

Ponderosa
318 South Bracken Lane
Chandler, AZ 85224
Conditional Use Permit Project Narrative



Prepared for:



Prepared by:

Gammage & Burnham, PLC

July 1, 2025

INTRODUCTION

In April 2023 a Conditional Use Permit was approved for an approximately 1.28-acre property located at 318 South Bracken Lane (the "Property") to allow for the addition of a dispensary or "medical marijuana facility" to an existing marijuana cultivation and infusion facility located on the Property. The Conditional Use Permit was approved for one (1) year. In September 2024, the Conditional Use Permit was approved for an additional one (1) year. The dispensary has operated for over two years without incident and has been greatly beneficial to the existing cultivation and infusion facility. This current application seeks a third approval to the Conditional Use Permit, however, in accordance with the recently proposed Zoning Code amendment PLH25-0007 (ord. No. 5127), which the Planning & Zoning Commission unanimously recommended for approval on June 4, 2025, we request that the Conditional Use Permit be approved indefinitely. The City of Chandler City Council is scheduled to adopt the Amendment on July 14, 2025, and unanimously approved in their introduction session on June 26, 2025. The Property is known as Maricopa County Assessor parcel number 303-24-150 and is shown below, outlined in red.



PROPERTY DESCRIPTION

The Property is located on Bracken Lane, just south of Frye Road, and east of the 101 Freeway. The previous use of the Property was for a nail polish manufacturing and retail operation. The building on the property is 12,394 square feet and is currently comprised of cultivation/infusion facilities, a dispensary, a small office and employee restrooms and breakrooms. There is ample parking on the site and a landscaped area at the front of the site as shown on the cover of this narrative.

Existing Zoning and Land Use Designations

As shown in the table below, the Property is zoned I-1 and is designated in the City of Chandler General Plan for Employment Uses. These same designations are applicable to the properties on all four sides of the Property, each of which is occupied by an industrial user.

Direction	Current Zoning	General Plan Designation	Growth Area	Existing Use
North	I-1	Employment	Medical/Regional Retail	Pilgrim Aerospace Fasteners
South	I-1	Employment	Medical/Regional Retail	Aztech Controls/Teknipure Medical Laboratory
East	I-1	Employment	Medical/Regional Retail	Warehousing/Storage
West	I-1	Employment	Medical/Regional Retail	Cell Tower/Vacant dirt lot
Project Site	I-1	Employment	Medical/Regional Retail	Marijuana Dispensary, Cultivation, and Infusion

A discussion about how this site conforms to the General Plan and Growth Area is included in the *Evaluation of Use Permit Criteria* section later in this document.

Prior Approvals

As previously mentioned, the Property is currently in use as a medical marijuana dispensary, cultivation site and infusion establishment by the Applicant. This is simply the second renewal of the original April 2023 Conditional Use Permit that allowed the

dispensary. The Property has received Zoning Clearance for all uses as provided for in the City of Chandler Medical Marijuana Regulations (Chapter 35, Section 2213 of the Chandler City Code).

PROJECT SUMMARY AND REQUEST

The Applicant is seeking to renew the Conditional Use Permit that allows for a portion of the Property for a Medical Marijuana Facility.

Following is the specific request to the City of Chandler:

1. Approval of a Conditional Use Permit to allow a Medical Marijuana Facility within a medical marijuana cultivation site in the I-1 zoning district.

Approval of this Conditional Use Permit request will be in conformance with the Chandler City Code and will provide for the use of the Property within the many rules and regulations promulgated by Arizona Department of Health Services (AZDHS).

SITE DETAILS

As shown on the site plan provided with the application materials, the 12,394 square foot building is on a 1.28-acre parcel. The building sits in the center of the Property, encircled by a drive aisle with parking spaces. There are two entry points to the Property along Bracken Lane, and the site has been designed to meet the required landscaping, parking and retention requirements.

A floor plan has been submitted in conjunction with this application. This floor plan is conceptual in nature and can be modified with approval from the Planning Director with the proper building permit submittal. With such action the Conditional Use Permit does not require modification as the use is not changing.

OPERATIONAL DETAIL

There will be approximately 20 employees on the premises at any given time. These employees will be involved in the cultivation functions, infusion of marijuana extracts into food products, dispensary sales and general operational management.

