

Gehlert, George

From: Dennis Gerhard <buddygold1234@yahoo.com>
Sent: Monday, August 15, 2022 4:27 PM
To: Gehlert, George
Subject: ZTA22-01

Removing the distance requirement between marijuana dispensaries and related product manufacturing facilities is wrong . The ordinance is in place to protect the dispensaries emission controls and the public.
Sincerely Dennis Gerhard

Gehlert, George

From: Gehlert, George
Sent: Wednesday, July 13, 2022 9:14 AM
To: David Pierce
Cc: Perry, Tabitha
Subject: RE: Recreational or Adult Use Marijuana Establishment Questions
Attachments: ZTA22-01 Medical Marijuana - Notif Ltr and Text Amend.pdf

Hi David:

I've attached the pending text amendment as well as an invite to an informational meeting regarding same, for 6PM next Wednesday July 20. Right now the code only addresses Medical Marijuana. We're probably a little behind the curve on the Recreational issue, so it's something we may want to bring to it. Let me know what you think. Thank!



George V. Gehlert, AICP
Senior Planning Project Manager
Development Services Department

ggehlert@glendaleaz.com
P 623.930.2597
5850 W. Glendale Avenue, Suite 212
Glendale, AZ 85301

We improve the lives of the people we serve every day.
Community • Integrity • Excellence • Innovation • Learning

From: David Pierce <david.pierce@mhgcommercial.com>
Sent: Wednesday, July 13, 2022 9:09 AM
To: Gehlert, George <GGehlert@GLENDALEAZ.com>
Subject: Recreational or Adult Use Marijuana Establishment Questions

George,

Thank you for returning my call the other day. I was wondering if the City of Glendale had adopted or is in process of allowing Recreational or Adult only Marijuana establishments as per the social equity licenses just issued? As previously they had all been dual use. If so, what are the requirements, setbacks if any, by right or community approval, etc.. If in process when is that potentially going to be approved? Would appreciate any guidance you can provide.

Sincerely,

David Pierce
Associate Broker
MHG Commercial & The Home Team AZ
My Home Group Real Estate
602.312.1419

www.MHGCommercial.com

www.TheHomeTeamAZ.com

<https://www.linkedin.com/in/david-pierce/>

<https://www.zillow.com/profile/DavidSPRealtor/>

<https://www.facebook.com/MHGCommercial>

<https://www.facebook.com/TheHomeTeamAZ/>



David Pierce

Associate Broker

david.pierce@mhgcommercial.com

602.312.1419

MHG COMMERCIAL
BROKERED BY MY HOME GROUP

mhg
COMMERCIAL REAL ESTATE

Gehlert, George

From: Gehlert, George
Sent: Tuesday, July 12, 2022 12:14 PM
To: Kyle Gere
Subject: RE: Glendale "Marijuana" Ordinance and Packet
Attachments: ZTA22-01 Medical Marijuana - Notif Ltr and Text Amend.pdf

Hi Kyle, info is attached.

Let me know if you have any questions.



George V. Gehlert, AICP
Senior Planning Project Manager
Development Services Department

ggehlert@glendaleaz.com
P 623.930.2597
5850 W. Glendale Avenue, Suite 212
Glendale, AZ 85301

We improve the lives of the people we serve every day.
Community • Integrity • Excellence • Innovation • Learning

From: Kyle Gere <kyle.gere@zonedproperties.com>
Sent: Tuesday, July 12, 2022 12:07 PM
To: Gehlert, George <GGehlert@GLENDALEAZ.com>
Subject: Glendale "Marijuana" Ordinance and Packet

Hey George,

Pleasure to meet you over the phone and thank you for the call back. As discussed, if you could please send that most recent packet of marijuana ordinance info, would love to take a look at it and be present on the 20th Zoom conference to discuss additional input or language change for the ordinance.

I look forward to continually communicating with you and Glendale in these regards

Thank you very much George,

Kyle



Kyle Gere - Realtor[®]
Strategic Project Manager at Zoned Properties, Inc.

📞 [602-695-5260](tel:602-695-5260) 🌐 <https://zonedproperties.com/>

✉️ kyle.gere@zonedproperties.com

📍 [8360 E Raintree Drive STE 230, Scottsdale, AZ 85260](#)



IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

Gehlert, George

From: David Richert <david.richert@hotmail.com>
Sent: Monday, May 16, 2022 11:04 AM
To: Gehlert, George
Cc: marcelf@royalwhitecement.com
Subject: Re: SR22-0063 Marijuana Dispensary and Infusion - 5855 N 51st Ave

I haven't and Marcel was evaluating the square footage limitations with 25000 for grow facilities and 10,000 for dispensary. What is the status of the text amendments concerning cannabis?

