

## **Case Research**

168 -PA-2011-2  
Case Type CWP

**Assignment / Direction**

Coordinator Greg Bloenberg  
Invite to PA \_\_\_\_\_

SA / (PA)

- Possible Staff Approval (Contact Applicant)
- Related Projects FE 11-UP-2011
- Speak with \_\_\_\_\_
- Schedule to AB/LD
- Schedule to DIRT
- Schedule to Tech Screening
- FEMA A+ (Invite Don Gerkin)

- Check History
- Be Mindful of Neighbors / HOA Approval
- Airport influence area \_\_\_\_\_
- General Plan Land Use \_\_\_\_\_
- Design Guidelines \_\_\_\_\_
- Check Landscaping
- Bring to discuss at area team meeting
- Schedule PA meeting after \_\_\_\_\_

Contact other disciplines: Engineering, Drainage, Transportation, Water/Sewer, Fire, Building

Additional Notes New Codes

4/27 - Greg B. already met with Court.



# City of Scottsdale Cash Transmittal

## # 89292

89292  
 9 00429542  
 01/25/12 PLN-1STOP  
 LORS HPDV585002  
 1/25/2012 3:49 PM  
 \$108.00

**Received From :**

Rose Law Group  
 6613 N SCOTTSDALE RD STE 200  
 SCOTTSDALE, AZ 85250  
 480-505-3937

**Bill To :**

Rose Law Group  
 6613 N SCOTTSDALE RD STE 200  
 SCOTTSDALE, AZ 85250  
 480-505-3937

|                          |                                     |                        |                   |
|--------------------------|-------------------------------------|------------------------|-------------------|
| <b>Reference #</b>       | 168-PA-2011-2                       | <b>Issued Date</b>     | 1/25/2012         |
| <b>Address</b>           | 15475 N GREENWAY-HAYDEN LOOP        | <b>Paid Date</b>       | 1/25/2012         |
| <b>Subdivision</b>       | SCOTTSDALE RESEARCH PARK DEDICATION | <b>Payment Type</b>    | CHECK/CREDIT CARD |
| <b>Marketing Name</b>    |                                     | <b>Cost Center</b>     |                   |
| <b>MCR</b>               | 259-38                              | <b>County</b>          | No                |
| <b>APN</b>               | 215-44-001K                         | <b>Gross Lot Area</b>  | 0                 |
| <b>Owner Information</b> |                                     | <b>NAOS Lot Area</b>   | 0                 |
|                          | SCOTTSDALE COMMERCE CENTER LLC      | <b>Net Lot Area</b>    |                   |
|                          | PO BOX 1679                         | <b>Number of Units</b> | 1                 |
|                          | MERCER ISLAND, WA 98040             | <b>Density</b>         |                   |
|                          |                                     | <b>Water Zone</b>      |                   |
|                          |                                     | <b>Water Type</b>      |                   |
|                          |                                     | <b>Sewer Type</b>      |                   |
|                          |                                     | <b>Meter Size</b>      |                   |
|                          |                                     | <b>Metes/Bounds</b>    | No                |
|                          |                                     | <b>QS</b>              | 35-45             |

| Code | Description                | Additional | Qty | Amount  | Account Number  |
|------|----------------------------|------------|-----|---------|-----------------|
| 3176 | PRE-APPLICATION / UP       |            | 1   | \$87.00 | 100-21300-44221 |
| 3199 | RECORDS PACKET FOR PREAPPS |            | 1   | \$21.00 | 100-21300-44221 |

SIGNED BY JENNIFER HALL ON 1/25/2012

Total Amount

**\$108.00**

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

**TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 89292**



# Project Application

Project Number: 169 - PA - 2011-2 Case Number:           -          -           Date: 1-25-12

Staff Signature required PRIOR to submittal

*This Document Constitutes A Public Disclosure Under ARS Section 39-121, Inspection of Public Records*