Hours for the medical marijuana facility are shown below:

Day	Open	Close
Monday through Sunday	7:00 AM	10:00 PM

SECURITY DETAIL

In compliance with Arizona State Law (A.R.S. §36-2804(B)(1)(C)), the Applicant has filed a security plan with the State of Arizona. The security plan includes:

- Surveillance cameras covering all exterior and interior areas of the Property, and all portions of the building used for cultivation, infusion and dispensary uses with a minimum backup storage of thirty (30) days;
- 24-hour independently monitored security alarm system (with backup cellular communication capability, audible alarms, motion detectors, panic buttons, yard signs and window stickers);
- Controlled and gated access to parking and loading areas;
- Trackable and controlled keycard access to the building and all portions used for cultivation, infusion and dispensary purposes (with employees only given keycard access to areas where they work); and
- Secure and controlled access to all areas where marijuana products are stored or displayed.

PARKING

As shown on the Site Plan, there is visitor/employee parking on both the north and south sides of the Property. 28 parking spaces are provided in front of the security gates and accessible at all times for both customers and employees. There are 13 additional parking spaces behind the security gates that are for employees only.

The graphic below demonstrates how the Property will be compliant with Section 35-1802 of the Chandler City Code.

318 Bracken Lane; Parking Analysis			
Use	Parking Requirement	Required Parking Spaces	Provided Parking Spaces
Retail Dispensary	1/250 sq. ft.	10	14
Cultivation and Infusion	1/1,000 sq. ft.	10	14
Office	1/250 sq. ft.	1	13
Total		21 Spaces	41 Spaces

Though not required for compliance with the Chandler City Code, there is also on-street parking along both sides of Bracken Lane that provides convenient access to the front entrance of the building.

EVALUATION OF USE PERMIT CRITERIA

Section 35-305.1.A of the Chandler City Code requires a review of the following factors when considering a Use Permit. The City Council must find that each criterion has been addressed prior to rendering any approval of decision of a Conditional Use Permit. Each criterion is shown below, followed by the applicant's response in bold text.

1. Consistency with the General Plan.

Response: As previously noted in this narrative, the land use designation for this property is "Employment". This land use designation focuses attention on the City's economic base. Major employers, knowledge-based industries and industrial/business parks are allowed within areas designated as Employment. The industrial park in which the Ponderosa Dispensary will be located, the Price Road Industrial Park, offers employment prospects in manufacturing, wholesaling, hospitality, and incidental retail uses. The use of the Property as a Medical Marijuana Facility will provide a mix of employment opportunities on the Property.

The Property is also located in Growth Area #5, which is a node within the Employment designation that features regional retail and medical services. The Ponderosa facility will dispense marijuana products to its patients and customers and will be convenient to patients being treated at the nearby medical, nursing home and hospitality businesses.

2. Ingress and egress to the property and proposed structures, pedestrian and vehicular circulation with particular reference to fire protection.

Response: There are two access points to the Property from Bracken Lane. A drive aisle completely encircles the single-story building, providing for easy access for emergency vehicles. There is a fire hydrant conveniently located approximately 20-feet south of the Property.

3. Off-street parking and loading.

Response: As previously discussed, there is ample parking on the Property, and the site is in full compliance with the requirements contained in Section 35-1802 of the Chandler City Code.

4. General compatibility of use with adjacent property and property in the district.

Response: Ponderosa will be compatible with the uses of the neighboring properties. The prior use of the building was as a manufacturing facility with an ancillary retail showroom. The proposed use of the Property will be similar in nature, and the addition of the use as a medical marijuana facility will not be discernible to adjacent properties.

5. Impact on public services, including schools, recreation and utilities.

Response: There will be no impact to public services by this proposed Medical Marijuana Facility.

6. Screening and buffering of uses.

Response: The Property is surrounded by a generous landscape buffer and boundary and screen walls of various heights. While the surrounding structures and uses are also manufacturing/warehouse uses, it is still important to maintain a respectful distance and ensure that all activities on the site are conducted in a professional, orderly, and courteous manner.

