

CITY COUNCIL REPORT



Meeting Date: January 27, 2026
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses.*

ACTION

CSI CUP Renewal 2026 9-UP-2015#4

Request to consider the following:

1. Adopt Resolution No. 13586 for renewal of an existing conditional use permit (9-UP-2015#3) for a Marijuana Use, including an amendment to eliminate the 5-year timing stipulation, at a 3,770 square foot facility located at 14980 N 78th Way, Suite 204, with Industrial Park (I-1) zoning.

Goal/Purpose of Request

The applicant's request is to continue operation of the existing facility and eliminate the need for future conditional use permit renewals.

Key Items for Consideration

- Conditional Use Permit Criteria
- No known violations or complaints reported regarding existing use
- No public comment has been received
- Planning Commission heard this case 1/14/2026 and recommended approval with a vote of 6-1.

OWNER

CSI Solutions Inc.
(602) 828-7204

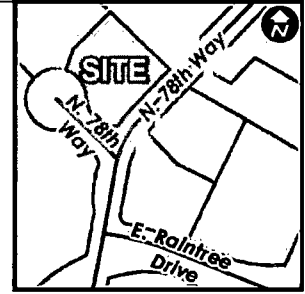
APPLICANT CONTACT

Thomas Beyer
Sol Flower Dispensary
(602) 828-7204

Action Taken Resolution No. 13586 approved on consent

LOCATION

14980 N 78th Wy, Suite 204



BACKGROUND

General Plan

General Plan Land Use Element designates the property as Employment. This category is intended to support a variety of employment uses including office, light manufacturing, and light industrial. Locations have been identified for employment areas where impacts on residential neighborhoods are limited and access is available to labor pools and transportation facilities.

Character Area Plan

The subject property is located within the boundaries of the Greater Airpark Character Area Plan (GACAP). The GACAP future land use map designates this site as Employment (EMP). The Employment area is intended to include an array of office, commercial, warehousing, and light industrial land uses that provide for business enterprises, as well as regional and local jobs.

Zoning

The site is zoned Industrial Park (I-1) district. The I-1 zoning district allows for a variety of light manufacturing, light industrial, aeronautical, office, and support uses to sustain and enhance major employment opportunities. The I-1 district allows a marijuana use, subject to a Conditional Use Permit.

Context

The subject property is located on N. 78th Way approximately 250 feet north of Raintree Drive. The existing dispensary is within the existing 2-story office building and occupies a suite on the second floor. Surrounding uses include office, aviation, bank, and warehouse. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Office, hangar, warehouse, zoned Industrial Park (I-1) district.
- South: Vacant land, zoned Industrial Park (I-1) district.
- East: Office, zoned Industrial Park (I-1) district.
- West: City of Scottsdale Fire Station No. 9, zoned Industrial Park (I-1) district.

Other Related Policies, References:

- 9-UP-2015: Original Conditional Use Permit for a Medical Marijuana Use (Dispensary) at the subject site (1-year term)
- 9-UP-2015#2: Conditional Use Permit renewal for a Medical Marijuana Use (Dispensary) at the subject site (5-year term)
- 9-UP-2015#3: Conditional Use Permit renewal and amendment to expand hours of operation for a Marijuana Use at the subject site (Active, 5-year term, began 2/16/2021)

APPLICANT'S PROPOSAL

Development Information

The applicant seeks approval to continue operation of a +/- 3,770 square foot Marijuana Use in a building with Industrial Park (I-1) zoning, including deletion of the 5-year timing stipulation to remove the need for future renewals. The existing conditional use permit (9-UP-2015#3) was approved by the City Council on February 16, 2021, with a five (5) year expiration. This facility has been in operation at this location for almost 10-years, and there are no substantive changes to the use or operation of the facility from the previous approval.

- Existing Use: Medical Marijuana dispensary
- Proposed Use: Medical Marijuana dispensary
- Parcel Size: .78 acre
- Parking Required: 16 spaces (medical marijuana use)
30 spaces (whole site)
- Parking Provided: 40 spaces (whole site)
- Floor Area: 3,770 square feet

IMPACT ANALYSIS

Land Use

The dispensary occupies a second level suite in the existing building. The facility operates similar to a medical office and retail use, with foot traffic including patients, caregivers, and general public. The surrounding area is home to a variety of professional offices and retail uses, similar in intensity and character to the proposed use. The applicant is not proposing any changes to the existing dispensary operations, and there have been no reported complaints regarding the existing use.

City Regulations

In 2011, the City of Scottsdale Zoning Ordinance was amended in response to the Arizona Medical Marijuana Act (Proposition 203), which legalized the use of marijuana (or cannabis) for medical purposes only (8-TA-2010). How marijuana uses are regulated varies from city to city. In the case of Scottsdale, it was determined that marijuana uses only be permitted in three zoning districts: Commercial Office (C-O), Light Industrial (I-1) and Special Campus (S-C), and that a Conditional Use Permit be required to locate in any of these three districts. Presently, there are six (6) marijuana uses operating in Scottsdale: five (5) dispensaries and one (1) cultivation facility.

