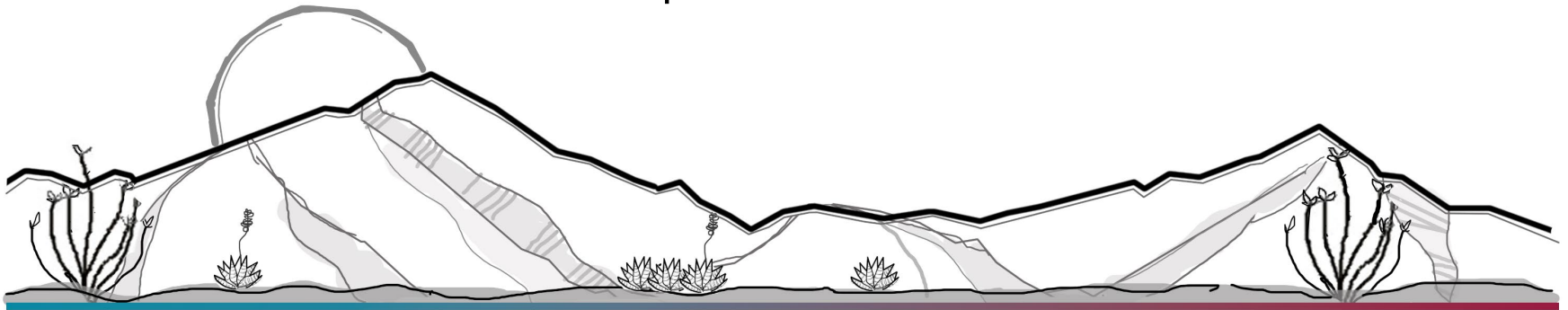


Docket SU25-05

Special Use Authorization for a Marijuana Establishment

Planning and Zoning Commission
April 9, 2025



DEVELOPMENT SERVICES



Applicant: Green Reason LLC

Location: 1134 W. Business Loop (Bowie)
APN 302-15-001H (4 acres)

