



MEDICAL AND ADULT-USE MARIJUANA

2nd Stakeholder Meeting

December 17, 2020

AGENDA FOR TODAY

- Introductions
- Steps taken to date
- Clarifications on some current regulations
- Comparison of Tucson's to other communities
- Potential changes to Tucson's zoning code
- Next Steps

STEPS TAKEN TO DATE

- Mayor and Council Study Session – September 9, 2020
 - Initial guidance on temporary measures to address COVID-related issues
- Stakeholder Meeting – October 19, 2020
 - Discussion and feedback on temporary measures
- Mayor and Council Study Session – November 17, 2020
 - Additional guidance on temporary measures to address COVID-related issues

COVID-RELATED TEMPORARY MEASURES

- We currently allow for the following for all dispensaries to help with social distancing:
 - Curbside Pickup/Delivery
 - Home Delivery
 - Expanded Lobby Size
- The following temporary measures may be allowed on a site-by-site basis:
 - Temporary utilization of unused space for expanded lobby
 - Temporary utilization of an existing drive through

TWO CLARIFICATIONS ON OUR CURRENT REGULATIONS

1. Testing facilities are considered Research and Product Development in the Unified Development Code (UDC).
 - So long as those facilities (1) meet the standards of the Research and Product Development land use, and (2) the requirements of AZDHS, they are permitted.
2. Manufacturing is allowed in the off-site marijuana cultivation land use.
 - No size limit in the I-1 and I-2 Zones
 - Only a 500 ft separation distance from Schools per AZDHS

COMPARISON OF MEDICAL MARIJUANA REGULATIONS IN ARIZONA

City	Permitted Zones	Dispensary Size	Separation Distance	Drive through
Chandler	C-2 & C-3	2500 sf	1 mile from dispensary – ¼ Mile from daycare, park, place of worship, school, residential zone, library, etc.	Not Permitted
Flagstaff	HC & Light and Heavy Industrial	No size limit	2000 feet from dispensary – 500 feet from substance abuse facility, schools, daycare, park, library, etc.	Not Permitted
Glendale	General Office & General Commercial & Heavy Commercial	6000 sf	1 mile from dispensary – 500 feet from residential zones – ¼ mile from schools	Not Permitted
Mesa	Limited and General Industrial	2500 sf	1 mile from dispensary – 2400 feet from rehab – 1200 feet from churches, libraries, schools, 500 ft daycare, parks, HOA open space.	Not Permitted
Oro Valley	Medium and High Intensity Commercial	2000 sf	2000 feet from dispensary – 100 ft from childcare, school, church, public library, park, etc.	Not Permitted
Tucson	C-2 and C-3	4000 sf	2000 feet from dispensary – 1000 ft from schools, childcare, parks, substance abuse, church,	Not Permitted

COMPARISON OF MEDICAL MARIJUANA REGULATIONS IN ARIZONA (CONT.)

City	Permitted Zones	Dispensary Size	Separation Distance	Drive through
Peoria	Intermediate, General, and Regional Commercial	No size limit	1/2 mile from dispensary – 1000 feet from daycare, schools, liquor store, substance abuse areas, 500 feet from residentially zoned property.	Not Permitted
Phoenix	Intermediate Commercial, Light Industrial	5000 sf	1 mile from dispensary – ¼ mile from schools, parks, shelters, place of worship, etc. – 500 ft of residential zones	Not Permitted
Pima County	C-2 zone with conditional use permit	2000 sf	2000 ft from dispensary – 1000 ft from school, childcare, school bus stop, park, library, church, rehab facility	Not Permitted
Scottsdale	Special Campus, Commercial Office, Industrial Park	No size limit	¼ mile from dispensary, 1500 ft from place of warship, residential use in a residential district, school, day care, or public park	Not Permitted
Tempe	Commercial and Industrial Zones	5000 sf	1 mile from another dispensary, 1500 from childcare facility and school, 1320 from church, park, or residential zoning district.	Not Permitted
Tucson	C-2 and C-3	4000 sf	2000 feet from dispensary – 1000 ft from schools, childcare, parks, substance abuse, church,	Not Permitted

WHAT OTHER CITIES ARE DOING RELATED TO ADULT-USE

- Several communities have passed ordinances to restrict adult-use marijuana
 - Gilbert prohibited adult-use dispensaries
 - Oro-Valley, Mesa, Chandler, Scottsdale, and Sahuarita have limited dispensaries to dual-use
- Phoenix expanded their dispensary size from 2000sf to 5000sf
- Others are currently reviewing their code, beginning with current medical regulations

WHAT CHANGES ARE NEEDED?

- Dispensaries
 - Size of Dispensaries
 - What is an appropriate increase in size? Dependent on separation distance?
 - Perhaps different size limits for adult-use, medical, and dual-use?
 - Setbacks and separation distance
 - Drive-throughs
 - Any others?
- Off-Site cultivation / Manufacturing / Testing?

NEXT STEPS

- January, 2021 – Two Virtual Public Meetings
- January 27, 2021 - Planning Commission Study Session
- February 17, 2021 – Planning Commission Public Hearing
- March 23, 2021 - Mayor & Council Public Hearing to review and make decision