Shortly after the original ordinance was adopted, an amendment was approved in 2012 (8-TA-2010#2) in response to knowledge gained through implementation of the original ordinance. This amendment consolidated all Marijuana uses into one use category and expanded the list of protected uses. A third amendment was approved in 2016 (8-TA-2010#3) that further expanded

the list of protected uses and increased the previously established separation requirements for new medical marijuana uses established after September 30, 2016.

On November 3, 2020 the voters of Arizona passed the Smart and Safe Arizona Act (Proposition 207). The ballot initiative made the Arizona Department of Health Services responsible for adopting rules to regulate marijuana, including the licensing of a new type of marijuana dispensary (for recreational use), cultivation facilities, production facilities and marijuana testing facilities. In June 2021 the Scottsdale City Council approved an amendment to the zoning ordinance (6-TA-2020) allowing recreational marijuana uses at facilities that are also licensed for medical marijuana uses.

Conditional Use Permit (Active Permitted Uses Existing as of September 30, 2016)

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council’s consideration shall include, but not be limited to, the following factors:
 - 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **All operations associated with this use will be conducted within the building. No processing or cultivation is proposed at this location that might require the use of machinery. All products offered for sale will arrive prepackaged in sealed, airtight, bar coded packages ready to sell. No damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination is anticipated.**
 - 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **As the proposed use is a dispensary only with no cultivation or processing, it is anticipated the facility will generate traffic similar to a medical office or retail use, both of which are prominent in this area. No significant impacts to existing traffic patterns or increase in traffic volume is anticipated.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - **It is anticipated the use will continue to operate similar to a medical office or retail use, both of which are prominent in this area. The subject site is located in an area occupied by a variety of professional office, retail, and restaurant uses of similar or higher intensity than the proposed use. The proposed use is reasonably compatible with the uses in the area.**
- C. The additional conditions in Section 1.403 have been satisfied:
The proposal meets the provisions for a Marijuana use as identified in Zoning Ordinance Section 1.403.M., including:

1. A marijuana operation for recreational purposes is only permitted in establishments that hold both a valid non-profit medical marijuana dispensary registration and a marijuana establishment license.
 - **This facility is licensed for both non-profit medical marijuana and marijuana establishment.**
2. 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.
 - **All operations are conducted within a fully enclosed building, with the exception of necessary security measures as required by the Public Safety and Refuse Control Plan.**
3. The Marijuana use is not located within 500 feet of any of the following protected districts or uses:
 - a. Any residential zoning district, or the residential portion of a Planned Community District (PCD), or any portion of a Planned Residential Development (PRD) with an underlying residential zoning district.
 - b. Manufactured Home District (M-H).
 - c. Any elementary or secondary school.
 - **The facility is not located within 500 feet of any of the above uses or districts.**
4. The Marijuana use is at least 1,320 feet from the following uses within the City limits:
 - a. Medical marijuana caregiver cultivation use.
 - b. Another marijuana use; however, no separation between these uses is required in the Industrial Park District (I-1) where a medical marijuana caregiver cultivation use and a medical marijuana use hold a state issued caregiver registry identification card and a non-profit medical marijuana dispensary registration certificate under the same name or entity.
 - **The facility is not located within 1,320 feet of any other marijuana facility.**
5. All distances are measured from the wall of the 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.
 - **All separation requirements were measured and confirmed as indicated above.**
6. The applicant has provided a written exterior refuse control plan, subject to City approval.
 - **A Public Safety and Refuse Control Plan has been reviewed and approved by the Scottsdale Police Department. Conditions of the plan will be**

implemented and enforced by the City's Code Enforcement Division and the Scottsdale Police Department.

7. The applicant has provided a written public safety plan, subject to City approval.
 - **A Public Safety and Refuse Control Plan has been reviewed and approved by the Scottsdale Police Department. Conditions of the plan will be implemented and enforced by the City's Code Enforcement Division and the Scottsdale Police Department.**
8. The hours of operation for a medical marijuana use that provides, shares, exchanges, sells, or dispenses medical marijuana are no earlier than 6:00 AM and not later than 10:00 PM.
 - **The current hours of operation for this facility are Monday through Sunday, 7:00 AM to 10:00 PM, however, this may be adjusted up to the permitted 6:00 AM to 10:00 PM subject to city notification.**
9. There is no drive-through service, take-out window, or drive-in services.
 - **There is no drive-through service, take-out window, or drive-in service proposed.**

Water/Sewer

No cultivation is proposed for this location. Existing water and sewer infrastructure is sufficient to accommodate the existing Marijuana Use.

Public Safety

The Scottsdale Police Department has reviewed the submitted request. There are no objections to the proposed amendment, subject to the Police Department review and approval of a Public Safety and Refuse Control Plan detailing the security measures addressing the previously proposed drive-through operations. A comprehensive Public Safety and Refuse Control Plan has been reviewed and approved by the Scottsdale Police Department. The nearest fire station is located at 14970 N 78th Way (next door). No significant impacts to existing service levels are anticipated.