7. Signage.

Response: The current signage is minimal, tasteful, and in compliance with Section 39-9.8 of the Chandler Municipal Sign Code.

8. Exterior lighting with reference to adjacent properties.

Response: Lighting on the Property consists of building mounted lighting required to meet building safety requirements. There is a City of Chandler streetlight at the front of the Property that provides ample lighting at the entry to the site.

9. Stormwater retention and landscaping.

Response: There is a retention basin at the rear of the Property and a recessed landscape area at the front of the building for the capture and retention of stormwater runoff from Bracken Lane. Landscaping is provided in the form of landscape buffers on the northern and eastern boundaries of the site, with a small amount of landscaping along the southern boundary and within landscape islands in the parking areas. With the implementation of the proposed use, there will be no change to the previously approved grading and drainage plan.

10. Site and building design for conformance with the General Plan and policies and City standards.

Response: As previously discussed, the General Plan land use designation for this property is "Employment". This designation is characterized by a mix of land uses including industrial, commercial, institutional, recreation, neighborhoods, and a range of residential densities. Price Road Industrial Park has been designed as an attractive industrial setting with a unique mix of businesses. The Ponderosa Medical Marijuana Facility will be consistent with the Employment designation in that it provides employment opportunities and a valuable commercial service to residents of Chandler that may live or work in the area.

Enhanced Criteria Established through Text Amendment dated February 9, 2023

On February 9, 2023 the Chandler City Council approved Ordinance No. 5044, a citywide text amendment allowing a Medical Marijuana Facility in the I-1 Zoning District, with the satisfaction of additional criteria. Shown below are the additional criteria and how this application meets them.

A Medical Marijuana Facility:

- 1) Must be incidental to an existing cultivation site and/or infusion food establishment.

RESPONSE: As previously noted, 318 Bracken Lane is the site of an existing marijuana cultivation site and infusion food establishment authorized by AZDHS and the City of Chandler Zoning Clearance process. (Cases PLA21-0339 and PLA21-0483). The Medical Marijuana Facility requested within this application will be incidental to those uses.

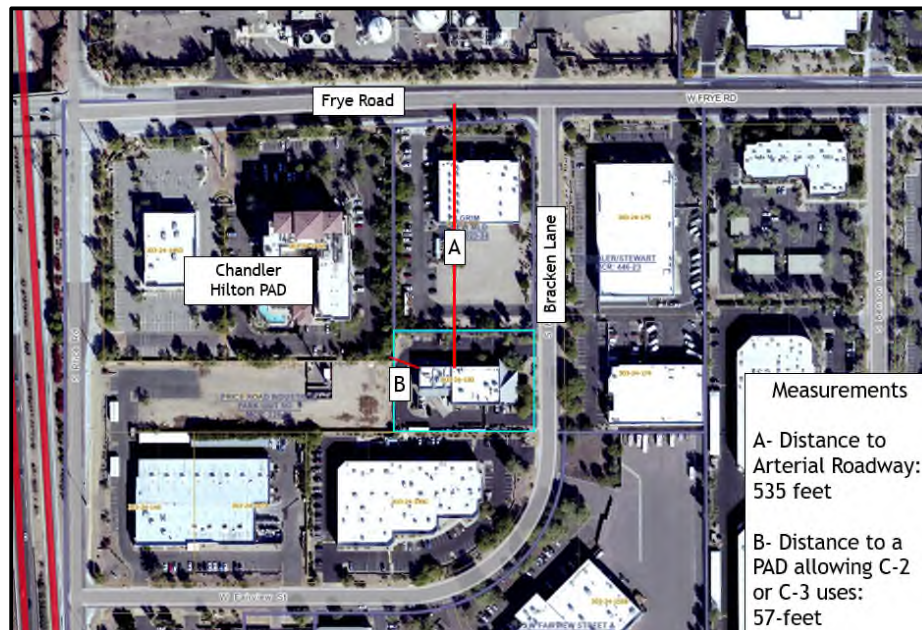
- 2) Shall be located within 1,320 feet of an arterial roadway, measured in a straight line from the closest exterior wall of the cultivation site and/or infusion food establishment to the center of the arterial roadway;

RESPONSE: The Property is located approximately 535-feet from Frye Road. Frye Road is designated in the City of Chandler Transportation Master Plan as a Minor Arterial as shown in the graphic on the next page. Additionally, the western property line of the Property is located approximately 615-feet east of the South Price Road Major Arterial Roadway.



