

Scottsdale Dispensary Application Narrative

We are applying to renew our current conditional use permit to operate a dispensary in the Scottsdale Airpark per the City of Scottsdale's zoning ordinance. We will be making no changes to the exterior of the building with the exception of City approved signage.

Business Operations

CSI Solutions operates on a non-profit basis and is 100% compliant with all rules and regulations set forth by the AZDHS and the AMMA.

Our Dispensary is not a retail operation, as we are only able to help designated patients with cards issued by the AZDHS. We are more like a medical office than a retail location. Our facility will have state of the art security and point of sale technology, thus ensuring maximum traceability of medicine. There is video surveillance on the entire facility and parking lot in excess of the requirements set forth by the AZDHS. All secured doors are controlled using magnetic locking technology and can only be opened by authorized personnel.

We maintain a security guard on site at all times the facility is open. The security guard patrols the parking lot as well as the dispensary to ensure the safety of patients and staff.

Very little product is stored at the facility. We have a cultivation facility that we store the vast majority of our product. Product is brought to the facility as needed.

There is sufficient parking at the site as there are 40 spaces on site and 20 spaces adjacent to the building on Raintree.

Patient Visit Illustration

At the Scottsdale Dispensary, a qualified patient enters the dispensary via the patient entrance. The patient checks-in at the patient check-in desk and then waits in the waiting area for a staff member to bring them in to the sales floor. Once on the sales floor, the patient will be able to speak with a staff member and decide what to purchase. The registers are at the back of the sales floor and after the patient completes their transaction, they are buzzed out into the lobby where they are able to exit.

The flow is clockwise and will allow for the patient to be able to get in and out quickly. The average patient will be in and out within 15 minutes. The only furniture for patients will be in the lobby/waiting area.

Conditional Use Permit Criteria

This site meets or exceeds the conditional use permit criteria under Section 1.401.

1. The use will not create damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

The Scottsdale Dispensary uses state of the art air cleaning and odor eliminating systems. In accordance with the current regulations, the Scottsdale Dispensary will not do any cultivation at this location. We have a cultivation site outside of the City of Scottsdale where all of our cultivation takes place.

2. The use will not create an impact on surrounding areas resulting from an unusual volume or character of traffic.
The location has sufficient parking available for patients and staff. There will not be any unusual volume or any change in the character of traffic to this property.
3. The use is reasonably compatible with the types of uses permitted in the surrounding areas.
The location is zoned I-1. There is currently one other Medical Marijuana Facility (Pure Bliss) located in the area and at least one other Dispensary applying for a conditional use permit for this use in the airpark.
4. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
This location meets or exceeds all other zoning requirements for the City of Scottsdale. The property is zoned I-1. It is greater than 500 feet away from all protected uses (public and private schools, R-1, R-2 and M-H zoned areas) and is greater than 1320 feet away from all other Medical Marijuana Businesses and applicants.
5. The additional conditions specified in Section 1.403.M, as applicable, have been satisfied.
This location meets or exceeds all zoning requirements for the City of Scottsdale as described below:
 - a. All operations are conducted within a completely enclosed building, in conformance with Arizona Revised Statutes, Title 36, Chapter 28.1, Arizona Medical Marijuana Act, and regulations issued thereunder, as amended.
 - b. The medical marijuana use is at least five hundred (500) feet away from any residential use in a residential district shown on Table 4.100.A., or the residential portion of a Planned Community PC or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., and any elementary or secondary school.
 - c. The medical marijuana use is at least one thousand three hundred twenty (1,320) feet from any Medical marijuana caregiver cultivation, or any other medical marijuana use.
 - d. All distances are measured from the wall of the medical marijuana use nearest to the district(s) or use(s) indicated above, to the nearest property line of the district(s) or use(s) indicated above.
 - e. The property owner has provided a written exterior refuse control plan, subject to City approval.
 - f. The property owner has provided a written public safety plan, subject to City approval.
 - g. The hours of operation for a medical marijuana use that provides, shares, exchanges, sells, or dispenses medical marijuana are no earlier than 6:00 a.m. and no later than 7:00 p.m.
 - h. There is no drive-through service, take-out window, or drive-in service.

6. All operations at the Dispensary will be conducted within the facility and in compliance with ARS, Title 36, Chapter 28.1.
Our Dispensary has always operated in total compliance with ARS, Title 36, Chapter 28.1 and will continue to do so.
7. The exterior refuse control plan as approved by the Arizona Department of Health Services.
The Dispensary currently has a plan for waste removal that has been approved by the Arizona Department of Health Services. The plan includes strict documentation of any and all waste removal. The waste is placed in a marked and locked container inside the facility. The waste is mixed with a proprietary formula that destroys any THC and renders the material useless. The material is then picked up on a weekly basis and removed from the facility and destroyed in accordance with generally accepted waste disposal methods.
8. The facility has a public safety plan in place.
The location is located in an area zoned I-1 and is surrounded by similar uses. We have submitted a security plan to the Scottsdale Police Department to ensure public safety. This plan include several items, including hours of operation, security guard on site, etc.
9. The facility will operate within the hours specified by the City.
Our hours of operation will be from 10am to 7pm. This is in full compliance with the Scottsdale zoning regulation which limit the hours of operation between 6am and 7pm.
10. The facility has no drive-through service, take-out window, or drive-in service.
The facility will comply with all City ordinances. We will not allow a drive-through service, drive-in service, or a take-out window.