

COCHISE COUNTY

Docket SU-20-05 (Stronghold Professional)

**Request for a Special Use Authorization
For a Medical Marijuana Dispensary**

Planning & Zoning Commission

June 10, 2020



Public Programs...Personal Service

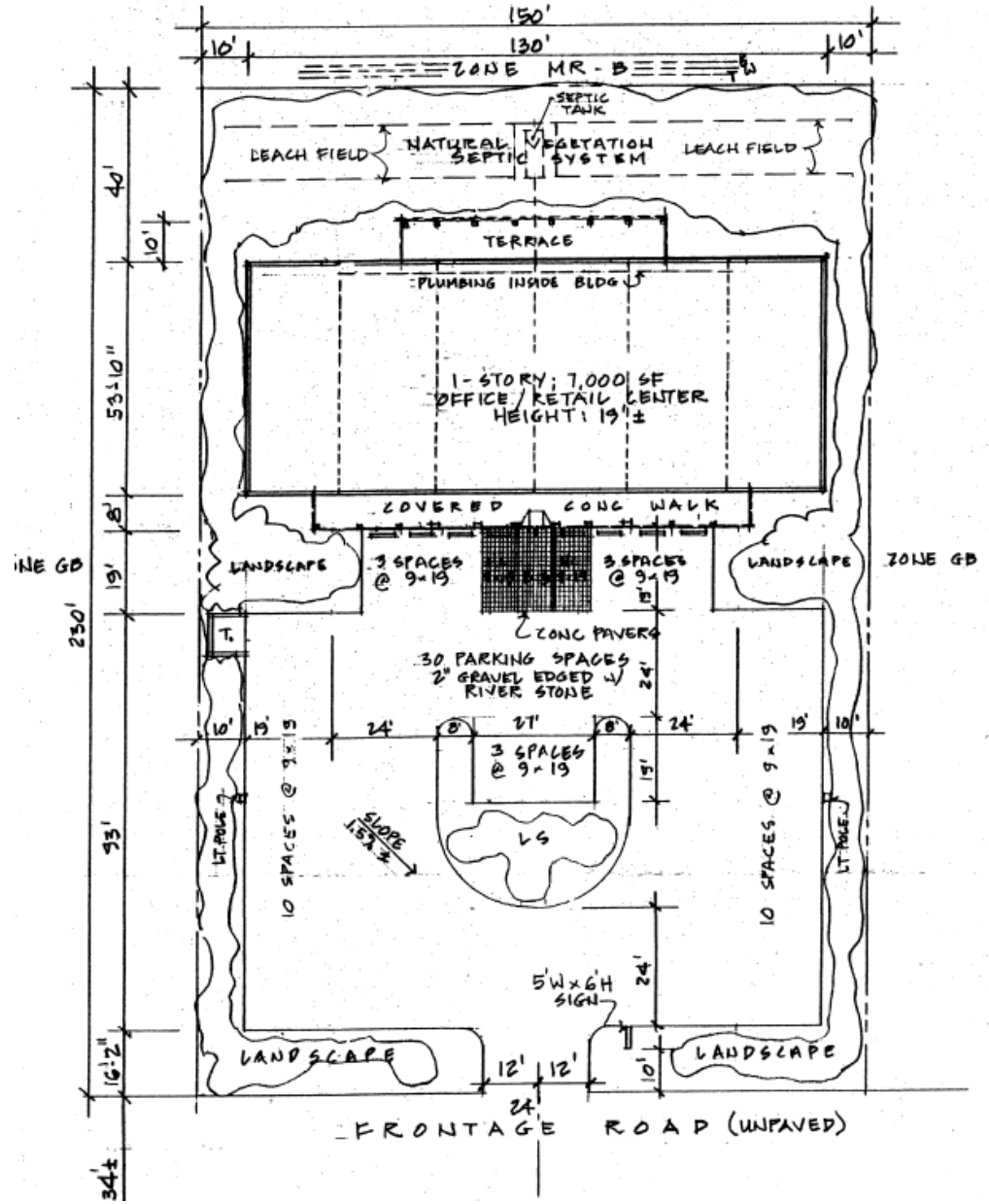
- The request is to establish an ~1,150 square foot medical marijuana dispensary in an existing commercial center
- The site is located 571 North Frontage Road in Pearce Arizona and is identified as APN 114-17-021C
- The site is approximately .79 acres
- The Zoning is GB
- The Applicant is Mr. Raymond Klumb



