# BOARD OF SUPERVISORS

PINAL COUNTY
WIDE OPEN OPPORTUNITY

# NIRVANA CENTRE
# PZ-022-24/SUP-009-24

2/5/2025

Community Development Department

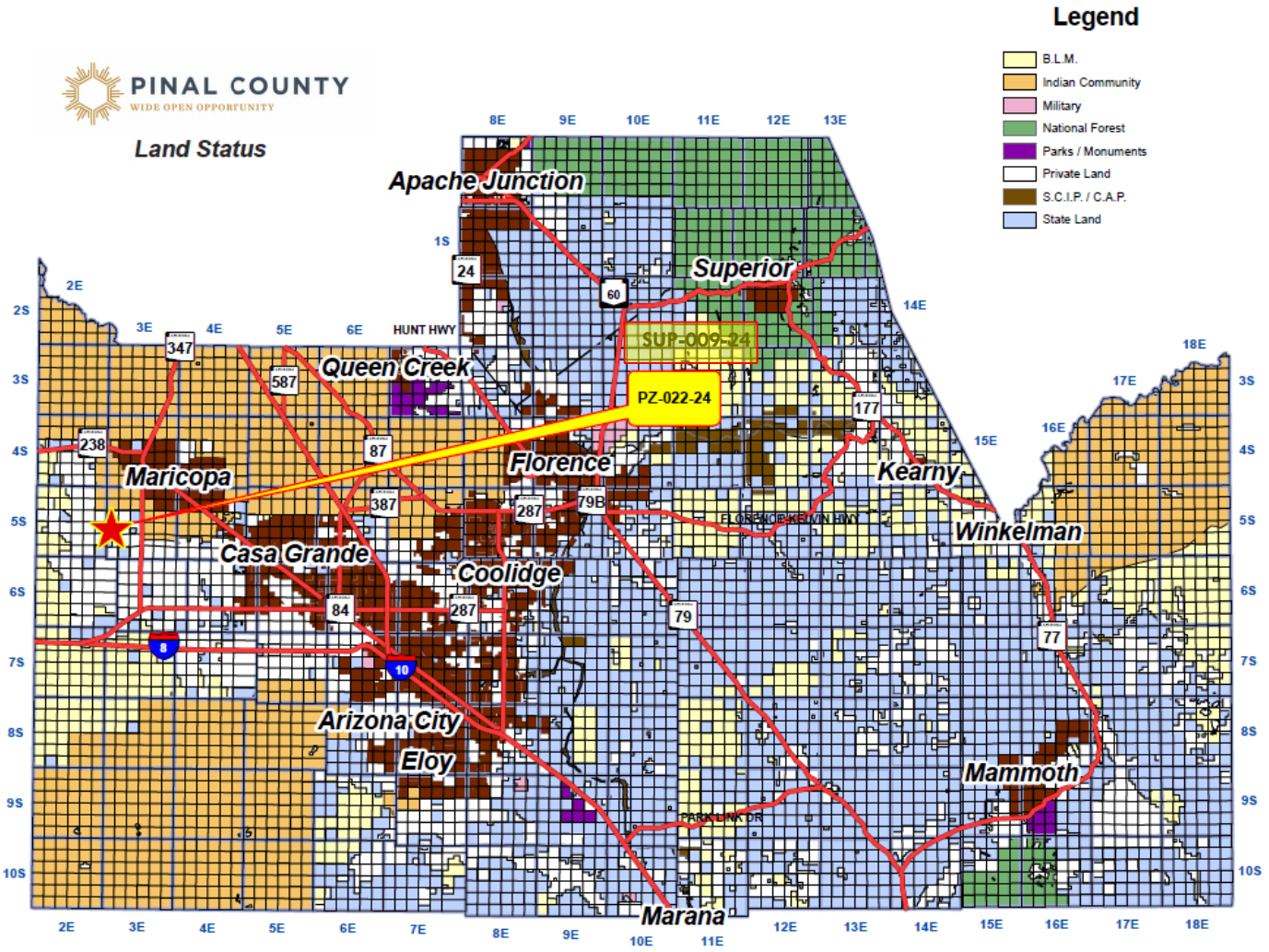
# PZ-022-24/SUP-009-24

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- Proposal 2 Cases:
  - **REZONE:** CB-2 (General Business Zone) to C-3 (Commercial Zoning District)
  - **SUP:** Special Use Permit request to operate a Marijuana Dispensary
- Size:
  - 3.3 ± acres
- Location:
  - South along W Papago Road, East of N White Road, Maricopa, in unincorporated Pinal County.
- Applicant/Owner
  - Michelle Greene, Lazarus & Silvyn/Rand Del Cotto, Papago Properties LLC

