



Recreational Marijuana

City Council Study Session February 23, 2015

Recap

- Permit in Industrial Zones, perhaps expand into commercial zones as long as protections in place for schools and public parks and especially residential.
- Other separation requirements could/should be modified

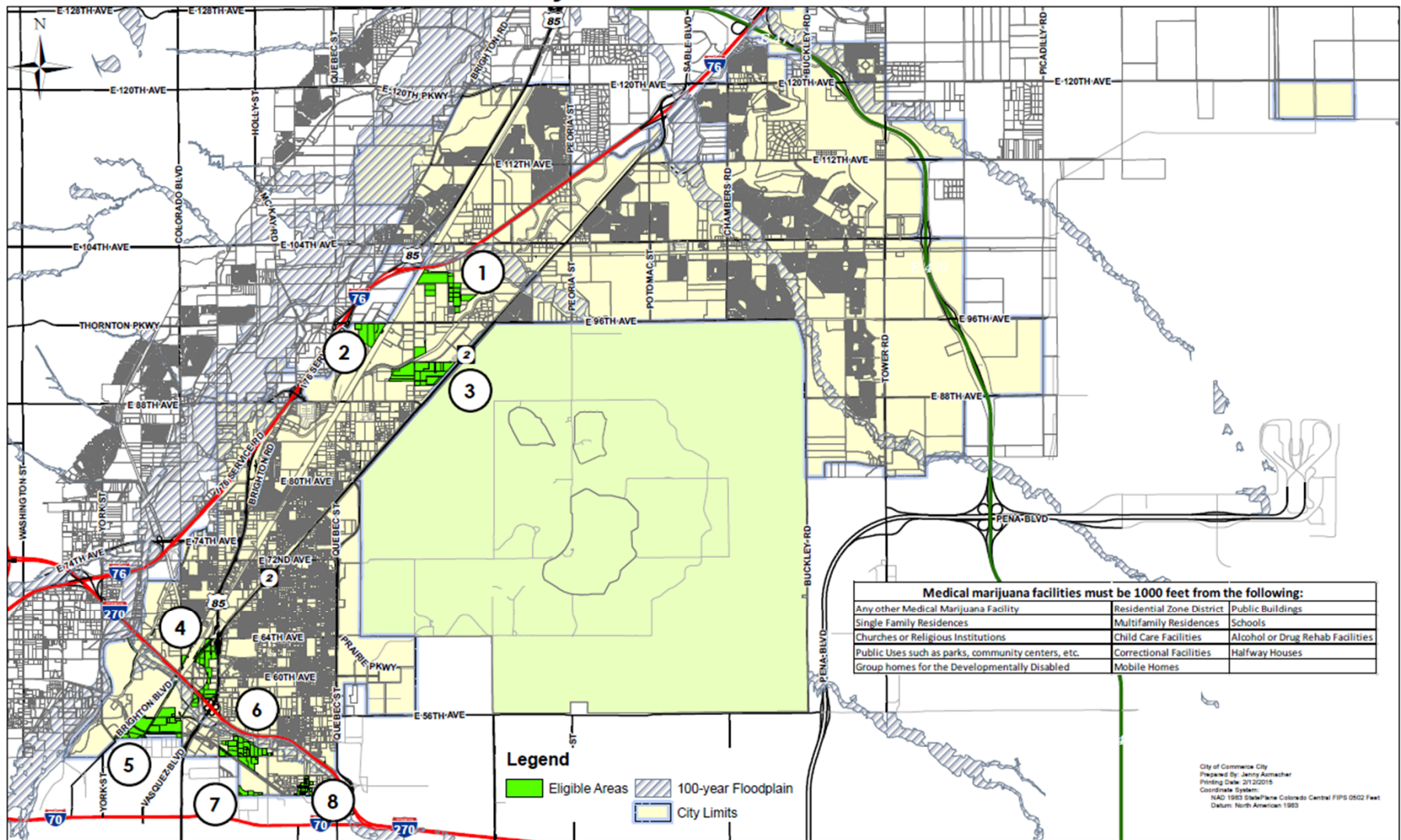


Location Analysis

- Starting Point: 8 different sub areas of city where a facility may locate, although some sub areas are more likely than others.