- 3) Shall be within 500 feet of the C-2 or C-3 zoning district, or a PAD district where C-2 or C-3 commercial uses are allowed, and

RESPONSE: As shown on the next page, the Property is located approximately 57-feet from the Chandler Hilton PAD property. The Development Booklet approved on September 4, 2006 (DVR06-0012), includes the following language: "Permitted uses on the Commercial Site shall include any use or similar use allowed in a C-2 District as indicated in the Chandler Zoning District...). Accordingly, this request meets the criteria for the required distance from a commercially zoned district.

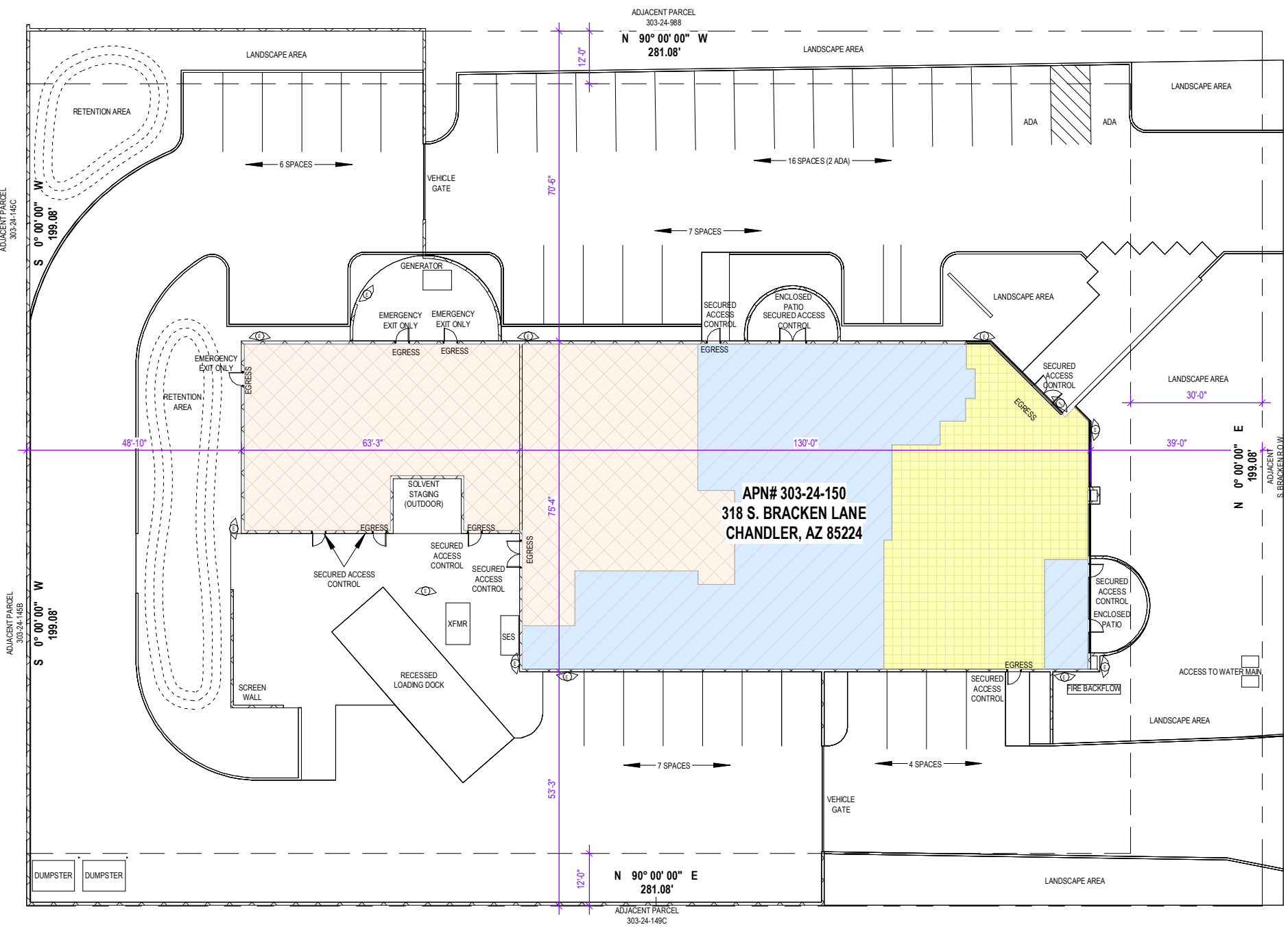


- 4) Shall have frontage and access from public right-of-way.