> On May 16, 2022, at 8:57 AM, Gehlert, George <GGehlert@GLENDALEAZ.com> wrote:

>

> Hey David, just checking on ya. Have you made the submittal yet?

>

> -----Original Message-----

> From: David Richert <david.richert@hotmail.com>

> Sent: Wednesday, April 20, 2022 5:55 PM

> To: Gehlert, George <GGehlert@GLENDALEAZ.com>

> Cc: Perry, Tabitha <TPerry@GLENDALEAZ.com>; marcelf@royalwhitecement.com

> Subject: Re: SR22-0063 Marijuana Dispensary and Infusion - 5855 N 51st Ave

>

> Thank you and we will get balance information submitted ASAP.

>

> Sent from my iPhone

>

>> On Apr 20, 2022, at 5:13 PM, Gehlert, George <GGehlert@glendaleaz.com> wrote:

>>

>> David, I believe that is accomplished as part of the review of the (research) application. We pass it to GIS and they map the surrounding area to disclose any conflicts.

>>

>> -----Original Message-----

>> From: David Richert <david.richert@hotmail.com>

>> Sent: Tuesday, April 19, 2022 4:24 PM

>> To: Gehlert, George <GGehlert@GLENDALEAZ.com>

>> Cc: Perry, Tabitha <TPerry@GLENDALEAZ.com>; marcelf@royalwhitecement.com

>> Subject: Re: SR22-0063 Marijuana Dispensary and Infusion - 5855 N 51st Ave

>>

>> Is the survey of adjacent sensitive uses performed by the applicant (third party surveyor) or the City of Glendale?

>>

>>> On Mar 31, 2022, at 3:53 PM, Gehlert, George <GGehlert@GLENDALEAZ.com> wrote:

>>>

>>> <Medical Marijuana.pdf>

>>

From: David Richert <david.richert@hotmail.com>
Sent: Tuesday, March 29, 2022 1:13 PM
To: Gehlert, George <GGehlert@GLENDALEAZ.com>
Cc: Perry, Tabitha <TPerry@GLENDALEAZ.com>; marcelf@royalwhitecement.com
Subject: Re: SR22-0063 Marijuana Dispensary and Infusion - 5855 N 51st Ave

First, thank you for correcting the proper zoning to M-2 and we are not going to pursue a dispensary on this site. Please proceed with the Site Search for the use as cultivation/infusion facility as soon as you can. Thanks for your help and say hi to Tabitha.

On Mar 18, 2022, at 1:40 PM, David Richert <david.richert@hotmail.com> wrote:

FYI

Sent from my iPhone

Begin forwarded message:

From: "Gehlert, George" <GGehlert@glendaleaz.com>
Date: March 18, 2022 at 12:22:24 PM MST
To: david.richert@hotmail.com
Cc: "Perry, Tabitha" <TPerry@glendaleaz.com>
Subject: SR22-0063 Marijuana Dispensary and Infusion - 5855 N 51st Ave

Greetings, David!

How've you been? I am the Planner assigned to your request and look forward to working with you (again).

I understand you would like to locate a combination Marijuana Dispensary and Infusion facility at the above address.

Marijuana facilities are addressed by the Glendale Zoning Ordinance under Sec. 7.800. To be clear, the correct zoning for this site is M-2 (Heavy Industrial). Infusion facilities are currently allowed in the M-2 zone (subject to distancing requirements) but Dispensaries are not. Before proceeding, may want to decide whether you would still care to pursue the use at this location, without the dispensary.

So you are aware, we are in the midst of reviewing a possible Zoning Ordinance amendment that may allow dispensaries in combination with manufacturing/infusion facilities, so long as they are located in an industrial zone.

It may be a few months before it is approved (if it is approved, no guarantees). Regardless of the outcome, there would likely still be distancing requirements that could affect our ability to accommodate your request. Section 7.803 currently requires Infusion facilities to be located at least 5,260 feet from another Marijuana facility. Again, the pending ordinance amendment could reduce or eliminate that requirement in order to allow colocation in an industrial

zone. But even if we were to change the code, the Dispensary portion of the facility may still have to be located 5,280 feet from another Dispensary (see Sec. 7.802.F). Be advised, there has also been some suggestion they should be limited to M-1 zones only (rather than also M-2). Again, this is yet to be determined.

At this point, I can only accept a site research request for the Infusion facility at this location. How would you care to proceed?

Sincerely,

<image001.png>

<image002.png>

<Mail Attachment.eml>