Zoning: RU-4

Plan Designation: Developing

Growth Area: C – Rural Community Areas

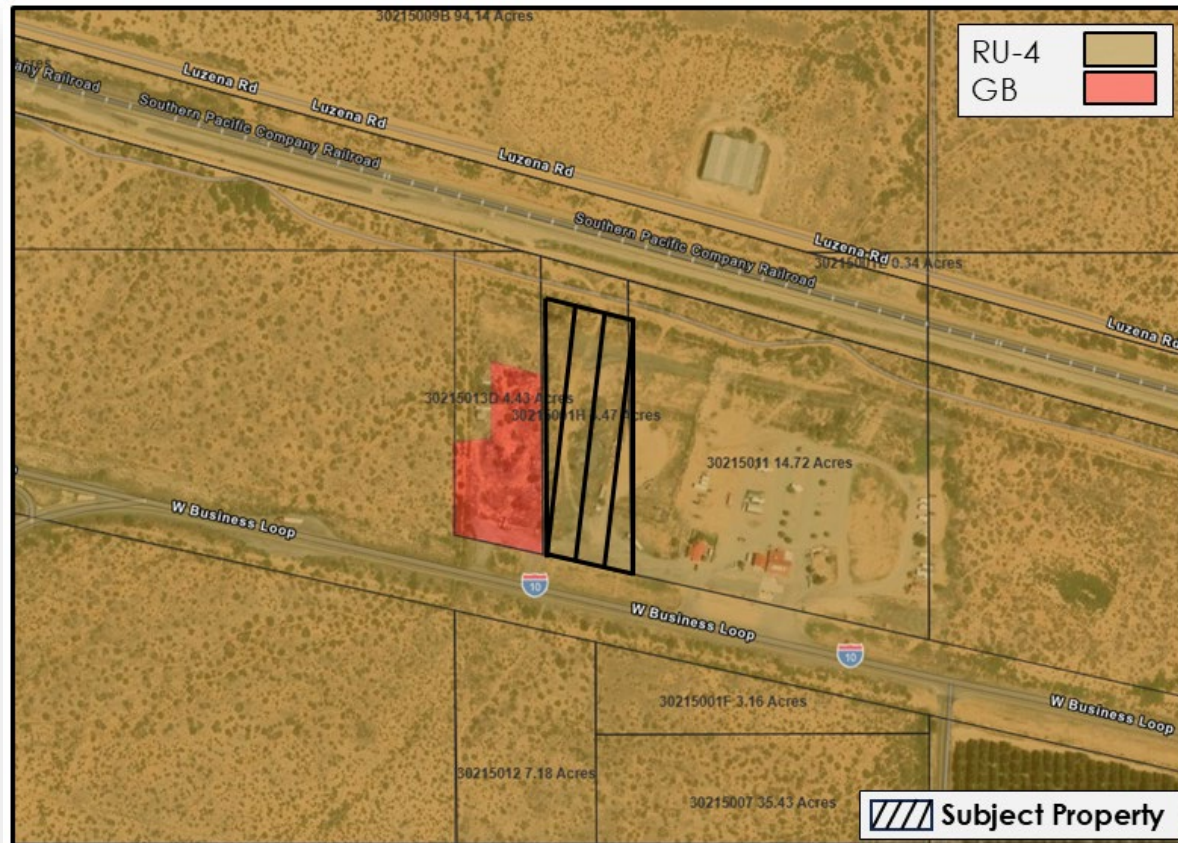
Current Use: Undeveloped

Proposed Uses: Retail sale of marijuana products

DEVELOPMENT SERVICES



Property Location and Zoning

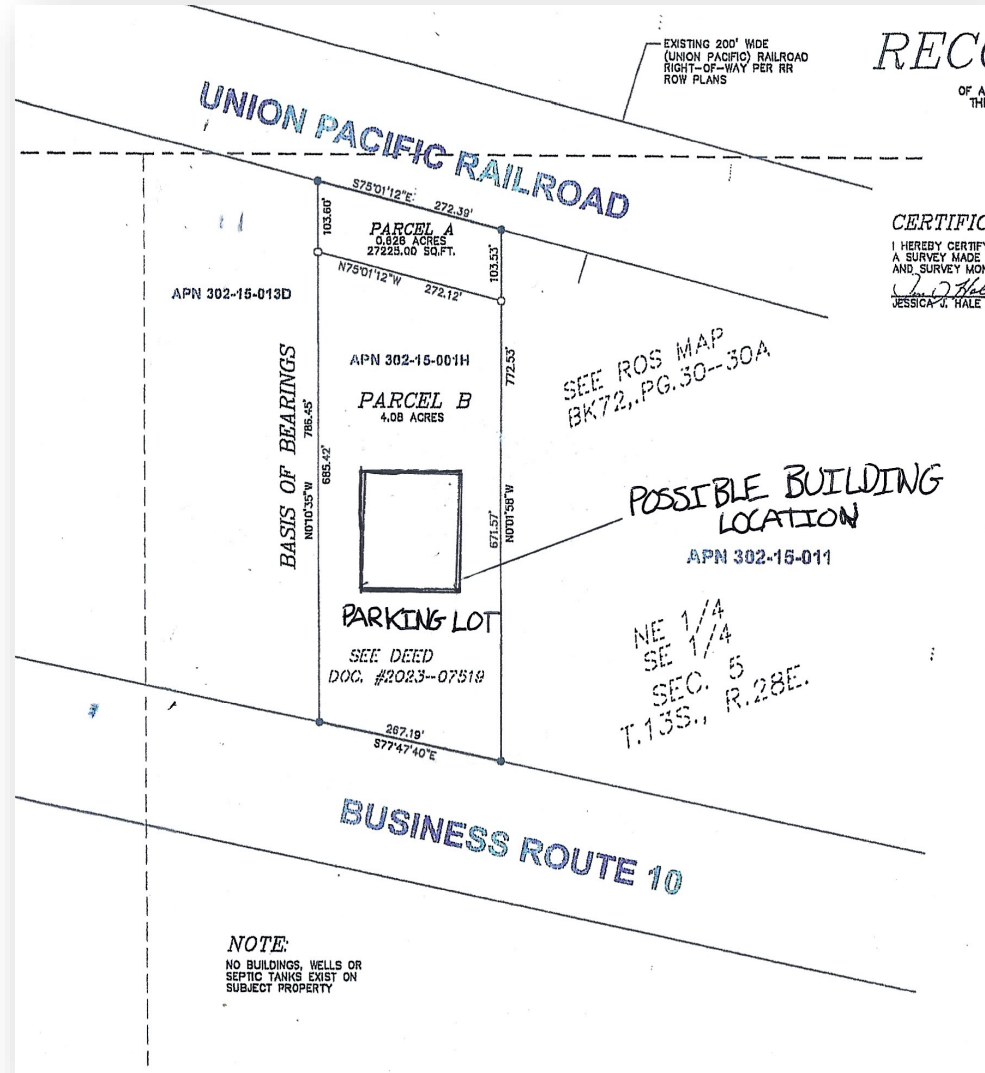


SU25-05 (Marijuana Establishment)

1134 W. I-10 Business Loop (APN 302-15-001H)



Concept Plan



Marijuana Establishments

- Definition
 - Retail sales of marijuana and related products
 - No cultivation, infusion, or testing
- Licensing
 - AZ Department of Health Services
- Section 2.51 of the zoning regulations
 - Minimum 1000' from other marijuana uses; libraries; schools; childcare centers; churches; youth facilities
 - Minimum 300' from any residence on property with residential zoning district (property line to property line)
 - Must occur within a permanent building; outdoor seating areas are prohibited

DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



I-10 Business Loop

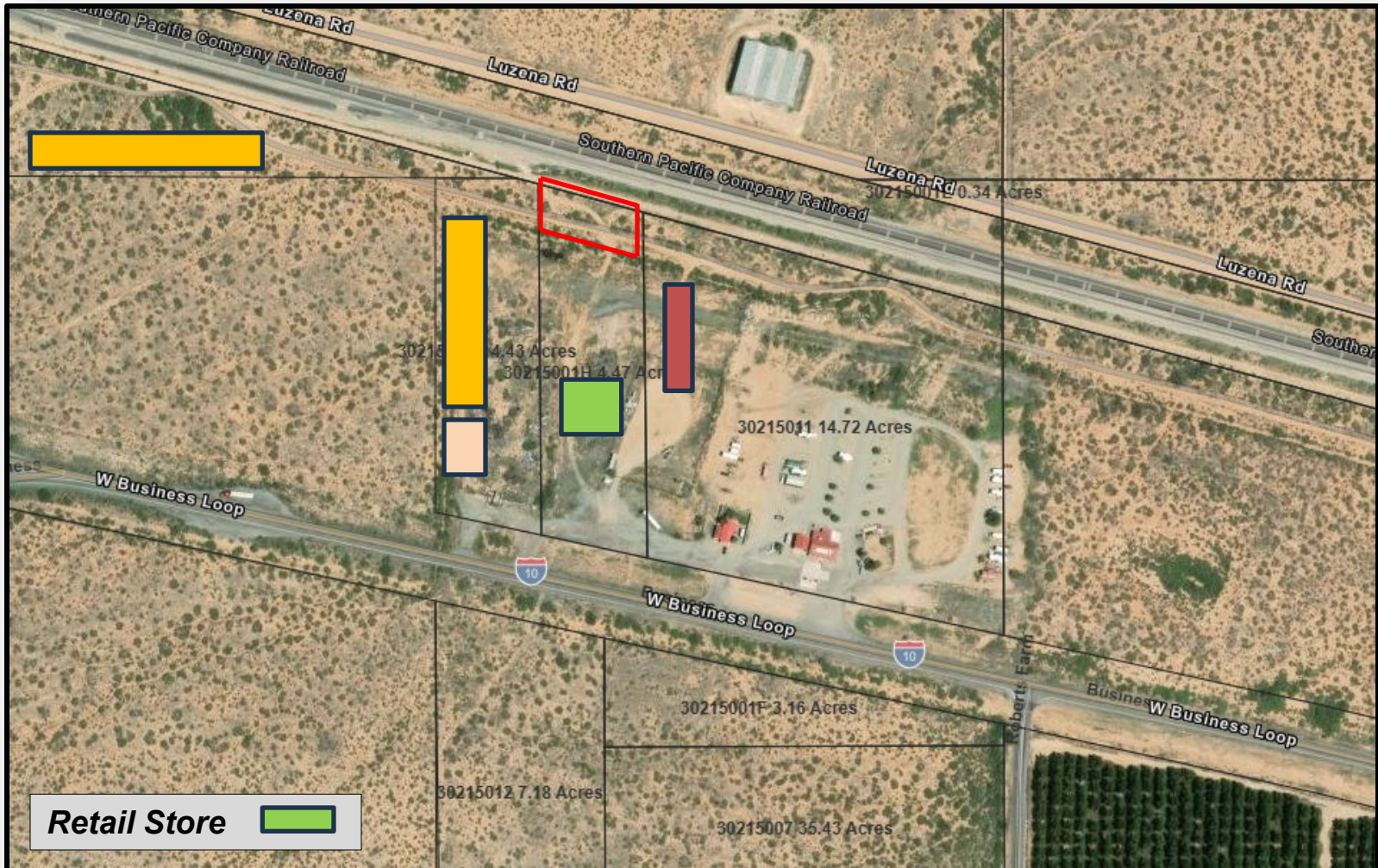
DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Concept Plan



Special Use Authorization Factors

- | | |
|--|------------------------------|
| 1. Compliance with adopted plans | Complies |
| 2. Compliance with zoning district purpose | Complies |
| 3. Development along major streets | Not Applicable |
| 4. Traffic circulation | Not Applicable |
| 5. Adequate services and infrastructure | Complies |
| 6. Significant site development standards | Complies |
| 7. Public input | Complies |
| 8. Hazardous materials | Not Applicable |
| 9. Off-site impacts | Complies w/conditions |
| 10. Water conservation | Complies |

DEVELOPMENT SERVICES

Factors in Favor of Approval

- Complies with applicable factors with conditions
- Appropriate location for retail uses and adjacent to established business uses
- No opposition from nearby property owners

Factors Not in Favor

None identified

Citizen Review / Public Notice

- 26 February
 - Applicant letters
- 17-21 March
 - Notices
 - Posting
 - Legal ad



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU25-05 to allow a marijuana establishment with the following conditions:

1. Retail sales of marijuana-based products shall be conducted within a permanent building. Additional standards specific to marijuana uses are identified in Section 2.51.320 of the Zoning Regulations.
2. Sight-obscuring fencing and landscaping shall be used to screen refuse containers and outside storage areas.
3. Overnight truck parking will require an application to modify the approved special use.
4. Improve parking areas and driveways with 2-inch gravel to reduce dust.

**Standard conditions related to conditions, permitting, and modifications apply to this request.*

Sample Motion

Madam Chair, I move to approve Docket SU25-05 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

Docket SU25-05

Special Use Authorization for a Marijuana Establishment

Planning and Zoning Commission
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