



**Cochise County
Community Development
Highway and Floodplain Division**

Public Programs...Personal Service
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MEMORANDUM

Date: April 26, 2018
To: Peter Gardner, Planner I
From: Karen L. Lamberton, AICP County Transportation Planner
Subject: Finneran MMJ Cultivation/SU-18-09/Parcel #208-90-102F

The applicant, Dennis Finneran, is requesting a Special Use authorization to develop facilities for the cultivation of medical marijuana. The property is zoned RU-4, Rural, and the proposed growing operations are considered a Special Use in that zone under Sections 607.53 and 607.56 of the Zoning Regulations.

Special Use Authorization Conditions

We have no objection to issuing the requested Special Use Authorization with the following conditions:

1. A Private Maintenance Agreement, per Zoning Code 1897.02A will need to be submitted with their first Commercial Permit application, for that segment of Nino Place from their driveway entrance to Dragoon Rd.
2. A commercial driveway, meeting Design Standard CC205-2, with clear zones (sight distance triangles) per Design Standard, CC300 and Zoning Code 1807.06B, should be in place in advance or concurrent with their first Commercial Permit application and shown on the submitted site plan.

The applicants are also advised of the following potential commercial permit condition during Phase 3 development:

3. In advance or concurrent with their Commercial Permit application for the third phase the applicant may be required to coordinate with the Highway Dept. to provide a roadway access apron at the Dragoon intersection connection with Dragoon Road as per the County Roadway Design standard CC205-3 or as approved by the Highway Dept. County Engineer.

Background

The applicant is proposing to cultivate and infuse medical marijuana within existing greenhouses on an 8.04-acre site located in the Willcox area. This site is currently vacant.

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The property is located off of an unnamed roadway (No. 6288) to Nino Place., a private, native surfaced roadway. Neither roadway is currently county-maintained. Dragoon Road, a county-maintained, federally functionally classified, rural major collector roadway is located about one mile north of the subject parcel.

Driveway Access

A commercial driveway intersection will be required from the subject parcel onto the unnamed roadway 6288 that meets or exceeds the County's Roadway Design Standards. Design standards require that driveways meet or exceed the existing roadway surface, in this case, native surface at the subject parcel connection. Standard commercial driveways for this type of use would typically be a native surfaced 24-foot wide driveway with 35-foot radii to facilitate turning movements of the larger and heavier vehicles that typically serve commercial and agricultural uses. See Design Standards CC205-2. Nino Place should either meet this commercial driveway standard or the Roadway Access Apron standard CC 205-3. A ROW/Encroachment Permit is not needed for the driveway improvements (if needed) as this driveway takes access onto a private roadway(s). These dimensions should be shown on the submitted Commercial Permit site plan.

Traffic Analysis

This type of use is akin to a small-scaled agricultural use: average trip generation rates specifically for this type of growing operation have not been developed on either a national or state-level at this time. The applicant anticipates up to 8 employees, at full-build out of this project, which has the potential to generate an estimated range of 5.60 to 60.70 vehicle trips per day, with a **typical average of 25.09 vehicle trips per day**, per the *ITE Manual, 9th ed.* Greenhouses tend to stabilize the typical seasonal variations inherent in open agricultural activities. The applicant is proposing a staged greenhouse development with three phases over time, as market demand allows.

Note: Vehicle trips are different than number of vehicles that travel to the site. Average vehicle trips per day also include incidental traffic generated due to the presence of any particular use (e.g. mail, deliveries, trash pick-up) and averages seasonal variations in trips generated.

The applicant indicates a startup operation using approximately 3,600 square feet of greenhouses with up to 5,248 square feet of office/support buildings at full build out. Support buildings have a potential trip generation of 26.56 vehicle trips per day; these vehicle trips serve the same employees and land use purpose and would overlap rather than add to the total site potential traffic impacts. The future number of greenhouses was not stated: if scaling from the proposed site plan possibly 5 additional greenhouses may be planned in Phase 3. This level of light industrial agricultural activities is likely to generate an estimated range of 3 vehicle trips per day per employee and average 25.09 per greenhouse.

