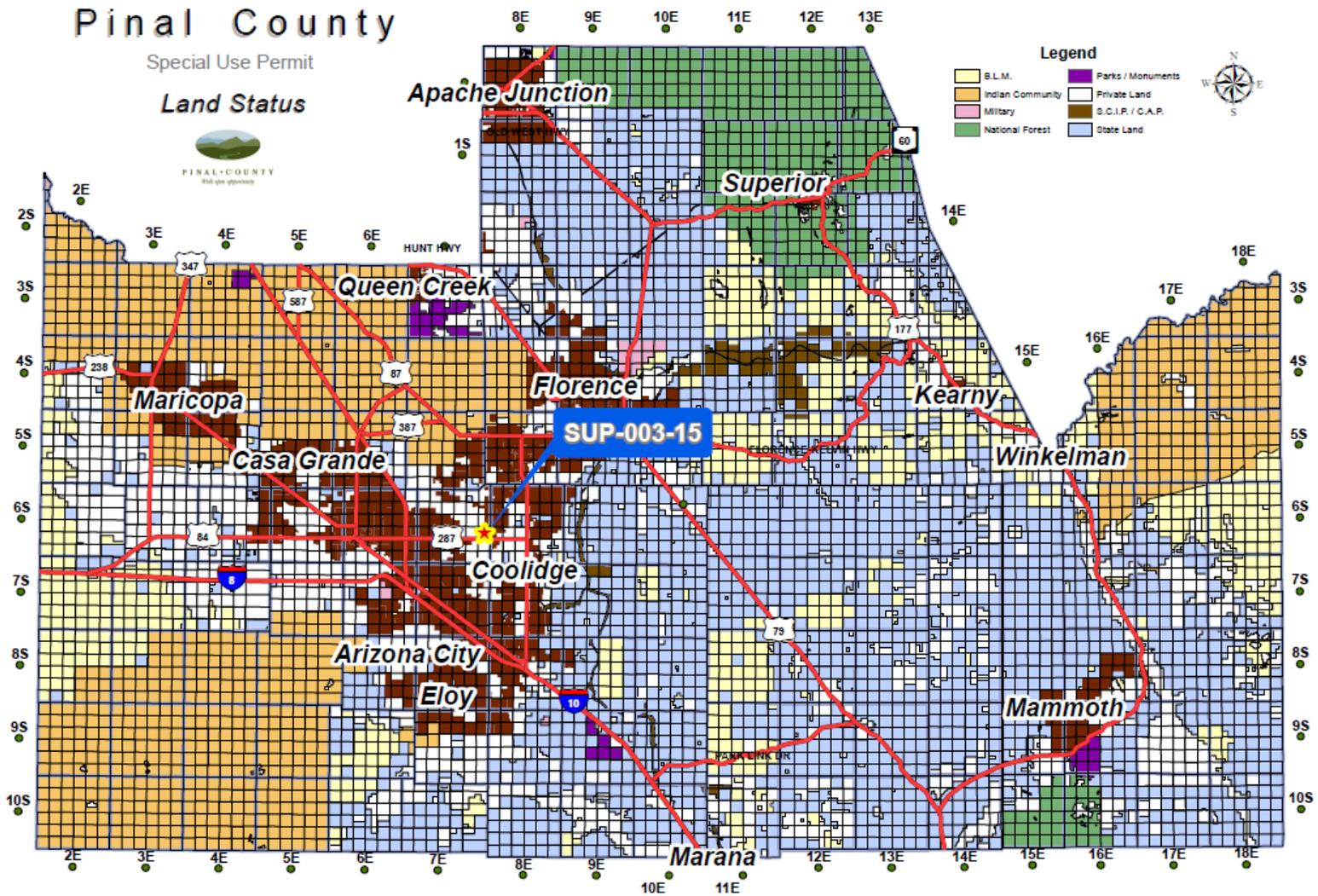
## □ Applicant:

- Sidewinder Dairy, Inc
- Rose Law Group, agent

# County Map



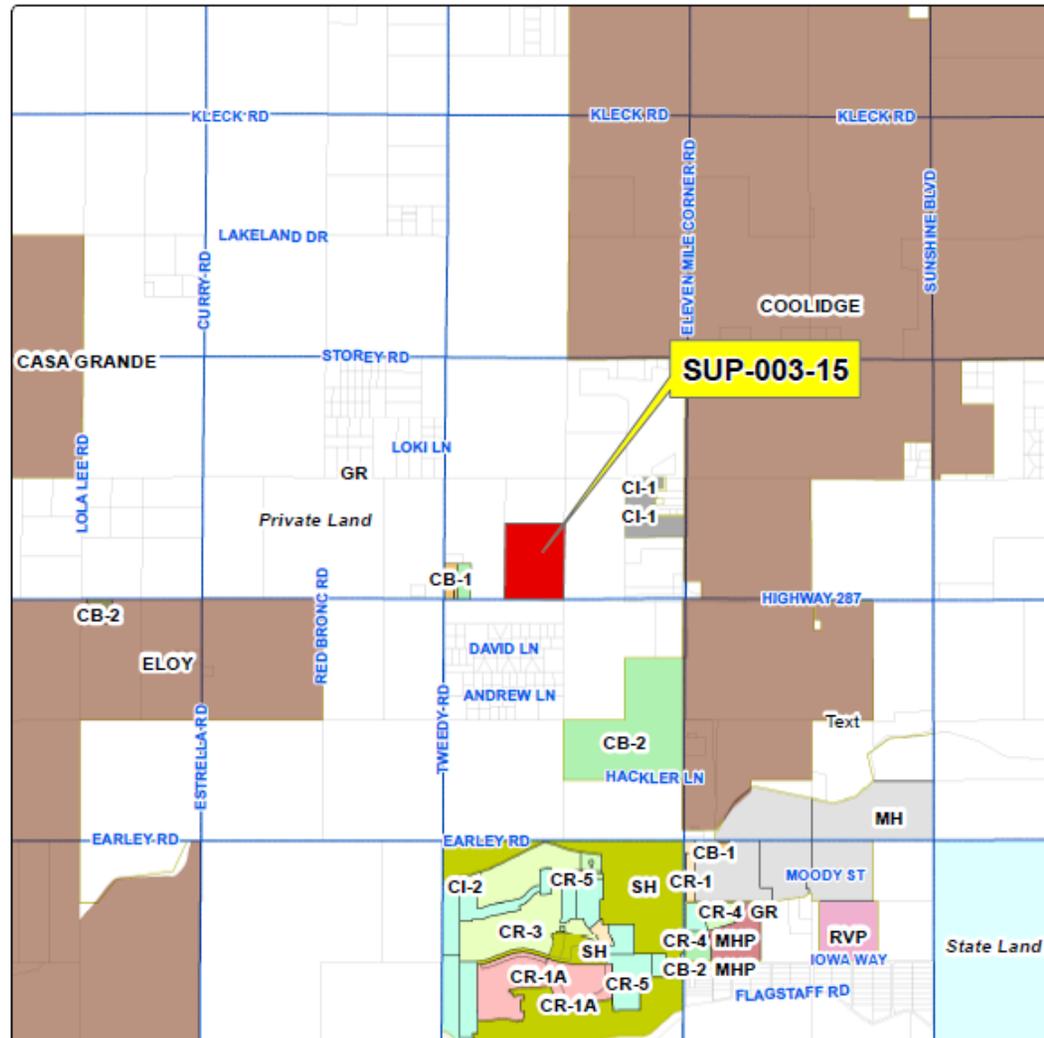
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# Area Map



