



City Council Marijuana Text Amendment

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Current Regulations

Section 11-31-34: Marijuana Facilities

- Regulates Marijuana Establishments
- Permitted in the Light Industrial and General Industrial zoning districts
- Includes spacing, registration, facility size, and operational requirements



Text Amendment Purpose

Adjust the spacing requirements between existing marijuana facilities to:

- Encourage the siting and relocation to facilities within large industrial areas
- Where they would be better buffered and insulated from other land uses.



Current Regulations

Section 11-31-34(A)(1)(a)

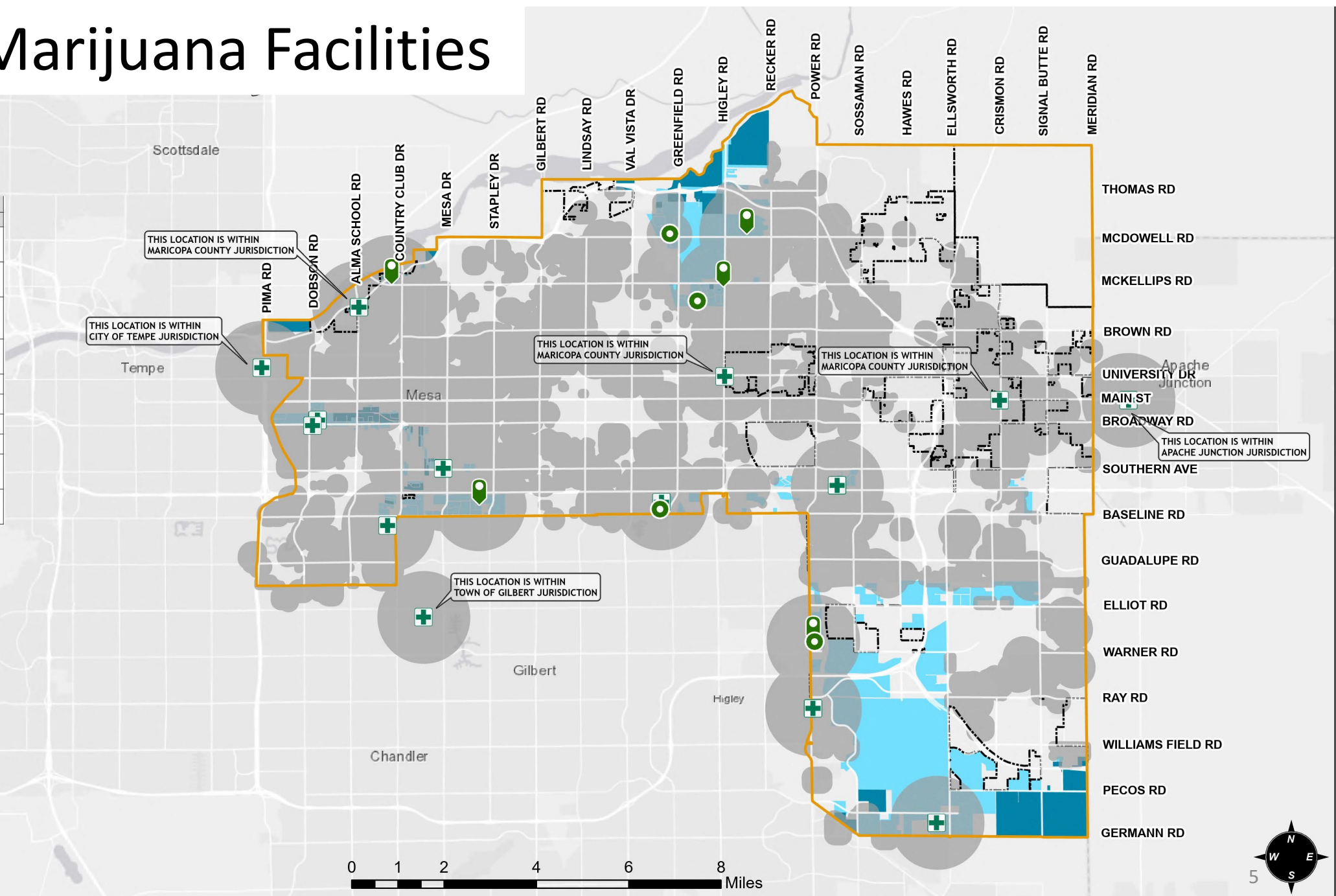
- Regulates spacing requirements for Medical Marijuana Dispensaries and Dual Licensee Facilities
- Currently 5,280 feet (1 mile) required between facilities