Community Involvement

The City of Scottsdale promotes public participation in the development of the built environment. The applicant complied with the city's suggested best practices for public outreach.

- Per the applicant's report, there were no attendees at the related Open House meetings and the applicant did not receive any other inquiries or comments from the public.
- Staff has not received any public comment related to this request.

Other Boards and Commissions

Planning Commission:

The Planning Commission heard this case 1/14/2026 and recommended approval with a vote of 6-1.

Staff Recommended Approach:

Staff recommended that the Planning Commission find that the Conditional Use Permit criteria have been met, and make a recommendation to City Council for approval, per the attached stipulations.

Policy Implications

The 5-year timing stipulation on marijuana uses was a practice started in 2011 when marijuana uses in the state of Arizona were new and potential impacts were unknown. From 2011 to 2021 there were 5 marijuana uses operating in the City of Scottsdale, and since 2021 there are 6 marijuana uses in operation. Operation of marijuana uses (cultivation and dispensaries) over the last 12 years has shown that these uses have not generated negative impacts to the communities within which they are located. Staff has not received any complaints regarding the existing facilities, and Police records show that calls for service at marijuana establishments are commensurate to general office or retail uses within the same areas. One of the marijuana uses is a cultivation facility located at 7645 E Evans Road and was originally approved without the 5-year renewal requirement. The City Council approved removal of the time stipulation on the three (3) most recent conditional use permit amendments (8-UP-2012#3 & 10-UP-2015#4 & 3-UP-2015#3), which were approved in 2022, 2024 and 2025, for dispensaries located at 8729 E. Manzanita Drive, 15190 N Hayden Road, and 7320 E. Butherus Drive.

STAFF RECOMMENDATION

Recommended Approach:

Adopt Resolution No. 13586 for renewal of an existing conditional use permit (9-UP-2015#3) for a Marijuana Use, including an amendment to eliminate the 5-year timing stipulation, at a 3,770 square foot facility located at 14980 N 78th Way, Suite 204, with Industrial Park (I-1) zoning.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Bryan Cluff
Planning & Development Area Manager
480-312-2258
E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY



Bryan Cluff, Report Author

1/7/2025

Date



Tim Curtis, AICP, Current Planning Director
Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

1/8/2025

Date



Erin Perreault, AICP, Sr. Director
Planning & Development Services
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

01/09/2026

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Applicant's Narrative
3. Resolution No. 13586
 - Exhibit 1: Property Location
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2: Site Plan
 - Exhibit B to Exhibit 2: Floor Plan
 - Exhibit 3: Additional Conditions
4. Existing Zoning Map
5. Community Involvement
6. City Notification Map
7. January 14, 2026 DRAFT Planning Commission Meeting Minutes



Context Aerial

9-UP-2015#4



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34-46

Google Earth Pro Imagery

Close-up Aerial

9-UP-2015#4

SCOTTSDALE DISPENSARY CUP RENEWAL 2025 PROJECT NARRATIVE

CSI Solutions, Inc respectively requests the renewal of the current Conditional Use Permit (CUP) along with the removal of the 5 year renewal requirement for its Arizona licensed dispensary located at 14980 N. 78th Way Suite 204, Scottsdale, AZ 85260. The dispensary has been operating successfully and without incident at this location since 2012. No change to the current Conditional Use Permit is being requested except for the removal of the 5 year renewal requirement similar to other operating dispensaries.

Business Operations:

CSI Solutions, Inc. (CSI) operates on a non-profit basis and is 100% compliant with all rules and regulations set forth by the Arizona Department of Health Services (AZDHS). CSI has a history of working with AZDHS to help them develop rules and regulations that dispensaries must now follow. This retail location is approved by the AZDHS to sell to medical patients and adult use customers.

Security

CSI Solutions, Inc maintains a state-of-the-art security system. The dispensary maintains multiple security measures to ensure safety and prevent unauthorized access. These include devices to detect unauthorized intrusions, exterior lighting for surveillance, and electronic monitoring with video cameras covering all entrances, exits and internal operations. Video recordings are stored for at least 30 days, and there is a failure notification system with battery backup for video cameras and recording equipment. Panic buttons are placed at designated locations and carried by staff on site, all of whom receive training on how to use them. These measures help prevent unlawful activity and unauthorized access, with additional measures such as "No Loitering" signs and strict enforcement of the no loitering policy. All valuables are stored in secure vaults or safes.

Operating Hours: No change requested. The location is currently approved to operate between the hours of 6:00 AM and 10:00 PM. Current hours of operation are 7:00 AM to 10:00 PM

Patient and Adult Use Visit Illustration: A qualified medical patient or adult use customer enters the dispensary via the secure entrance. Patient/consumer identification and age are verified upon check-in to the Dispensary. After verification, the customer is guided to the waiting room to meet a Sales Associate, who then accompanies them to

the sales floor. Registers are located on the sides and back of the sales floor. The product is located just beyond the area with the registers. This process aims to speed up how customers choose their items and complete payment.