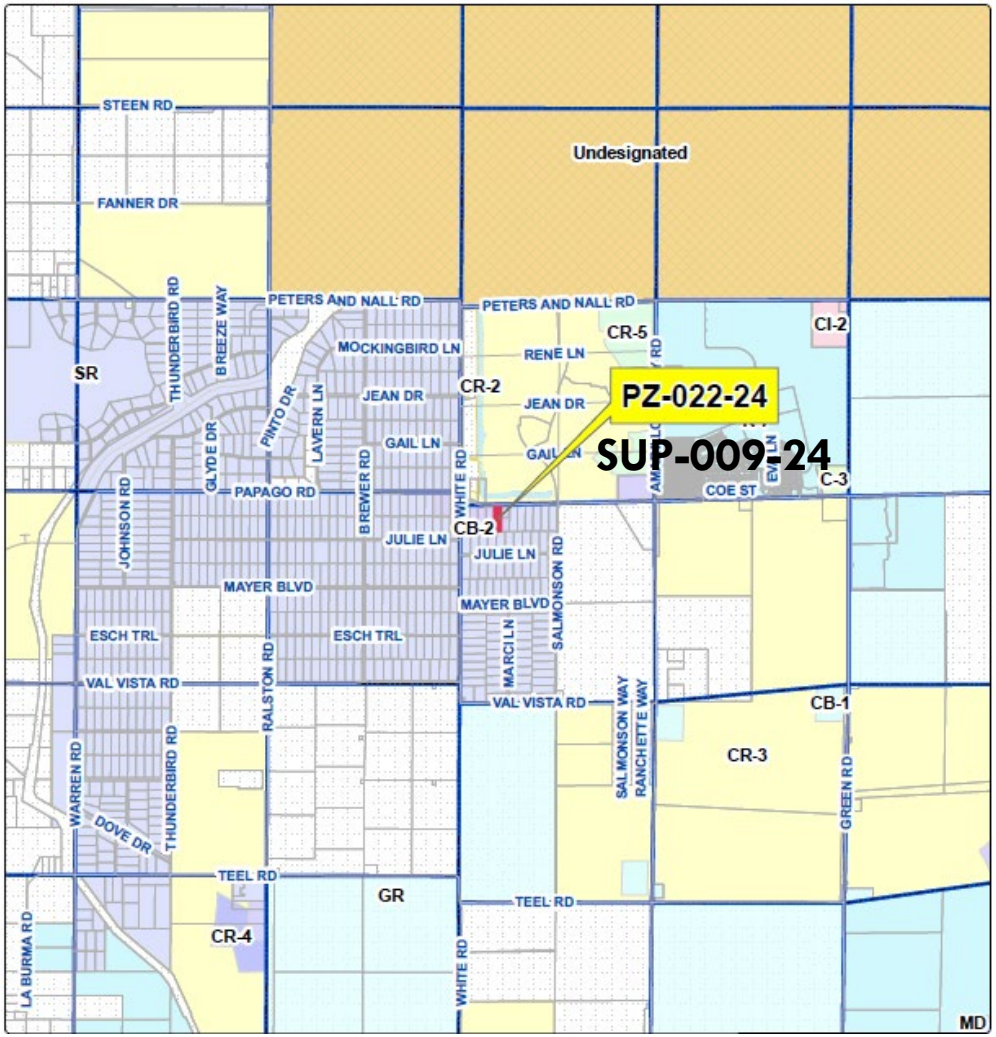
# County Map- Location

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# Vicinity Map