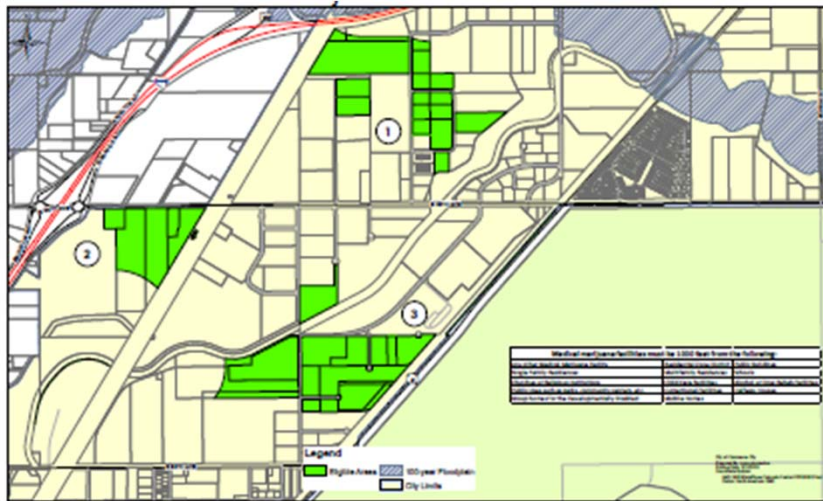


Possible Marijuana Locations

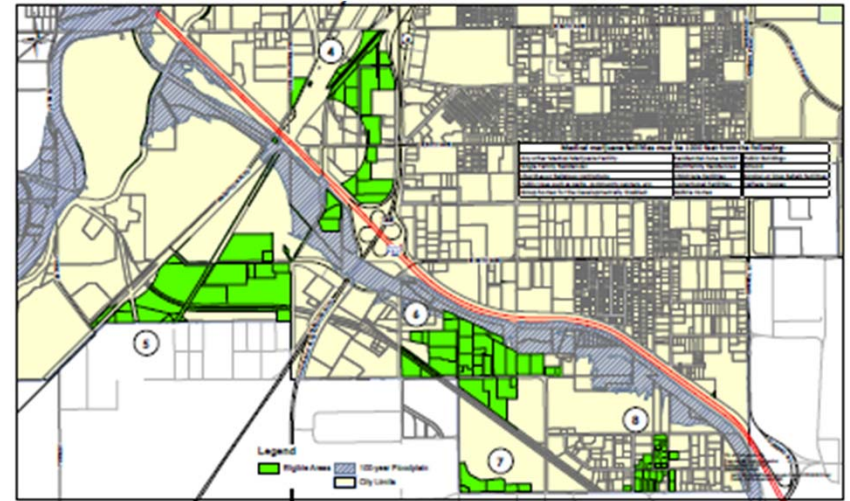


This map is for illustrative purposes only and is based on information as of 1/15/15. Properties shown on this map as being located in an eligible area are not guaranteed to comply with the criteria listed in City's ordinances. Properties shown on this map are a best estimate only and accuracy is not guaranteed. This map is based solely on zoning and does not consider all relevant adjacent land uses which would prohibit the location of a medical marijuana facility within 1000 feet, such as day care facilities, churches, residences, etc.

