

CUP 10-UP-2013 #4 Amendment

Application Narrative

The Patient Alternative Relief Center ("PARC") is an Arizona not-for-profit company that has been awarded a Medical Marijuana Dispensary Registration Certificate and a Marijuana Establishment License by the Arizona Department of Health Services ("AZ DHS"). PARC operates a dispensary at 4201 E. University Drive, Phoenix, 85034. PARC is licensed, approved, and operates a 15,000 square foot offsite cultivation, kitchen, and extraction facility at 7655 E. Evans Road, Scottsdale, 85260 ("Existing Facility"). The Existing Facility received the Conditional Use Permit ("CUP"), 10-UP-2013#3, at the Scottsdale City Council meeting May 14, 2019. This application is requesting to amend the Conditional Use Permit to allow the following:

1. Expand the Existing Facility from 15,000 square feet to 19,050 square feet by i) adding the 1,350 square foot existing hallway and ii) adding a 2,700 square foot proposed second story to the hallway building.
2. Include the adjacent 27,500 square foot building west of the Existing Facility located at 7640 E Gelding Drive, Scottsdale, 85260.

Active Permitted Uses

The site will comply with the City of Scottsdale Basic Zoning Ordinances described in Appendix B, Section M: Medical Marijuana Use and the Scottsdale Marijuana Text Amendment 6-TA-2020.

1. 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 will be 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:
 - i. Any residential use in a residential district shown on Table 4.100.A., or the residential portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., and
 - ii. 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:
 - i. Medical marijuana caregiver cultivation use, or
 - ii. 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 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 am or no later than 10:00 pm.
- h. There is no drive-through service, take-out window, or drive-in service.

Use Permit Criteria

1. The use does not create damage or nuisance caused from noise, odor, dust, vibration, or illumination.

The cultivation facility has been designed and built with Trane Variable Refrigerant Flow split air conditioning systems. These energy efficient units utilize an internal recirculation system (closed loop) that does not exhaust any cultivation air or potential cannabis odors outside the building. In addition, carbon filter air scrubbers and electronic air purification systems are installed throughout the facility to insure odor containment. The cultivation facility does not have any windows, skylights, or openings that allow for cultivation lighting to be projected outside the building.

The commercial kitchen complies with all food production and handling requirements as designated by the AZ DHS. The kitchen has electronic air purification systems, odor remediation, and ventilations systems installed to minimize potential odor issues and provide for proper ventilation and employee safety.

The extraction lab has been designed to comply with the National Fire Protection Association Class 1 Division 1 requirements, the International Fire Code, and the International Fuel Gas Code to insure safe and compliant operations.

Therefore, the use will not create damage or cause noise, odor, dust, vibration or illumination that will create damage or nuisance to the local area.

2. No impact to surrounding area from traffic.

The commercial facility is not open to the public and only staff with an AZ DHS valid Facility Agent Card are allowed in the facility and only commercial delivery personnel are allowed on the premises. Therefore, there will be no increase in traffic impacting the surrounding area.

3. The use is compatible with surrounding areas.

The property is located in the Thunderbird Industrial Airpark Number 4 and zoned I-1, Industrial Park District. This designation is intended to provide space for manufacturing, processing, R&D, municipal airport and aeronautical activities, and complementary wholesale, warehouse and

office operations. Therefore, the facility will operate within the zoning designation and is compatible with the surrounding areas.

4. The location meets all other additional conditions.

The location and its operations comply with all City of Scottsdale zoning requirements and other applicable regulatory agencies including the AZ DHS and National Fire Protection Association.