Parking

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

Conditional Use Permit Criteria:

The current CUP will continue to meet all of the criteria required by the City of Scottsdale as indicated below:

- 1) **No damage or nuisance from odor or smoke-** The Dispensary uses state of the art air cleaning and odor eliminating systems in accordance with current regulations, the dispensary does not cultivate or manufacture cannabis products at this location.
- 2) **Does not impact traffic patterns-** The location has sufficient parking available for patients and staff. Since the original CUP was approved in 2012, neither the volume nor the nature of traffic to this property has changed significantly.
- 3) **Reasonably compatible with types of use permitted in surrounding areas-** The location is zoned I-1 and thus the use is compatible with other uses in the area.
- 4) **Additional considerations specified in 1.403 as applicable remain satisfied-** This location meets or exceeds all other zoning requirements for the City of Scottsdale. It is greater than five hundred feet away from all protected uses (public and private schools, R-1, R-2, and M-H zones areas) and is greater than 1320 feet away from all known marijuana businesses and applicants.
 - All operations are conducted within a completely enclosed building, in conformance with ARS Title 36, Chapter 28.1, Arizona Medical Marijuana Act, Proposition 207, the Smart and Safe Arizona Act and regulations issued thereunder, as amended.
 - The 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 any underlying zoning

district comparable to the residential districts shown in Table 4.100.A and any elementary or secondary school.

- The medical marijuana use is at least one thousand three hundred twenty (1320) feet from any known medical marijuana care giver cultivation or any other medical marijuana use.
- All distances are measured from the wall of the dispensary closest to the specified district(s) or use(s), to the nearest property line of those district(s) or use(s).
- The property owner has provided a written exterior refuse control plan, subject to City approval.
- The property owner has proved written public safety plan, subject to City approval.
- The hours of operation for a marijuana dispensary that provides, shares, exchanges, sells, or dispenses marijuana are no earlier than 6:00 AM and no later than 10:00 PM.
- There is no drive-through service, take-out window, or drive-in service.

5) The exterior refuse control plan approved by the Arizona Department of Health Services- The dispensary's current waste removal plan has received approval from AZDHS. The plan includes strict documentation of any and all waste removal. The waste is placed in a marked and locked container inside the facility. A special formula is added to the waste, eliminating all THC and making the material unusable. The material is then picked up on a weekly basis and removed from the facility and destroyed in accordance with accepted waste disposal methods.

6) The Facility has a public safety plan in place- The location is 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 plane includes several items, including hours of operation, security monitoring, onsite security procedures, etc.

For all the above reasons we respectfully request a renewal/extension of the existing Conditional Use Permit in addition to the removal of the 5 year renewal requirement.

Thank you,

Thomas Beyer

President/CEO/POBM

CSI Solutions, Inc

RESOLUTION NO. 13586

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, RENEWING AND AMENDING A CONDITIONAL USE PERMIT FOR A MARIJUANA USE (DISPENSARY), INCLUDING AN AMENDMENT TO ELIMINATE THE 5-YEAR TIMING STIPULATION, AT A 3,770 SQUARE FOOT FACILITY LOCATED AT 14980 N 78TH WAY, SUITE 204, WITH INDUSTRIAL PARK ZONING.

WHEREAS, the Planning Commission held a public hearing on January 14, 2026;

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) that granting a renewal of this amended conditional use permit per stipulations set forth on **Exhibit 2** will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and
- c) that the additional zoning requirements necessary for a medical marijuana dispensary use, set forth on **Exhibit 3** have been met.

Section 2. That a description of the conditional use permit is set forth in Case No. 9-UP-2015#4. The property that is subject to the conditional use permit is shown on **Exhibit 1** and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in **Exhibit 2 and 3**. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this ___ day of _____, 2026.

ATTEST:

CITY OF SCOTTSDALE, an Arizona municipal corporation

By: _____

Ben Lane
City Clerk

By: _____

Lisa Borowsky
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____

Luis E. Santaella, Interim City Attorney
By: Joe Padilla, Deputy City Attorney



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Aerial

Property Location

Resolution No 13586
Exhibit 1
Page 1 of 1

9-UP-2015#4

**Stipulations for the Conditional Use Permit
For a Marijuana Use (Dispensary)
CSI CUP Renewal 2026
Case Number: 9-UP-2015#4**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