If built out to a full residential use this 8-acre parcel would likely generate an average of 19.08 vehicle trips per day, to a high-end range of 43.7 vehicle trips per day, for 2 residential units. As a growing operation only, with no dispensary operation, it is likely that Phase 1 and Phase 2, as proposed by this applicant, would generate no more than the high end of the range for residential use on this parcel.

Traffic Statement Requirements/Off-Site Improvements

Trip generation at this location, based on this conceptual proposal, does not appear to reach the threshold of needing a Traffic Report. Construction impacts are expected to be minimal as the site is fully developed for this type of agricultural cultivation within existing facilities. Off-Site

improvements are not needed at Phase 1 or Phase 2. However, as additional greenhouses are built, the number of employees increase, trip generation by this use could reach a threshold requiring some mitigation at the intersection with Dragoon Road.

At their Phase 3 Commercial Permit application, the applicant is requested to provide additional information about the full-build out of the site (total number of greenhouses, expected employees: full-time, part-time and and seasonal). An assessment by the Public Works Dept. will be undertaken at that time of the roadway access apron at Dragoon Rd. and Nino Place. If the scale of operations still falls within a typical agricultural use no off-site improvements will be needed. However, if the scale of operations has become an intensive, year-around greenhouse production with increased truck traffic and vehicle trips volumes that exceed 100 per day the applicants are advised that a commercial permit condition at Phase 3 may include improvement of the roadway access apron onto Dragoon Rd. (Note that an additional five greenhouses, totaling six greenhouses, would potentially generate an average of 125.45 vehicle trips per day/62 vehicles/40 employees).

It is premature to make that determination at this time as it may be only the addition of one or two more greenhouses in Phase 3, which could be accommodated by the existing roadway network.

Advisory Note for the Applicant

The conceptual plan is adequate for this Special Use application but will not be adequate at the Commercial Permitting stage. At the commercial permit stage additional details on the driveway connections, connection to Nino Place, including a sight distance triangle, per Zoning Regulation 1807.06 and/or Roadway Design Standards D-300, will be needed on the site plan or as a separate illustration.

Roadway Access Aprons for both Nino Place and, potentially Dragoon Road, can be found in the Cochise County Roadway Design Standards: CC205-3.

Failure to provide required details on the site plan at the Commercial Permit stage may result in the application being found deficient and returned for revisions. Checklists and examples available from the Planning and Zoning Dept. office.

Should the scope or scale of operation change during the process of review by the State and Federal agencies the applicant is advised that conditions related to off-site impacts may change.



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INTEROFFICE MEMO

Date: April 19, 2018
To: Peter Gardner, Planner II
From: Teresa Murphy, Right-of-Way Agent
Subject: SU-18-09 (Finneran MMJ Cultivation)

Background: The applicant requests a Special Use Authorization to approve a facility for the cultivation of medical marijuana. Medical Marijuana Use requires Special Use Authorization. The 8.04-acre site, APN 208-90-012F, is located at the northeast corner of Nino Place and Unnamed Road 6288 in the Dragoon area and is zoned RU-4. The applicant is Dennis Finneran.

Right-of-Way Staff was contacted by Planning and Zoning to review the permit and provide comments regarding right-of-way dedication needs for county maintained roads.

Analysis:

- Access via Dragoon Road.
- Nino Place is not a County Maintained Road.
- Nino Place and Unnamed Road 6288 are road easements created in Docket 968 page 33, at a width of 30.00 feet but are not conveyed to the public or designated as private.

Recommendation:

- Further right-of-way dedication is not required for Nino Place or Unnamed Road 6288 at this time.

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Gardner, Peter B

From: Mickey Shields <1991ksuwildcat@gmail.com>
Sent: Wednesday, April 25, 2018 2:51 PM
To: Gardner, Peter B
Subject: Re: Transmittal MMJ Cultivation in Dragoon

Good afternoon Peter,

I shared this with the rest of the SCA Board Members. Aside from one totally against this type of thing, no concerns from the Board.

Thank you,
Mickey

On Wed, Apr 11, 2018 at 2:13 PM, Gardner, Peter B <PGardner@cochise.az.gov> wrote:

Please review the attached transmittal for Medical Marijuana Cultivation in Dragoon, and have any comments back to me by April 26. Thank you and regard,

Peter Gardner

Planner II

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