RESPONSE: The Property has frontage on Bracken Lane. As previously noted, the Property is within Lot 6, of Price Road Industrial Park Unit 1, a subdivision platted in 1980 (Recorded at Instrument No. 1980-0298021, Book 226, Page 19). Language on the Plat "dedicates to the public for use as such the streets and the use of easements...). Moreover, Bracken Lane is maintained by the City of Chandler.

CONCLUSION

Ponderosa is a unique and successful business in the City of Chandler. Again, this application is simply to renew an approved Conditional Use Permit to allow for a dispensary in conjunction with the existing cultivation site and infusion establishment that has operated for over two years and is allowed to exist by right. Ponderosa has operated in an orderly fashion, without complaint, and in a manner respectful of the surrounding properties. This application is to allow for the continued use of a dispensary or "Medical Marijuana Facility" in conjunction with those existing uses and will operate within the many rules and regulations established by AZDHS and the City of Chandler. Approval of this Conditional Use Permit will allow the Property Owner to retain jobs and produce sales and subsequent tax revenue for the City while using the Property in a manner that is compatible with surrounding structures and uses. Approval of this request will also maintain the Property's compliance with the Zoning Code. After demonstrating compliance with the City's Use Permit criteria, we respectfully request the Conditional Use Permit be approved indefinitely.



1

SITE PLAN
1" = 30'-0"
0" 1/2" 1"
SCALE FORMAT: 11"x17"

TRUE NORTH

318 S. BRACKEN LANE PARKING ANALYSIS			
USE	REQUIREMENT	REQUIRED SPACES	PROVIDED SPACES
RETAIL DISPENSARY	1 SPACE / 250 SF	10	14
CULTIVATION & INFUSION	1 SPACE / 1000 SF	10	14
OFFICE	1 SPACE / 250 SF	1	12
TOTAL		21 SPACES	40 SPACES

VICINITY MAP

ROCA VERDE DESIGN BUILD
2105 N. NEVADA ST
CHANDLER, AZ 85225
OFFICE: 480-539-0111
FAX: 480-632-7594

THESE PLANS, DRAWINGS, AND DESIGNS ARE THE PROPERTY OF ROCA VERDE DESIGN BUILD. ALL RIGHTS RESERVED AND SHALL NOT BE REPRODUCED OR COPIED.

MEDICAL MARIJUANA SITE REVIEW KEY

- DIAGONAL HATCH REPRESENTS MEDICAL MARIJUANA DISPENSARY
- CROSS HATCH REPRESENTS MEDICAL MARIJUANA CULTIVATION/EXTRACTION
- BLUE AREA REPRESENTS MEDICAL MARIJUANA INFUSION AREA
- EXTERIOR WALL
- INTERIOR WALL
- WIDE ANGLE EXTERIOR CAMERA

PROJECT DATA

APN: 303-24-150
ZONING: I-1
ADDRESS: 318 S. BRACKEN LANE
CHANDLER, AZ 85224

LEGAL DESCRIPTION: PRICE ROAD INDUSTRIAL PARK
UNIT NO 1 MCR 226-19

OWNER: BRACKEN PROPERTY HOLDINGS LLC
2055 E. 5TH STREET
TEMPE, AZ 85281
MICHAEL O'BRIEN - 480-213-1402

ENGINEER/DESIGN: ROCA VERDE DESIGN BUILD
TOM LASSEN, P.E.
480-267-5163
EMAIL: TOML@ROCA-VERDE.COM

PROPERTY AREA: 56000 SF
TOTAL FLOOR AREA: 12394 SF
LOT COVERAGE: 22.1%
OCCUPANCY: MIXED B, S, H-3
CONSTRUCTION TYPE: TYPE V (SPRINKLERED)