OPERATIONS

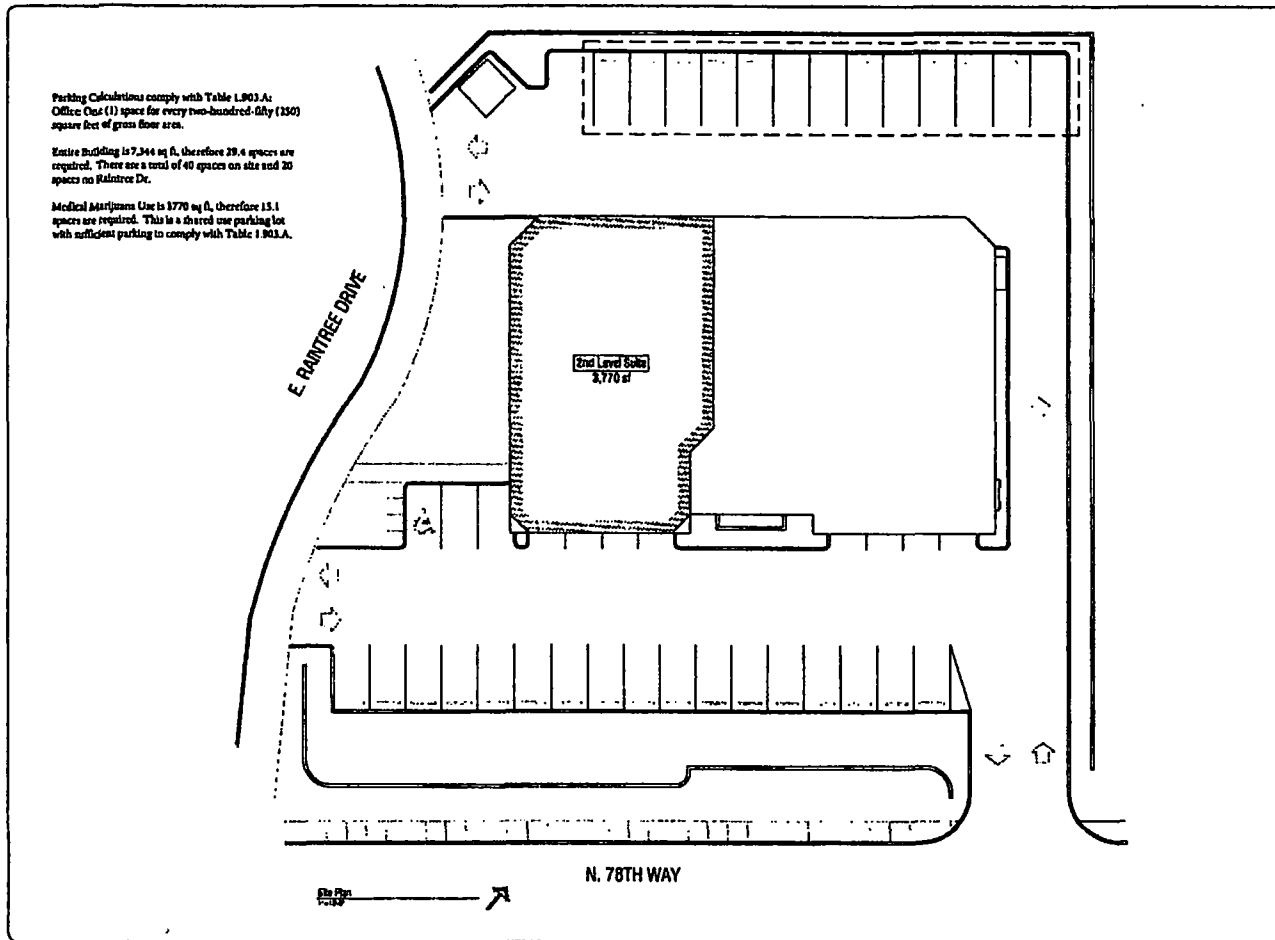
1. **CONFORMANCE TO SITE PLAN.** The location of the medical marijuana use on the property shall be in substantial conformance with the site plan provided by the applicant, with the city staff date of 12/3/2025, and attached as Exhibit A to Exhibit 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. **CONFORMANCE TO FLOOR PLAN.** The interior layout of the facility shall be in substantial conformance with the floor plan provided by the applicant, with the city staff date of 12/3/2025, and attached as Exhibit B to Exhibit 2. Any proposed significant change to the conceptual floor plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. **PUBLIC SAFETY AND REFUSE CONTROL PLAN.** The operations of the Medical Marijuana Dispensary shall conform to the Public Safety and Refuse Control Plan approved by, and on record with, the Scottsdale Police Department and the Planning and Development Services Division. A copy of the approved Public Safety and Refuse Control Plan shall be maintained on-site. Within 10 days after a request by the City Manager or designee, the owner shall provide an update of the Public Safety and Refuse Control Plan to the Scottsdale Police Department and the Planning and Development Services Division. At least 10 days prior to any operational changes to the Medical Marijuana Dispensary that modify the requirements or contents of the Public Safety and Refuse Control Plan, the owner shall submit a revised Public Safety and refuse Control Plan to the Scottsdale Police Department and the Planning and Development Services Division. Any proposed amendments to the Public Safety and Refuse Control Plan are subject to approval by the Scottsdale Police Department and the Planning and Development Services Division.
4. **HOURS OF OPERATIONS.** Per the applicant's Operation Plan, the hours of operation for this facility shall be limited to:

	Open to Customers	Close to Customers
Sunday	6:00 AM	10:00 PM
Monday	6:00 AM	10:00 PM
Tuesday	6:00 AM	10:00 PM
Wednesday	6:00 AM	10:00 PM
Thursday	6:00 AM	10:00 PM
Friday	6:00 AM	10:00 PM
Saturday	6:00 AM	10:00 PM

ADMINISTRATIVE/PROCESS

- ~~5. TERM OF CONDITIONAL USE PERMIT. This conditional use permit is valid for five (5) years, unless it is first amended or renewed.~~
6. **CONDITIONAL USE PERMIT ADMINISTRATIVE REVIEW.** Within ten (10) days after a request by the Zoning Administrator or designee, the owner shall submit a letter to the Zoning Administrator or designee demonstrating compliance with all stipulations. A deviation from any stipulations or change in the floor plan may be grounds for revocation of the Conditional Use Permit.
7. **CHANGES IN OWNERSHIP.** Within ten (10) days after a change in ownership, the owner shall provide notice to the Zoning Administrator in writing of any such ownership change.
8. **COMPLIANCE WITH STATE LAW.** The owner shall maintain in good standing all appropriate permits, licenses and certificates from the State of Arizona.

Sol Flower Dispensary Site Plan



Parking Calculations comply with Table 1.903.A:
Office Use (1) space for every two-hundred-fifty (250)
square feet of gross floor area.

Entire Building is 7,344 sq ft, therefore 29.4 spaces are
required. There are a total of 40 spaces on site and 20
spaces on Raintree Dr.

Medical Marijuana Use is 1770 sq ft, therefore 13.1
spaces are required. This is a shared use parking lot
with sufficient parking to comply with Table 1.903.A.

2nd Level Suite
2,770 sq ft

DESIGN | BUILD
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LLC

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SITE
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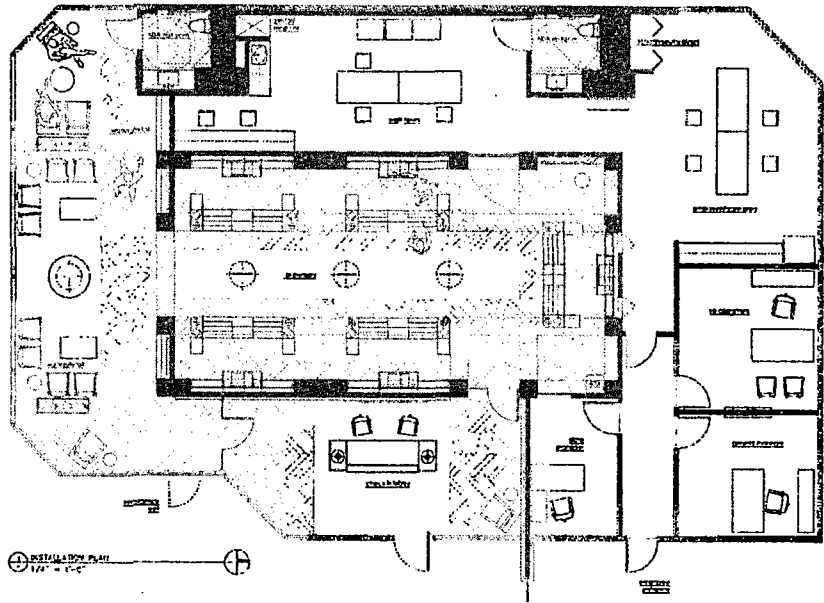
CSI SOLUTIONS, INC.
14,800 N. 78th Way
Scottsdale, Arizona 85250

DATE: 6.15.13
JOB NUMBER:
CD:
REVISED:

x1
SITE
PLAN

Sol Flower Dispensary Floor Plan

1480 North 7th Ave. Scottsdale, Arizona, 85260
date: 03.09.2018
no. plan: 02.00.000



THE HIGH ROAD
DESIGN STUDIO

Id5.0
DATE: 03.09.2018
NO. PLAN: 02.00.000

Resolution No. 13586
Exhibit B to Exhibit 2
Page 1 of 1

ADDITIONAL CRITERIA FOR EXISTING MEDICAL MARIJUANA USE

M.

Medical marijuana use.

1. *Active Permitted Uses Existing as of September 30, 2016.* Active Medical marijuana uses legally established and operating under a valid Conditional Use Permit before September 30, 2016, including extensions, renewals, and amendments to existing approvals, shall be subject to the following conditions:
 - 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 from the following uses within the City limits:
 - (1) 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
 - (2) Any elementary or secondary school or pre-school.
 - c. The medical marijuana use is at least one thousand three hundred twenty (1,320) feet from the following uses within the City limits:
 - (1) Medical marijuana caregiver cultivation use, or
 - (2) Another medical marijuana use.