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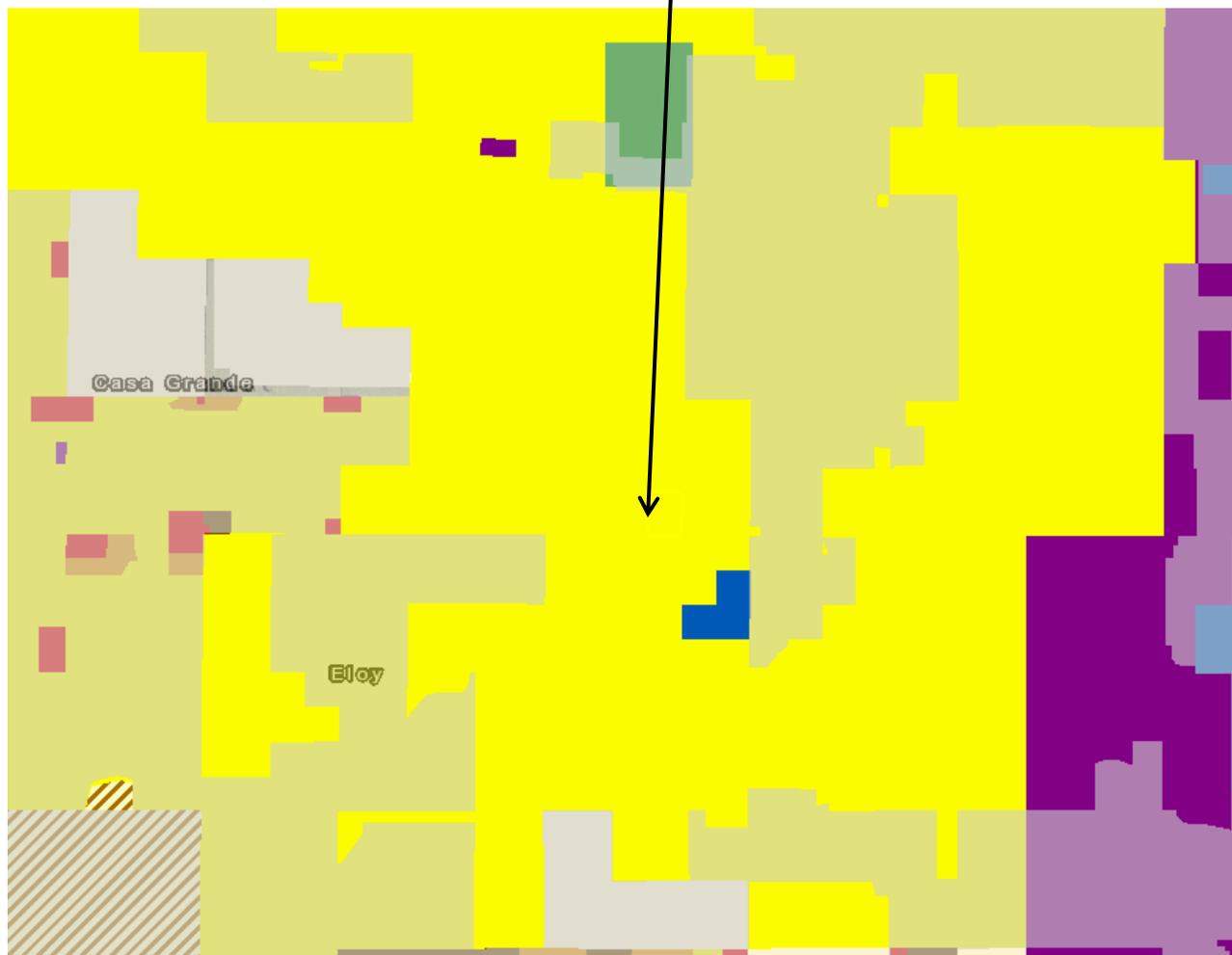


# Comprehensive Plan



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Moderate Low Density Residential (MLDR) 1-3.5 du/ac