### Applicant to Complete Section Below

- Case Type:
- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Abandonment (AB)                | <input type="checkbox"/> Master Plan Map (MP)               | <input type="checkbox"/> Rezoning (ZN)              |
| <input type="checkbox"/> Changes to a Recorded Plat (PC) | <input type="checkbox"/> Master Sign Program (MS)           | <input type="checkbox"/> Text Amendment (TA)        |
| <input type="checkbox"/> Change to Existing Lots (PC)    | <input type="checkbox"/> Minor Subdivision (MD)             | <input checked="" type="checkbox"/> Use Permit (UP) |
| <input type="checkbox"/> Development Review (DR)         | <input type="checkbox"/> Preliminary Plat (PP)              | <input type="checkbox"/> Variance (BA)              |
| <input type="checkbox"/> General Plan Amendment (GP)     | <input checked="" type="checkbox"/> Other: <u>Renew CUP</u> |   |

Project Name: M.M.RX

Project Address: 15745 N. Greenway Hayden Loop, #C-22 Scottsdale, Arizona 85260

Current Zoning District: I-1 Parcel Number(s): 215\_56\_044 Quarter Section: 35\_45

Request: Renew Use Permit for medical marijuana dispensary approved 6/7/2011

*The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. All contact for this project will be made through the applicant listed below.*

Owner: Richard Donovan, managing member  
 Company: Scottsdale Commerce Center, LLC  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_  
 Address: PO Box 1679  
Mercer Island, WA 98040

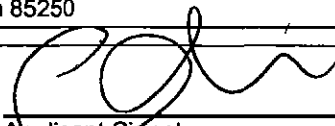
Developer: Edward Gary Reisdorf  
 Company: \_\_\_\_\_  
 Phone: 480-695-1197 Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_  
 Address: 7502 Clearwater Parkway  
Paradise Valley, Arizona 85253

Architect: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_  
 Address: \_\_\_\_\_

Engineer: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_  
 Address: \_\_\_\_\_

**REPRESENTATIVE**  
 Applicant Contact: Court Rich - Rose Law Group Phone: 480-505-3937  
 Applicant E-mail: crich@roselawgroup.com Fax: 480-505-3925  
 Applicant Address: 6613 N. Scottsdale Rd, #200 Scottsdale, Arizona 85250

Owner Signature \_\_\_\_\_

Applicant Signature 

### OFFICIAL USE ONLY

Staff Signature: \_\_\_\_\_ E-mail: \_\_\_\_\_@ScottsdaleAZ.gov 480-312-\_\_\_\_\_

This application needs a:  New Project Number or  Old Project Number: \_\_\_\_\_ Date: \_\_\_\_\_

## Planning & Development Services Department

7447 E. Indian School Road, Suite 100, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



# Project Pre-Application Questionnaire

Submittal Date: \_\_\_\_\_

Project No.: 168 -PA- 1142

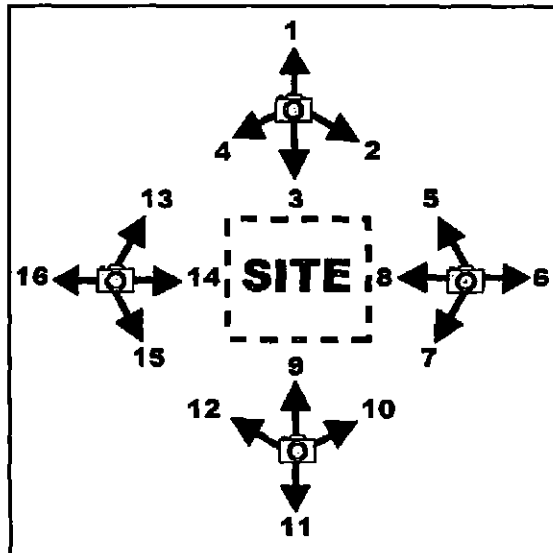
Please Note: All projects require a legally-assigned address; if an address is not currently assigned to your project, please submit a site plan to Records Division staff to obtain one. This may take up to 5 days. The Address Request form is available on-line at [www.scottsdaleaz.gov/bldgresources/records](http://www.scottsdaleaz.gov/bldgresources/records).

All items listed below must be submitted to constitute a complete submittal.