Existing Marijuana Facilities

Separation Requirements	
Type	Distance
Medical Marijuana Dispensary & Dual License Facility	5,280'
Off-Site Marijuana Cultivation Facility Off-Site Infusion Facility	2,400'
Community Residence, Correctional Transitional Housing, Social Service Facility	2,400'
Churches (RS, RM, DR, T3N, T4N, T5N Districts)	1,200'
Public Parks in LI, GI Districts	1,200'
Libraries	1,200'
Schools	1,200'
Day Care / Pre-Schools	500'
Public Parks NOT in LI, GI Districts	500'
HOA-maintained open spaces NOT in LI, GI Districts	500'

- Facility Type**
- Dispensary (only)
 - Cultivation (only)
 - Cultivation/Infusion
 - Dispensary/Cultivation/Infusion

- Zoning**
- LI
 - GI
 - Mesa Planning Area
 - City Limits
 - Separation Buffers (no new dispensaries allowed in these areas)





Proposed Amendments

Section 11-31-34(A)(1)(a)

- Create an exception for “Existing Marijuana Facilities”
- May locate a minimum of 1,000 feet from a medical marijuana facility or dual licensee facility if:
 - They locate or relocate to a “Large Industrial Development”
 - They are setback from the “Major Roadway” by at least 300 feet
 - They are separated from the nearest registered Medical Marijuana Dispensary or Dual Licensee Facility by a “Major Roadway”



Proposed Amendments

Definitions - Section 11-31-34(A)(1)(a)

Existing Marijuana Facility: Means a Medical Marijuana Dispensary or Dual Licensee Facility that prior to the effective date of ordinance no. [____] had registered with the City and was operating within the corporate boundaries of the city as evidenced by a certificate of occupancy issued by the City.

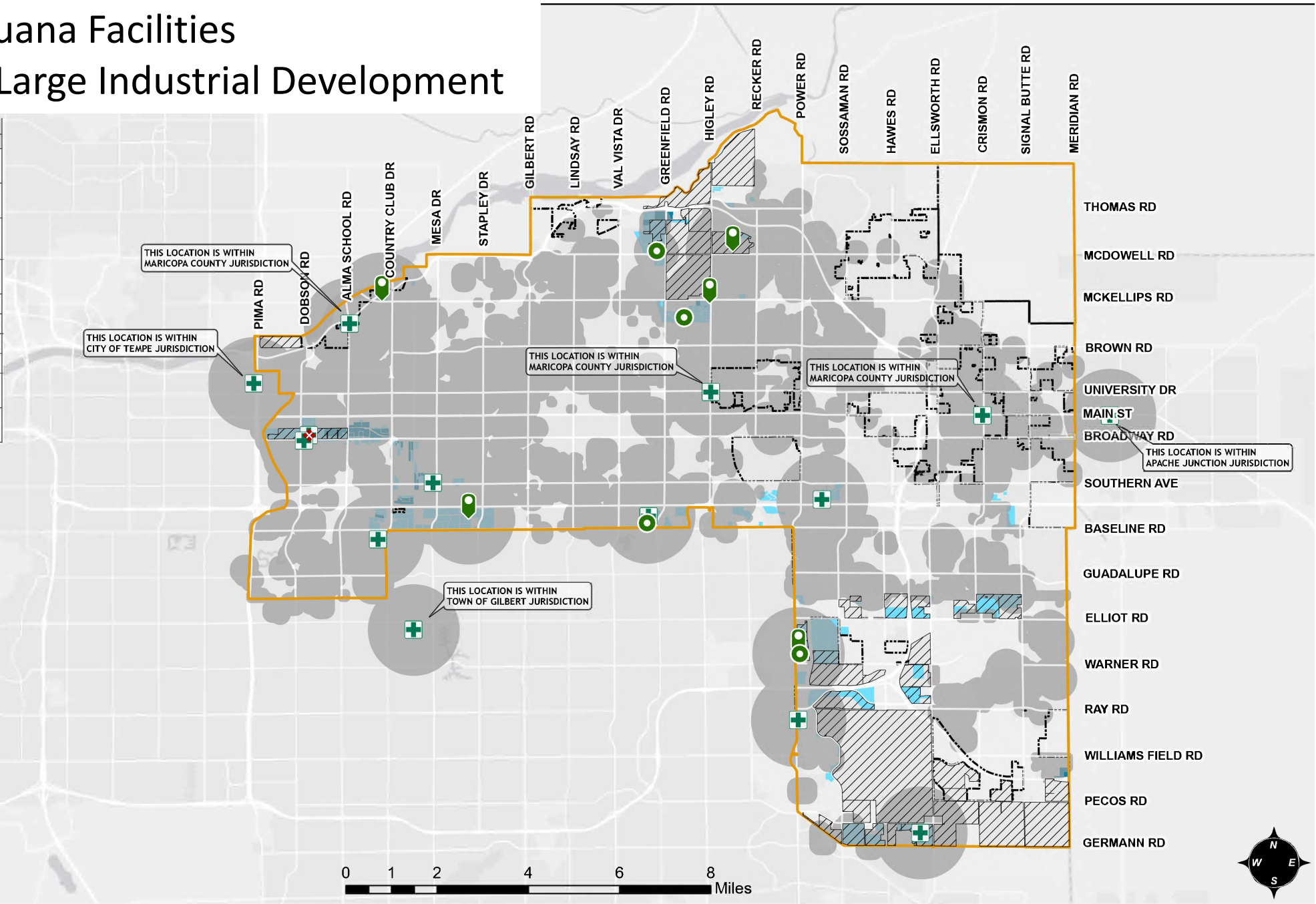
Large Industrial Development: Means a single parcel of land zoned LI or GI that is at least 80-acres in size, or a parcel of land zoned LI or GI that in combination with adjoining parcels of land zoned LI or GI that are not separated by a right-of-way dedicated to the City are collectively at least 80-acres in size.