# Moderate Low Density Residential

Allows Employment Uses (light industrial) up to 25 acres IF:

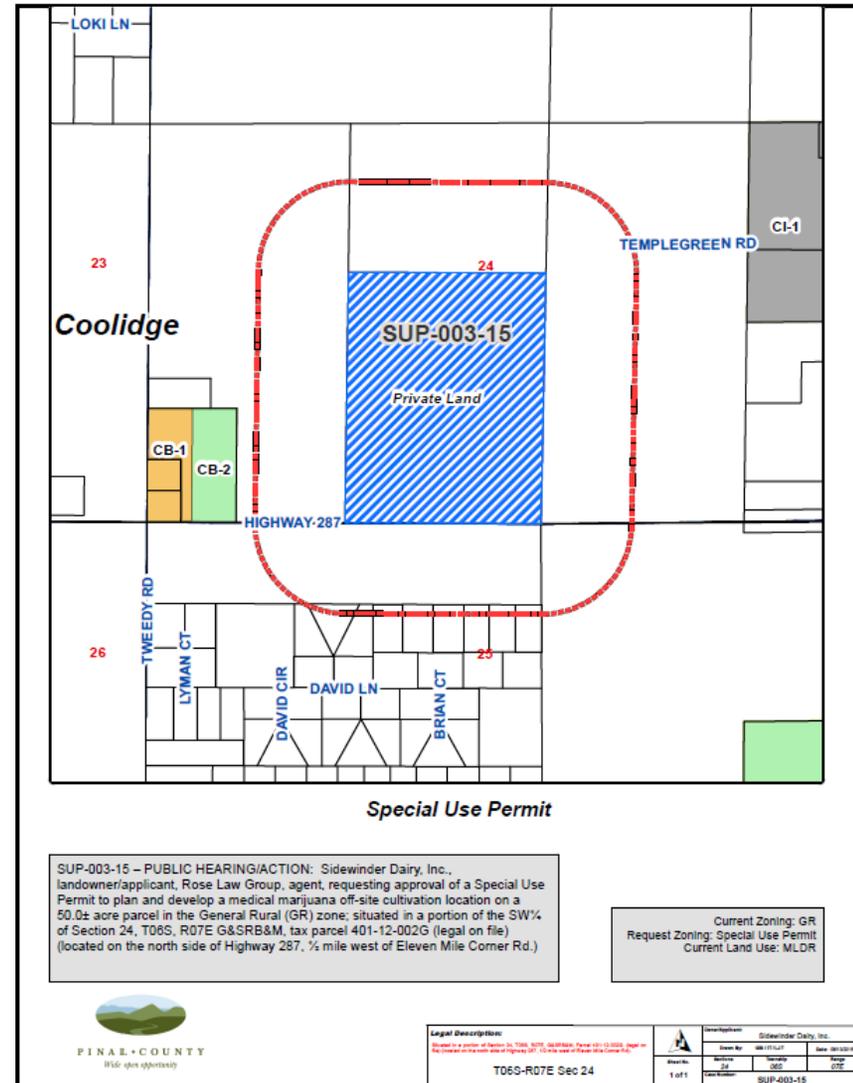
- ✓ at least 1/4 mile from platted or existing single family residential development,
- ✓ direct access to a principle arterial or higher roadway classification, and
- within 1 mile of a proposed or existing enhanced parkway or higher roadway classification,
  - ▣ An update to RSRSM is underway that proposes an upgrade to the classification of Hwy 287