### Submittal Requirements:

- 1. Completed Project Pre-Application Questionnaire & Fee 81.00  
(Fees subject to change every July)
- 2. Records Packet Fee 21.00  
The Records Packet Fee will be processed by staff. The applicant need not visit the Records desk to obtain the packet.  
(Fees subject to change every July)
- 3. Conceptual Drawing(s) – One (1) copy of conceptual site plan, plot plan, or schematic drawing representing your request (not required for Abandonments). If requesting Development Review Board approval, include elevations showing architectural character.  
(24" x 36", 11" x 17", or 8.5" x 11" paper sizes only)
- 4. Project Narrative – Attach a detailed descriptive narrative of the site layout that includes the following information:
  - Purpose of this request
  - Describe any and all pertinent information related to the request including, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.
  - Any improvements and uses that currently exist on the property or on neighboring properties.
  - Explain how your proposal is compatible with the surrounding area.
  - Describe any unusual characteristics that may restrict or affect your development.
  - Targeted date to begin construction.

- 5. Site / Context Photographs  
Provide color photographs showing the site and the surrounding buildings/properties in order to provide city staff with a visual impression of the current site conditions. Use the guidelines below for photos.
  - Photos are to be taken looking in towards the project site and adjacent to the site.
  - Photos should show adjacent improvements and existing on-site conditions.
  - Refer to photograph number and direction of view.
  - If your site is greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
  - Do not mount photos on large poster boards, cork boards, etc.



### FOR ADMINISTRATIVE USE ONLY

A Pre-application meeting with Planning Staff has already occurred with [Signature] Date: 1-25-12

### Planning, Neighborhood & Transportation Division

7447 E Indian School Road Ste 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

**M.M. RX, Inc.**

*medical marijuana dispensary*

**Conditional Use Permit  
Pre-Application**

Applicant

M.M. RX, Inc.  
15475 N. Greenway Hayden Loop, #C-22  
Scottsdale, Arizona 85260

Representative

Rose Law Group, pc  
6613 N. Scottsdale Rd., #200  
Scottsdale, Arizona 85250

## **INTRODUCTION**

The applicant, M.M. RX, Inc., was recently formed by a father and son team – Edward Gary Reisdorf and Edward Gary Reisdorf, III. The Reisdorfs are long time residents of Arizona and successful Real Estate developers for over 17 years. With the approval of Proposition 203, they saw an opportunity to bring their extensive professional experience and history of success to a brand new area of business – medical marijuana. On June 6, 2011 the City of Scottsdale approved a Use Permit for M.M. RX to operate a medical marijuana dispensary at 15745 N. Greenway Hayden Loop, Suite C-22. This site is zoned correctly and meets all of the City's requirements for operating a medical marijuana dispensary.

## **REQUEST**

Since the City of Scottsdale approved M.M. RX's Use Permit, the medical marijuana dispensary program was placed on hold by Governor Jan Brewer and Arizona Department of Health Services. During this time the approved Use Permit expired. Recently, Department of Health Services has stated that they are planning on initiating the dispensary license program in the next few months. M.M.RX is respectfully requesting that the City of Scottsdale renew their Use Permit approval to allow the operation of a medical marijuana dispensary. There have been no changes to the zoning case that was approved by City Council last June. This site meets all of the City's zoning and separation requirements of the recently amended Zoning Ordinance.

**ZONING COMPLIANCE**

The property complies with all of the City's zoning requirements for this type of use. It is zoned I-1 and surrounded by mostly Industrial type businesses. Therefore, this use will have no negative impact on the surrounding area. There are no private, public nor charter schools located within 500 feet. There are no residential zoning districts within 500 feet of this location. M.M.RX has submitted the required public safety and refuse management plan to the City of Scottsdale Police Department which was approved last year and will not change. Hours of operation for this dispensary will be no earlier than 6:00 A.M. and no later than 7:00 P.M. as outlined in the City Ordinance. Finally, there will be no drive-through, take-out window, nor drive-in service offered at this facility.

**MEETS AND EXCEEDS CITY'S USE PERMIT CRITERIA**

The proposed site meets and/or exceeds all the use permit criteria outlined in the Scottsdale Zoning Ordinance.

A. The granting of this Use Permit will in no way be detrimental to the public health, safety or welfare of the surrounding area.