However, no separation between these uses is required in the Industrial Park District I-1 where a medical marijuana caregiver cultivation use or a medical marijuana use hold a state issued caregiver registry identification card and/or a nonprofit medical marijuana dispensary registration certificate under the same name or organization.

- 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 10:00 p.m.
- h. There is no drive-through service, take-out window, or drive-in service.



Zoning Aerial

9-UP-2015#4

ROSE LAW GROUP^{pc}
RICH ■ CARTER ■ FISHER

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Scottsdale, AZ 85251
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JHall@RoseLawGroup.com
www.RoseLawGroup.com

December 10, 2025

RE: Scottsdale Dispensary CUP Renewal
Case# 955-PA-2025 or 9-UP-2015#4

Dear Property Owner and/or Neighboring Tenant,

Sol Flower, a state licensed dispensary located at 14980 N. 78th Way, Suite 204 Scottsdale AZ, 85260, is renewing its Conditional Use Permit and requesting to remove the 5 year renewal requirement similar to other dispensaries in the city. This dispensary has been operating at this location since 2016, nearly a decade, with no incidents or negative impacts to the surrounding area. Additionally, there are no changes to the daily operation being proposed.

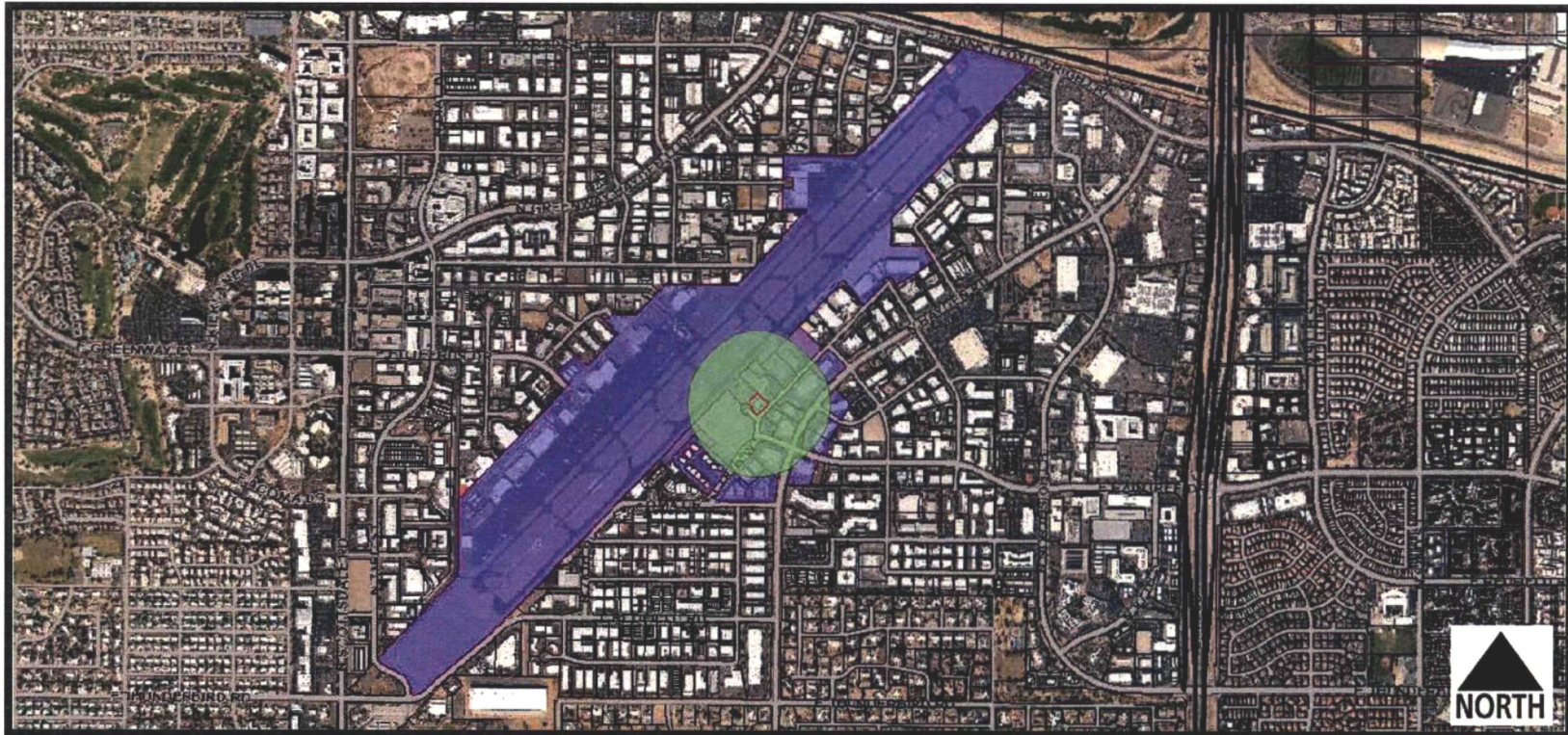
If you have any questions, please contact me at 480-505-3938 or jhall@roselawgroup.com. You may also reach out to Bryan Cluff at City of Scottsdale at 480-312-2258 or bcluff@scottsdaleaz.gov. Please reference the case numbers above.