# Existing Zoning



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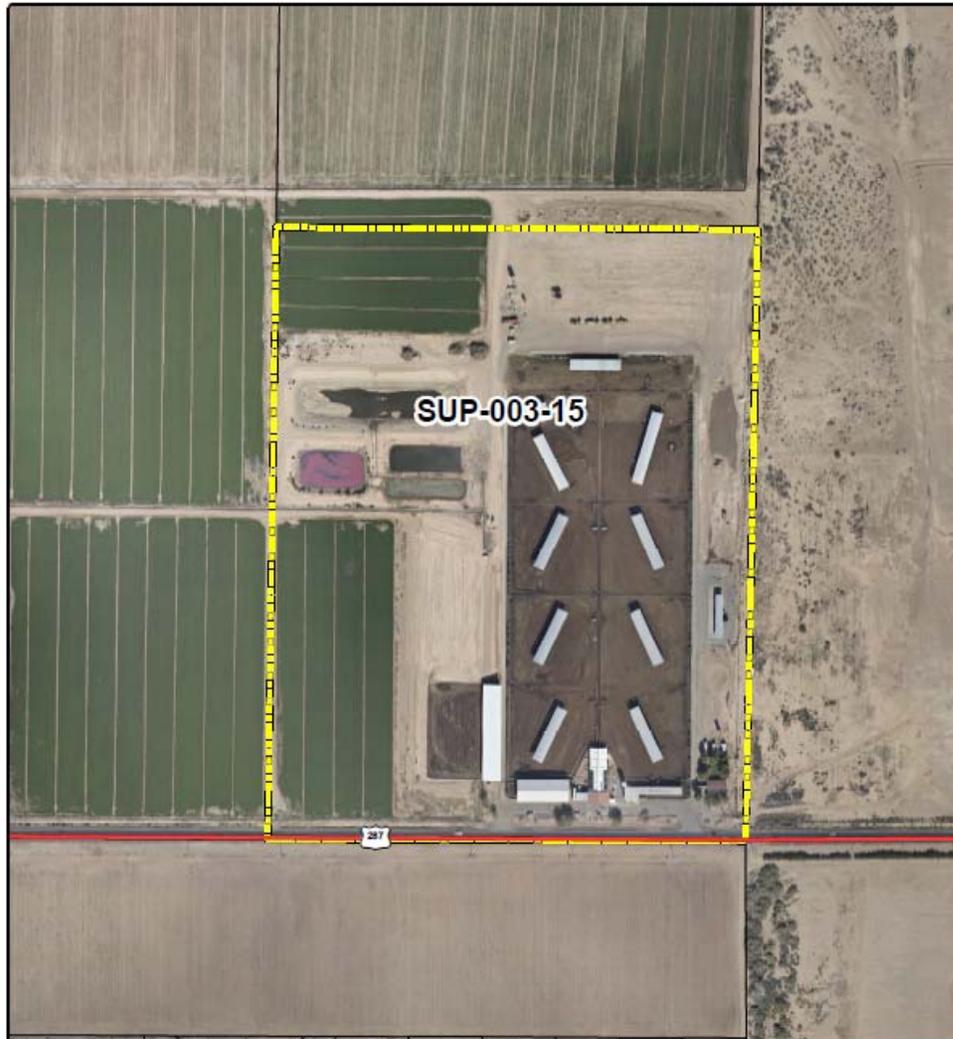
- GR  
General Rural Zone