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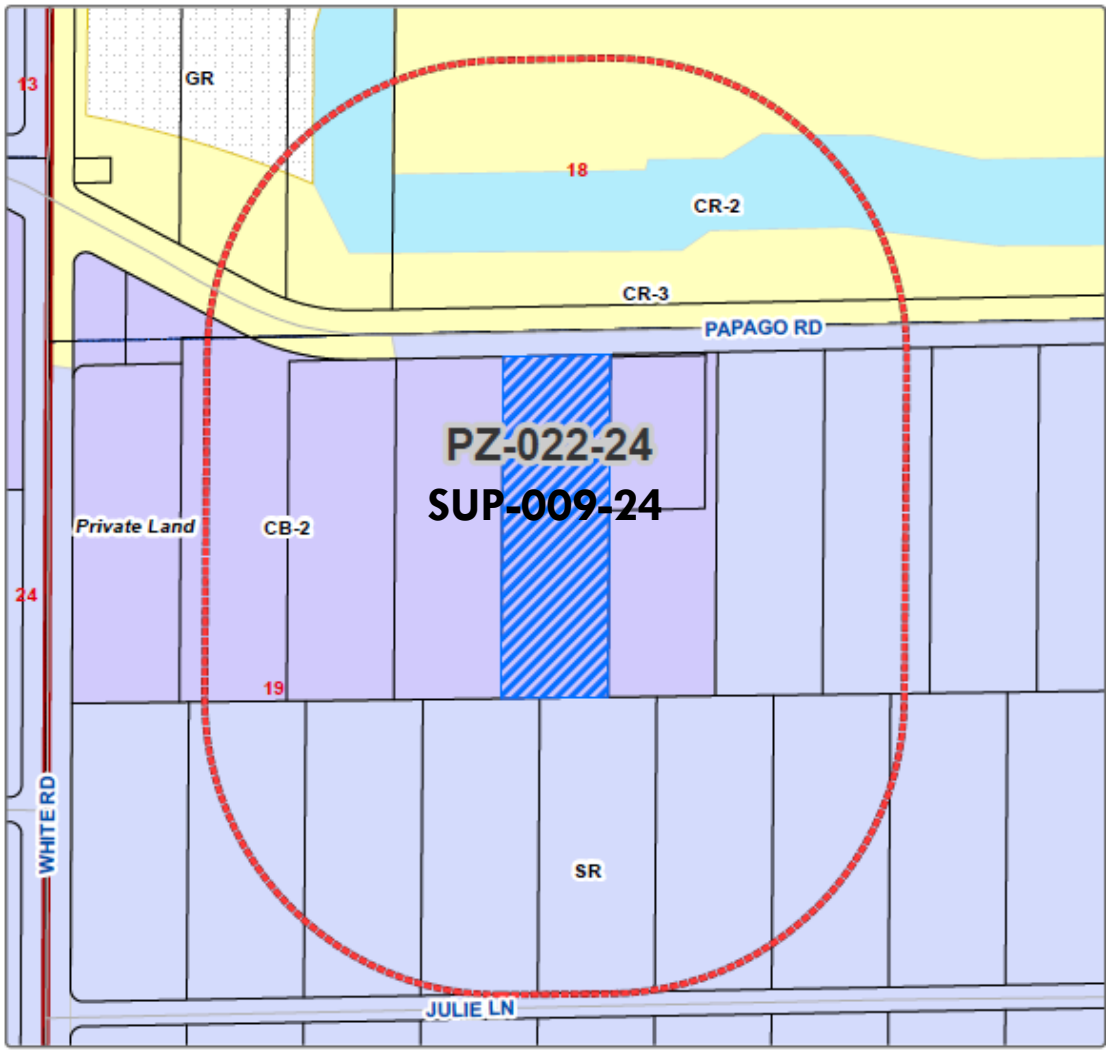
# Aerial Map