Sincerely,

Jennifer Hall
Senior Project Manager

City Notifications – Mailing List Selection Map

CSI CUP Renewal 2026



Labels pulled
December 9, 2025

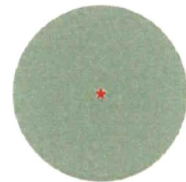
Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 50

9-UP-2015#4



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, JANUARY 14, 2026

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: William Scarbrough, Chair
Joe Young, Vice Chair
George Ertel, Commissioner
Michal Ann Joyner, Commissioner
Barney Gonzales, Commissioner
Doug Drake, Commissioner
David Reid, Commissioner

ABSENT: None

STAFF: Tim Curtis
Joe Padilla
Becca Cox
Brad Carr
Bryan Cluff
Greg Bloemberg
Jack Kelly
Jason McWilliams

CALL TO ORDER

Chair Scarbrough called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of the December 10, 2025 Regular Meeting Minutes.

Vice Chair Young made a motion to approve the December 10, 2025 Regular Meeting

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

Minutes. Second by Commissioner Drake, the motion passed unanimously by a vote of seven (7) to zero (0).

CONSENT AGENDA

1. Planning Commission Annual Report

The Planning Commission will review and may discuss the Planning Commission Annual Report.

Item No. 2; Commissioner Joyner made a motion to approve the Planning Commission Annual Report. Second by Commissioner Reid, the motion passed unanimously by a vote of seven (7) to zero (0).

2. 3-TA-2024#3 (Adaptive Reuse Text Amendment)

Request by City of Scottsdale to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) Article VII. Sections 7.1300. through 7.1304. (Multifamily Conversion developments.), and any associated sections for the purpose of addressing State of Arizona legislation of HB2110 (2025 legislative session) intended to allow for the adaptive reuse or redevelopment of existing commercial, office, or mixed-use parcels for multifamily residential use. **Staff contact person is Brad Carr, AICP, 480-312-7713.**

Item No. 3; Moved to Regular Agenda. Commissioner Ertel made a motion for recommendation of approval to City Council for case 3-TA-2024#3 after finding that the Text Amendment is consistent with and conforms to the adopted General Plan. Second by Commissioner Drake, the motion passed unanimously by a vote of seven (7) to zero (0).

3. 9-UP-2015#4 (CSI CUP Renewal 2026)

Request by owner for renewal of an existing conditional use permit (9-UP-2015#3) for a Marijuana Use, including an amendment to eliminate the 5-year timing stipulation, at a 3,770 square foot facility located at 14980 N 78th Way, Suite 204, with Industrial Park (I-1) zoning. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Thomas Beyer, (602) 828-7204.**

Item No. 4; Moved to Regular Agenda. Commissioner Ertel made a motion for recommendation of approval to City Council for case 4-UP-2025 after finding that the CUP criteria have been met and that the Conditional Use Permit is consistent and conforms with the adopted General Plan, per the attached stipulations. Second by Vice Chair Young, the motion passed by a vote of six (6) to one (1) with Commissioner Gonzales dissenting.

REGULAR AGENDA

4. 5-ZN-2023 (Banner Health Scottsdale Medical Campus)

Request by owner for a zoning district map amendment from Planned Community Development with P-C comparable Industrial Park District (P-C I-1) and Planned Community District with P-C comparable Central Business District (P-C C-2) zoning to Planned Community District with P-C comparable Commercial Office (P-C C-O), for a new medical campus including full-service hospital with helipad, on a +/- 31-acre portion of an overall +/- 48-acre site

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located at 18500 N. Hayden Road. Staff contact person is Greg Bloemberg, 480-312-4306.
Applicant contact person is Susan Demmitt, 602-256-4456.

5. 4-UP-2025 (Banner Health Scottsdale Medical Center)

Request by owner for a conditional use permit for a hospital on a +/- 31-acre portion of an overall +/-48-acre site with Planned Community District, Commercial Office (P-C C-O) zoning, located at 18500 N. Hayden Road. Staff contact person is Greg Bloemberg, 480-312-4306.
Applicant contact person is Susan E. Demmitt, (602) 256-4420.

Items No. 5 & 6; Vice Chair Young made a motion to continue case 5-ZN-2023 and 4-UP-2025 to a date to be determined. Second by Commissioner Gonzales, the motion passed unanimously by a vote of seven (7) to zero (0).

6. Planning Commission Election of Officers

Item No. 7; Chair Scarbrough made a motion for Vice Chair Young as Chair. The motion passed unanimously by a vote of seven (7) to zero (0).

Vice Chair Young made a motion for Chair Scarbrough as Vice Chair. The motion passed unanimously by a vote of seven (7) to zero (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 9:02 p.m.