Major Roadway: Means a highway, six lane arterial roadway, or a roadway identified as a future six lane arterial in the Mesa 2040 Transportation Plan, as may be amended from time to time.

Existing Marijuana Facilities And Eligible - Large Industrial Development

Separation Requirements	
Type	Distance
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Public Parks in LI, GI Districts	1,200'
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Day Care / Pre-Schools	500'
Public Parks NOT in LI, GI Districts	500'
HOA-maintained open spaces NOT in LI, GI Districts	500'

- Facility Type**
- + Dispensary (only)
 - + Cultivation (only)
 - Cultivation/Infusion
 - Dispensary/Cultivation/Infusion
 - ◆ Qualified Marijuana Facility
- Zoning**
- LI
 - GI
 - Mesa Planning Area
 - City Limits
 - Industrial Areas of Greater than 80 acres
 - Separation Buffers (no new dispensaries allowed in these areas)





Summary

The Proposed Amendments will encourage appropriate siting of facilities in large industrial areas which are:

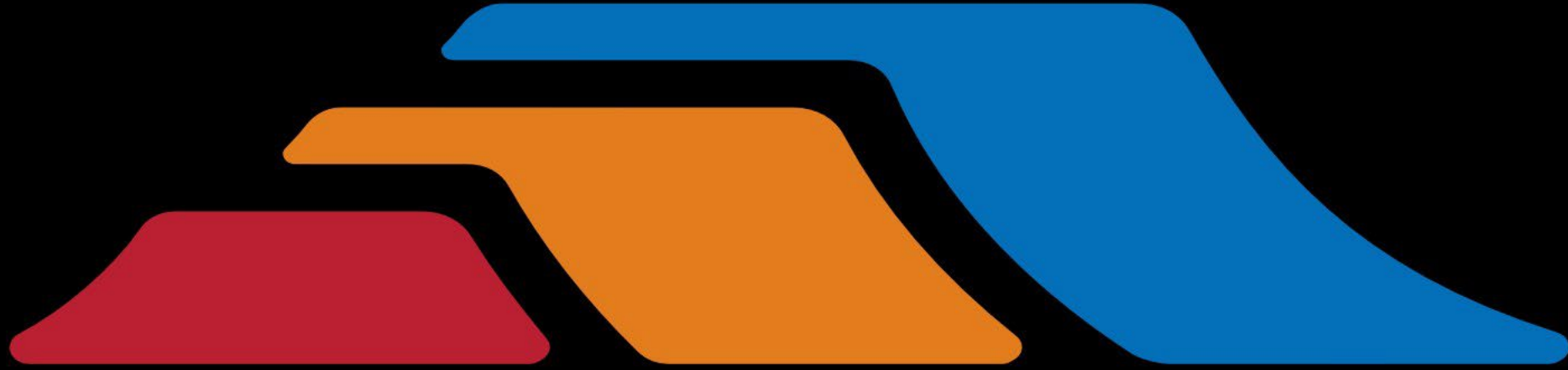
- Located along wide, arterial streets
- Setback and insulated from other land uses
- Have less impact on residential communities and commercial developments

P&Z Recommendation: Adoption (5-0)

Staff Recommendation: Adoption



Discussion and Questions



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