CUSTOMER INFORMATION

PONDEROSA BOTANICAL CARE, INC.
318 S. BRACKEN LN.
CHANDLER, AZ 85224

PONDEROSA EAST

REVISION HISTORY	
DATE	DESCRIPTION

DESIGNED

TL

APPROVED

MO

NOT FOR CONSTRUCTION

SITE PLAN

A1.1

MEDICAL MARIJUANA AREA TABLE				
Number	Name	Area	OCC	USE
C-101	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	850 SF		
C-102	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	781 SF		
C-103	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	777 SF		
C-104	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	2062 SF		
C-105	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	169 SF		
C-106	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	144 SF		
C-MISC	MISC SPACE (UNDERWALLS)	Not Placed		
D-101	MEDICAL MARIJUANA DISPENSARY	2103 SF		
D-102	MEDICAL MARIJUANA DISPENSARY	167 SF		
D-103	MEDICAL MARIJUANA DISPENSARY	192 SF		
D-MISC	MISC SPACE (UNDERWALLS)	Not Placed		
I-101	RESTROOM	92 SF		
I-102	MEDICAL MARIJUANA INFUSION	618 SF		
I-103	MEDICAL MARIJUANA INFUSION	864 SF		
I-104	MEDICAL MARIJUANA INFUSION	1059 SF		
I-105	HALL	297 SF		
I-106	BREAKROOM	463 SF		
I-107	MENS RESTROOM	176 SF		
I-108	WOMENS RESTROOM	181 SF		
I-109	HALL	139 SF		
I-110	OFFICE SPACE (INFUSION)	226 SF		
I-MISC	MISC SPACE (UNDERWALLS)	Not Placed		

MEDICAL MARIJUANA CULTIVATION/EXTRACTION	4983 SF
MEDICAL MARIJUANA DISPENSARY	2500 SF
MEDICAL MARIJUANA INFUSION & MISC SPACE	4911 SF

PROJECT DATA	
APN:	303-24-150
ZONING:	I-1
ADDRESS:	318 S. BRACKEN LANE CHANDLER, AZ 85224
LEGAL DESCRIPTION	PRICE ROAD INDUSTRIAL PARK UNIT NO 1 MCR 226-19
OWNER:	BRACKEN PROPERTY HOLDINGS LLC 2055 E. 5TH STREET TEMPE, AZ 85281 MICHAEL O'BRIEN - 480-213-1402
ENGINEER/DESIGN:	ROCA VERDE DESIGN BUILD TOM LASSEN, P.E. 480-267-5163
PHONE:	
EMAIL:	TOML@ROCA-VERDE.COM
PROPERTY AREA:	56000 SF
TOTAL FLOOR AREA:	12394 SF
LOT COVERAGE:	22.1%
OCCUPANCY:	MIXED B / H-2
CONSTRUCTION TYPE:	TYPE V (SPRINKLERED)

MEDICAL MARIJUANA SITE REVIEW KEY	
	EXTERIOR WALL
	INTERIOR WALL
	DIRECTIONAL CAMERA LOCATION
	360 CAMERA LOCATION
	ALARM PANEL LOCATION
	MOTION SENSOR
	PANIC BUTTON



ROCA VERDE
DESIGN BUILD

ROCA VERDE DESIGN BUILD
2105 N. NEVADA ST
CHANDLER, AZ 85225
OFFICE: 480-539-0111
FAX: 480-632-7594

THESE PLANS, DRAWINGS, AND
DESIGNS ARE THE PROPERTY OF
ROCA VERDE DESIGN BUILD. ALL
RIGHTS RESERVED AND SHALL NOT
BE REPRODUCED OR COPIED.

CUSTOMER INFORMATION
PONDEROSA BOTANICAL
CARE, INC.
318 S. BRACKEN LN.
CHANDLER, AZ 85224

PONDEROSA EAST



PONDEROSA
DISPENSARY

REVISION HISTORY	
DATE	DESCRIPTION

DESIGNED	TL
APPROVED	MO

NOT FOR CONSTRUCTION

FLOOR PLAN

A1.2