1. This use does not create damage or nuisance caused from noise, odor, dust, vibration or illumination. This dispensary will operate just as any other medical office; therefore there will be no nuisance.

2. No Impact on surrounding area from traffic. The proposed medical marijuana center is located in the Scottsdale Airpark and is surrounded

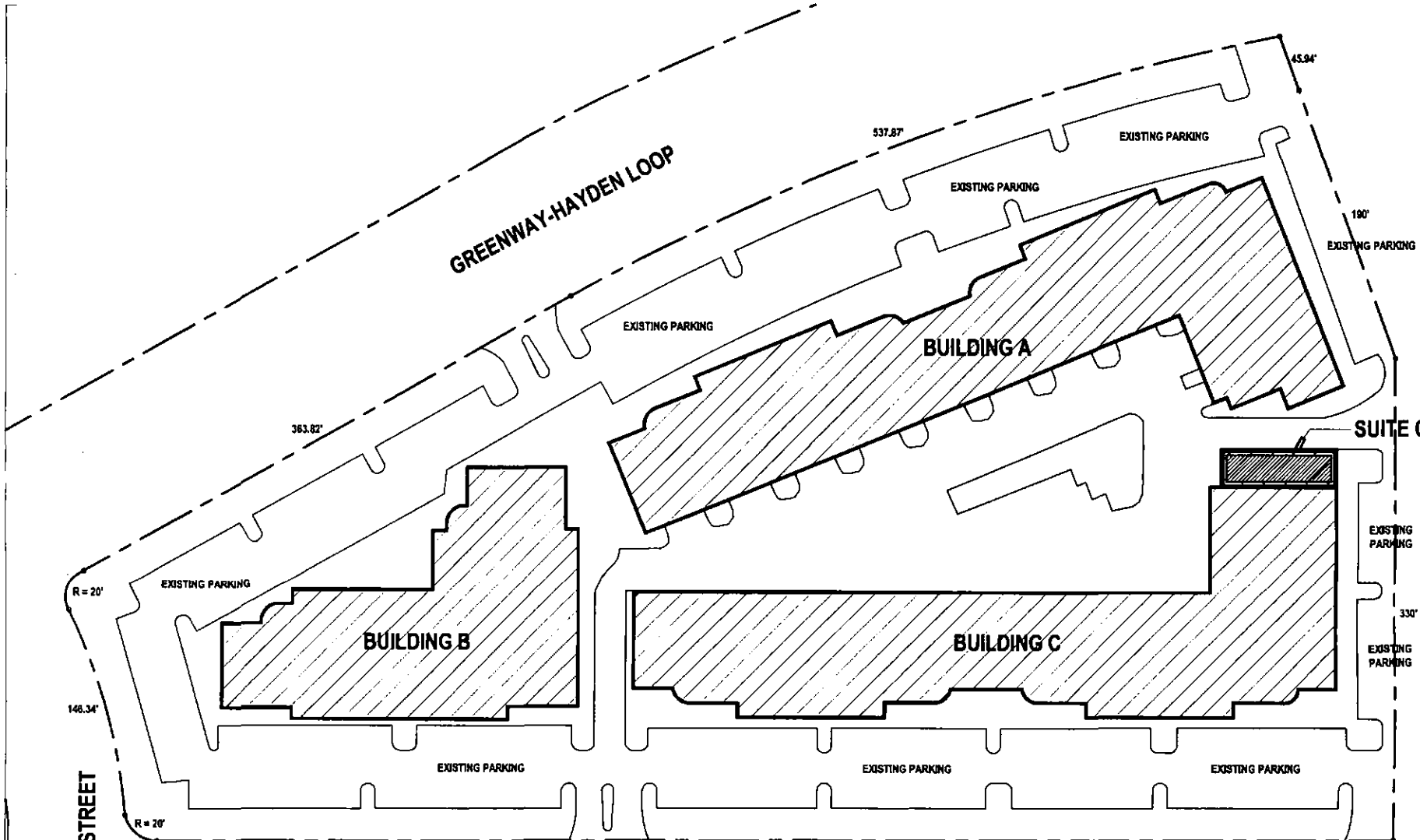
by other industrial uses. This facility will not generate abnormal amounts of increased traffic. It will operate just like every other business in the area.