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# Surrounding Zoning

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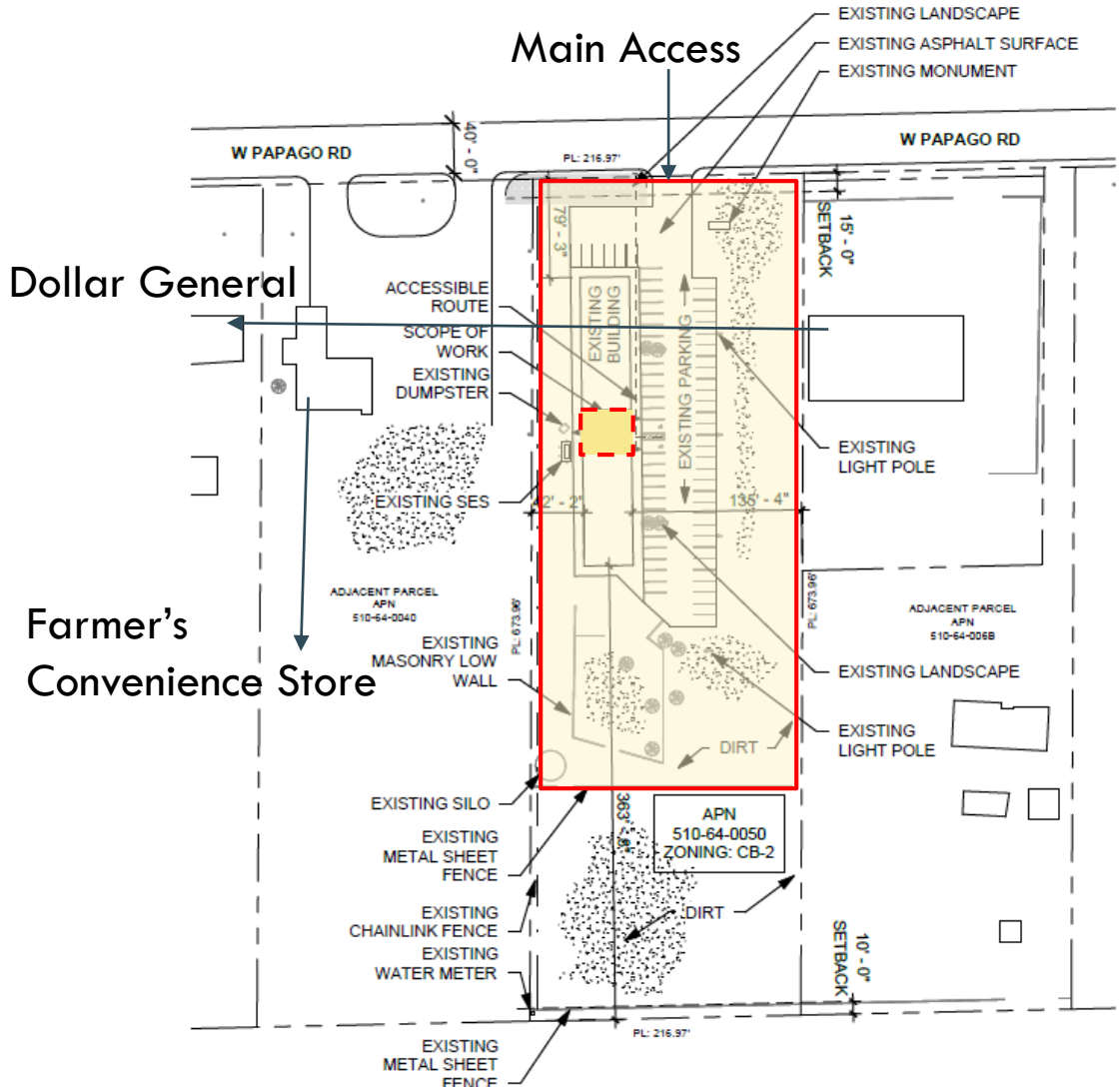



**SUP-009-24**

# Site Plan: Nirvana Center

## Rezone and Special Use Permit

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**Existing Site features:**

1. Developed site with access from Papago Road
2. Existing commercial structure (permitted in 1988)
3. 64 Parking spots with ADA parking
4. Existing Trash Enclosure
5. Partial fencing on property
6. Suites 4A and 4B will be housing 'Nirvana Dispensary'

# Photos - North

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# South

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# East

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# West

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# Items of Board's consideration

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- Parcel zoned CB-2, Commercial building permitted in 1988
- Marijuana Dispensaries interpreted as allowed use in CB-2 Zone with an Special Use Permit.
- Ponderosa Releaf Dispensary allowed to operate under SUP-001-15 (exp. In 2017) and SUP-011-16 (exp. in 2019)
- Ponderosa Releaf Dispensary moved to a new location leaving the local people no access to dispensary services in the area.
- Code update in 2012 allowed Medical Marijuana only in C-3 zoning with Special Use Permit leaving the current site incompatible for the use in CB-2

# Items of Board's consideration

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- Applicant requesting rezone to C-3 to re-instate the use for Medical Marijuana dispensary per code requirement

- Applicant has also applied for Special Use Permit concurrently to allow the new " Nirvana Center" in the same location as the prior dispensary

- No letters of opposition have been received.

# PZ-022-24/SUP-009-24

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PLANNING AND ZONING COMMISSION

RECOMMENDED **APPROVAL** (8-0)

PZ-022-24

- 13 Stipulations

SUP-009-24

- 15 Stipulations

# PZ-022-24/SUP-009-24

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SUP-009-24 Stipulation #2 updated to reflect correct Rezone case number

*Special Use Permit approval is contingent on approval of zone change (PZ-022-24) (PZ-~~012~~-24)*

# PZ-022-24/SUP-009-24

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Questions ?