Location

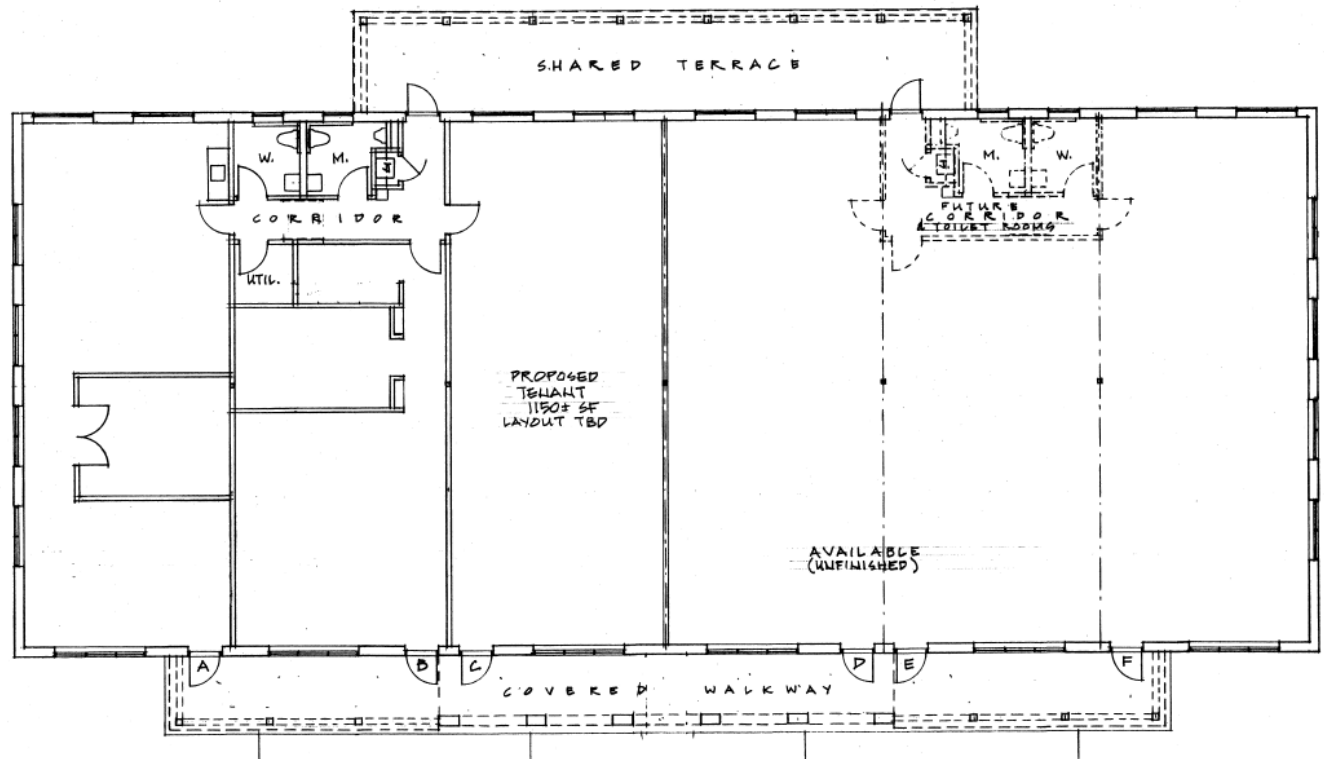


Site Plan



Floor Plan

Tenant layout TBD



Factors for or Against a Proposed Special Use Authorization

- Zoning Regulations have 10 factors used to evaluate a proposal
 - Ten of the criteria apply to this request
 - As submitted complies with nine criteria
 - One criteria comply with conditions



Public Input: Complies

- 3 Letters in Support (2 from same person)
- 1 Letter in opposition



Site Development Standards: Complies with modification

- Category B Comp Plan:
 - Requires hard surfacing
 - No new construction proposed
 - Outer Highway is dirt
 - Staff recommends approval of a wavier



Factors in Favor of Approval

1. With the recommended conditions and modification, the request complies with ten applicable Special Use factors used by staff to analyze such requests;
2. The Special Use complies with the Comprehensive Plan goals and policies;
3. The Special Use would provide a service to the local community with minimal impact; and
4. Three in support (two from the same owner)

Factor Against Approval

One property owner has expressed opposition to the project.

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Discussion



Public Programs...Personal Service

Recommendation: Conditional Approval

1. Within 30-days of approval of the Special Use, the Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the Applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include a site plan in conformance with all applicable site development standards (except as modified) and with Section 1705 of the Zoning Regulations, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 18-months of the Special Use approval, otherwise the Special Use may be deemed void upon 30-day notification to the Applicant;
2. It is the Applicant's responsibility to obtain any additional permits, or meet any additional Conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations;
3. Any changes to the approved Special Use will be considered a Modification to this Special Use and will require review and approval of the Planning and Zoning Commission.
4. The approval of this Special Use Permit is contingent upon the State of Arizona's approval of the Medical Marijuana Dispensary.



Modification:

Allow the existing gravel driveway and parking areas to remain



Sample Motion

Mr. Chairman, I move to approve Special Use Docket SU-20-05 with the Conditions of Approval and Modification recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.