B. This use is compatible with surrounding uses. Again, this property is located in the Scottsdale Airpark which is zoned I-1. It is surrounded by Industrial type businesses.

C. This location meets all other additional conditions. As stated above, this location complies with all of the City of Scottsdale's zoning requirements.

### **CONCLUSION**

In conclusion, M.M. RX is prepared to meet and/or exceed all of the requirements and rules set forth by the City of Scottsdale as well as the Department of Health Services. They will have top of the line security cameras and card swipe doors. Their goal is not only to keep their employees and patients safe but to ensure the safety of the surrounding area. Granting this renewal of the Conditional Use Permit will allow local Scottsdale business leaders the opportunity to ensure success in this new industry.



sheet **A**



**Preliminary Site Plan**

SCALE: 1/8" = 1'-0" March 9, 2011

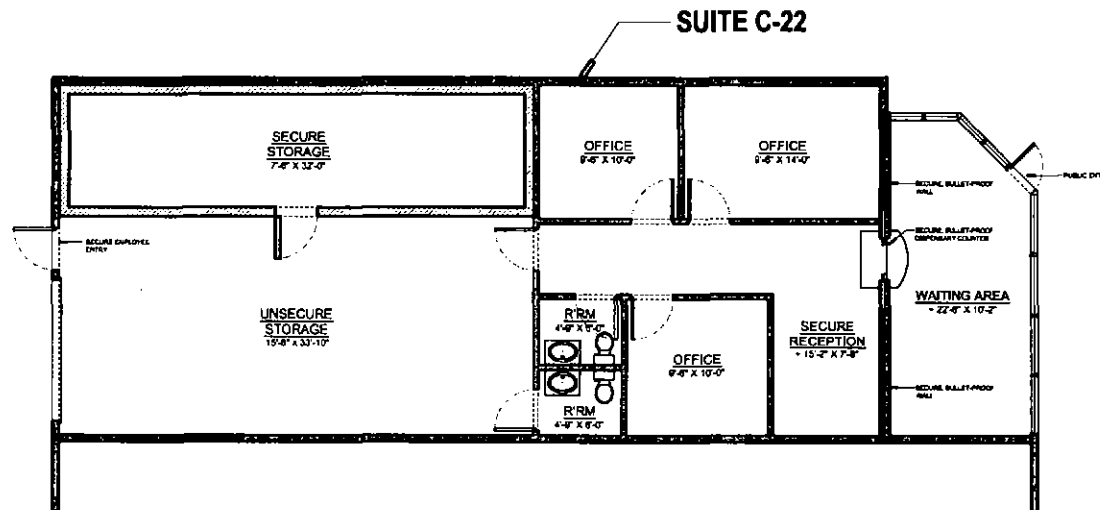
**M.M.RX**

15455 N. Greenway-Hayden Loop, Suite C-22  
 Scottsdale, AZ 85160 APN - 215-44-001-K  
 Zoning I-1



**M.M.RX**

15455 N. Greenway-Hayden Loop, Suite C-22  
 Scottsdale, AZ 85160 APN - 215-44-001-K  
 March 9, 2011  
 Zoning I-1  
 Preliminary Site Plan



sheet **B**



**Preliminary Floor Plan**

SCALE: 1/4"=1'-0"

DATE: 06.09.11

**M.M.RX**

15455 N. Greenway-Hayden Loop, Suite C-22  
 Scottsdale, AZ 85160 APN - 215-44-001-K  
 Zoning I-1 Total U.S.F. - 1,944 sq. ft.

**M.M.RX**

15455 N. Greenway-Hayden Loop, Suite C-22  
 Scottsdale, AZ 85160 APN - 215-44-001-K  
 March 9, 2011 Zoning I-1  
 Preliminary Site Plan



**M.M.RX**  
**15475 N. Greenway Hayden Loop, #C-22**



**M.M.RX**  
**15475 N. Greenway Hayden Loop, #C22**  
**Site Photo Exhibit**







6



7