# Aerial Photo



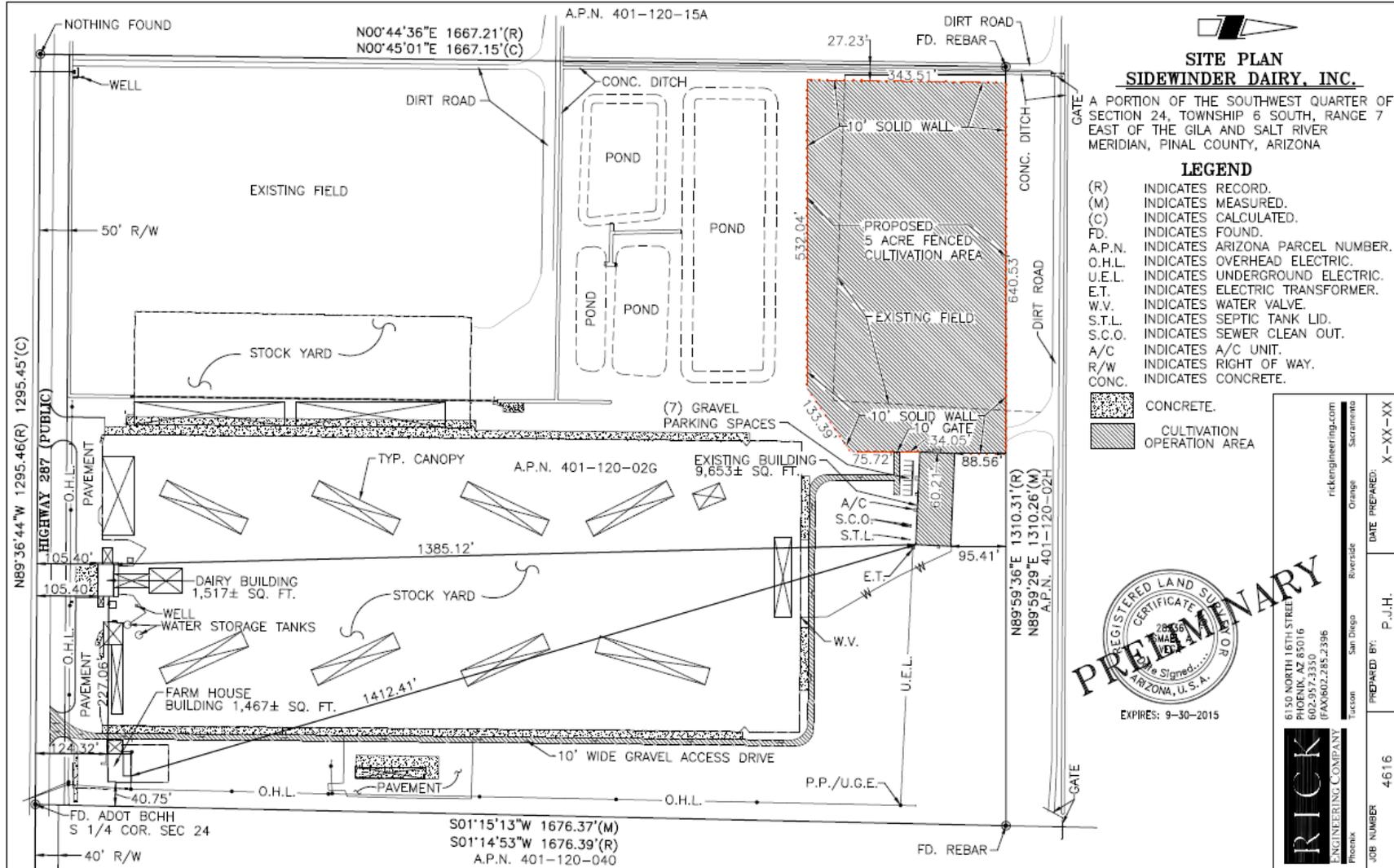
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# Site Plan



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## SITE PLAN SIDEWINDER DAIRY, INC.

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

- LEGEND**
- (R) INDICATES RECORD.
  - (M) INDICATES MEASURED.
  - (C) INDICATES CALCULATED.
  - FD. INDICATES FOUND.
  - A.P.N. INDICATES ARIZONA PARCEL NUMBER.
  - O.H.L. INDICATES OVERHEAD ELECTRIC.
  - U.E.L. INDICATES UNDERGROUND ELECTRIC.
  - E.T. INDICATES ELECTRIC TRANSFORMER.
  - W.V. INDICATES WATER VALVE.
  - S.T.L. INDICATES SEPTIC TANK LID.
  - S.C.O. INDICATES SEWER CLEAN OUT.
  - A/C INDICATES A/C UNIT.
  - R/W INDICATES RIGHT OF WAY.
  - CONC. INDICATES CONCRETE.

- CONCRETE.
- CULTIVATION OPERATION AREA

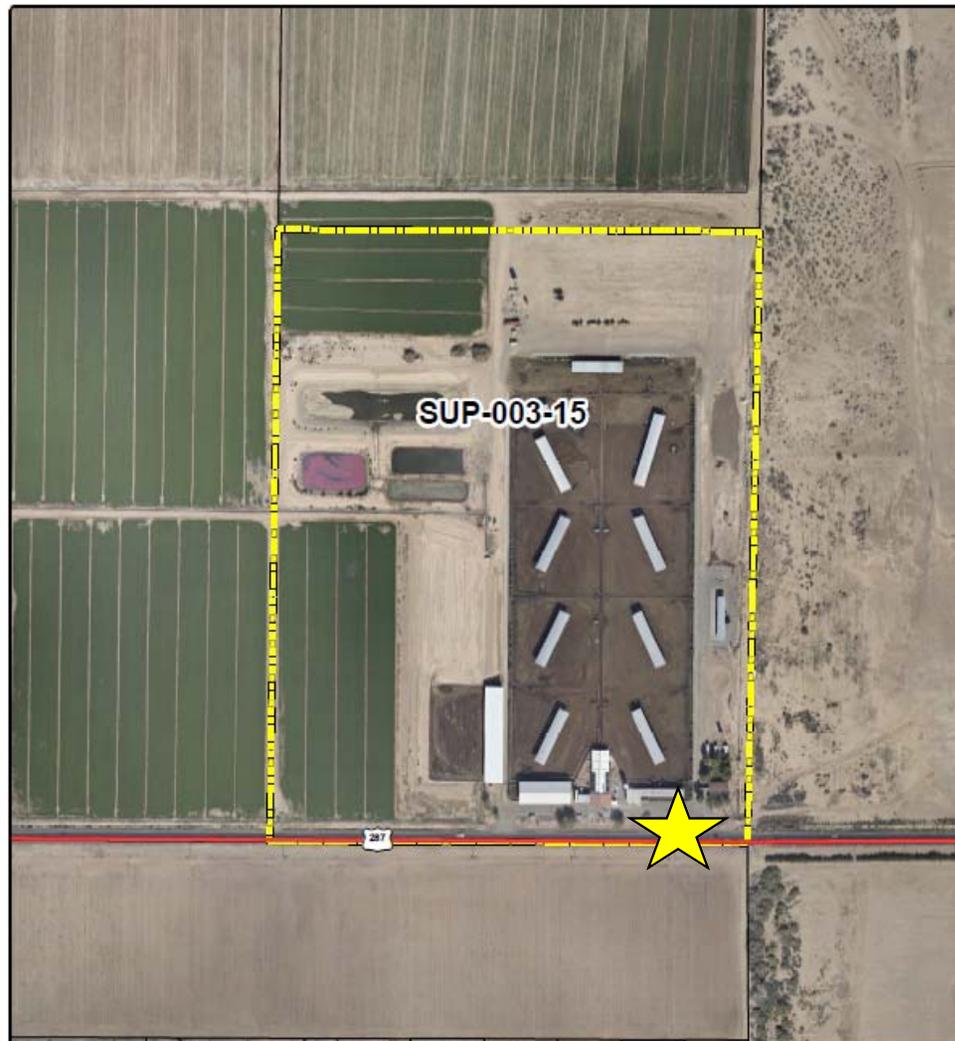


**TRICK**  
ENGINEERING COMPANY  
Phoenix

# Photo Location



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# Looking North



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# Looking South



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# Looking East



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# Looking West



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# Photo Location



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# Looking West



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- Planning Commission Recommendation:
  - Approval (6-2) with 2 stipulations
  
  - Should the Board wish to approve SUP-003-15, staff has included an additional 17 recommended stipulations for a total of 19.