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Surrounding Communities

Exhibit "E"
Separation

| CITY | Residential Zone District | Mobile Home | Church/ Religious Institution | Educational Facility | Child Care Facility | Alcohol or Drug Facility | Group Home | Like-to-Like Business | Halfway House/ Correctional Facility | Fire Station | Community Center | Fairground | Recreation Center | Public Park | Private Park |
|-------------------|------------------------------|----------------|-------------------------------------|--------------------------------|--------------------------------|--------------------------------|------------|--------------------------|--|-----------------|---------------------|------------|----------------------|----------------|-----------------|
| Aurora | 300 | 300 | 0 | 1000 | 0 | 500 | 300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Boulder | 0 | 0 | 0 | 1000 retail/ 500 all others | 1000 retail/ 500 all others | 1000 retail/ 500 all others | 0 | 500 all but retail | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Breckenridge | 0 | 0 | 0 | 500 | 500 | 0 | 0 | 0 | 500 | 0 | 0 | 0 | 0 | 0 | 0 |
| Carbondale | 0 | 0 | 0 | 500 | 500 | 500 | 0 | 400 retail only | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Commerce City | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 |
| Denver | 0 | 0 | 0 | 1000 | 1000 | 1000 | 0 | 1000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Edgewater | 0 | 0 | 0 | 500 | 500 | 0 | 500 | 500 | 500 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Collins | 500 | 500 | 1000 | 1000 | 1000 | 1000 | 500 | 1000 | 1000 | 0 | 0 | 0 | 1000 | 1000 | 0 |
| Glendale | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Glenwood Springs | 0 | 0 | 0 | 500 | 0 | 0 | 0 | 325 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lafayette | 500 | 500 | 0 | 1000 | 0 | 1000 | 0 | 1000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Louisville | 0 | 0 | 0 | 1320 | 1320 | 1320 | 0 | 0 | 0 | 0 | 0 | 0 | 1320 | 1320 | 0 |
| Northglenn | 200 | 200 | 0 | 500 | 500 | 0 | 200 | 1000 | 1000 | 0 | 0 | 0 | 500 | 500 | 0 |
| Pueblo | 0 | 0 | 0 | 1000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Steamboat Springs | 0 | 0 | 0 | 1000 | 1000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1000 | 0 |
| Telluride | 0 | 0 | 0 | 500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Wheat Ridge | 0 | 0 | 0 | 1000 | 1000 | 1000 | 0 | 3960 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |



Commerce
CITY

Surrounding Communities

- Separation items were examined and analyzed to see how the number of potential parcels increased with reduction or elimination of some separated uses



Separation Edit Impacts

RECREATIONAL COMPARISON WITH SEPARATION CHANGES

| Subarea | Approximate Location | Approximate Number of Parcels in Each Subarea | Potential Number of New Businesses with Current Separation | Remove Business From Separation Requirement (Like-to-Like or Non Like-to-Like) (1000 to 0)* | Remove Church/ Religious Institution From Separation Requirement (1000 to 0) | Remove Fire Station From Separation Requirement (1000 to 0) | Remove Community Center From Separation Requirement (1000 to 0) | Remove Nonconforming Residential From Separation Requirement (1000 to 0) | Remove Fairground From Separation Requirement (1000 to 0) | Remove Private Park From Separation Requirement (1000 to 0) | Keep Residential Zone District (Conforming) Separation Same | Keep Mobile Home Separation Same | Keep Halfway House/ Correctional Facility Separation Same | Keep Child Care Facility Separation Same | Keep Alcohol or Drug Facility Separation Same | Keep Group Home Separation Same | Keep Recreation Center Separation Same | Keep Public Park Separation Same |
|-------------------------|----------------------|---|--|---|--|---|---|--|---|---|---|----------------------------------|---|--|---|---------------------------------|--|----------------------------------|
| 1 | Dallas and 100th | 15 | 1 | 15 | 2 | 6 | 3 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 | 96th and UP | 5 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3 | Yosemite and 90th | 13 | 1 | 13 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4 | 60th and Clermont | 18 | 1 | 18 | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5 | 56th and UP | 13 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6 | 52nd and Rock Island | 20 | 1 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7 | 49th and Denver | 5 | 1 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8 | Stapleton I Park | 24 | 1 | 24 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parcel Subtotal | | 113 | 6 | 113 | 2 | 6 | 3 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cumulative Parcel Total | | | | 113 | 115 | 121 | 124 | 157 | 157 | 157 | 157 | 157 | 157 | 157 | 157 | 157 | 157 | 157 |

NOTE: This table is for illustrative purposes only and is based on information as of 02/10/15. Parcels identified in these columns are not guaranteed to comply with the criteria listed in City's ordinances. Parcels identified on this table are a best estimate only and accuracy is not guaranteed. Furthermore, this table does not take into account multi-tenant facilities or properties, which may increase the numbers.

*The total includes two properties in subarea 5 that were previously ineligible due to proximity to Denver facilities and 19 properties in subarea 6 that previously were ineligible due to the approved iVita Wellness facility.

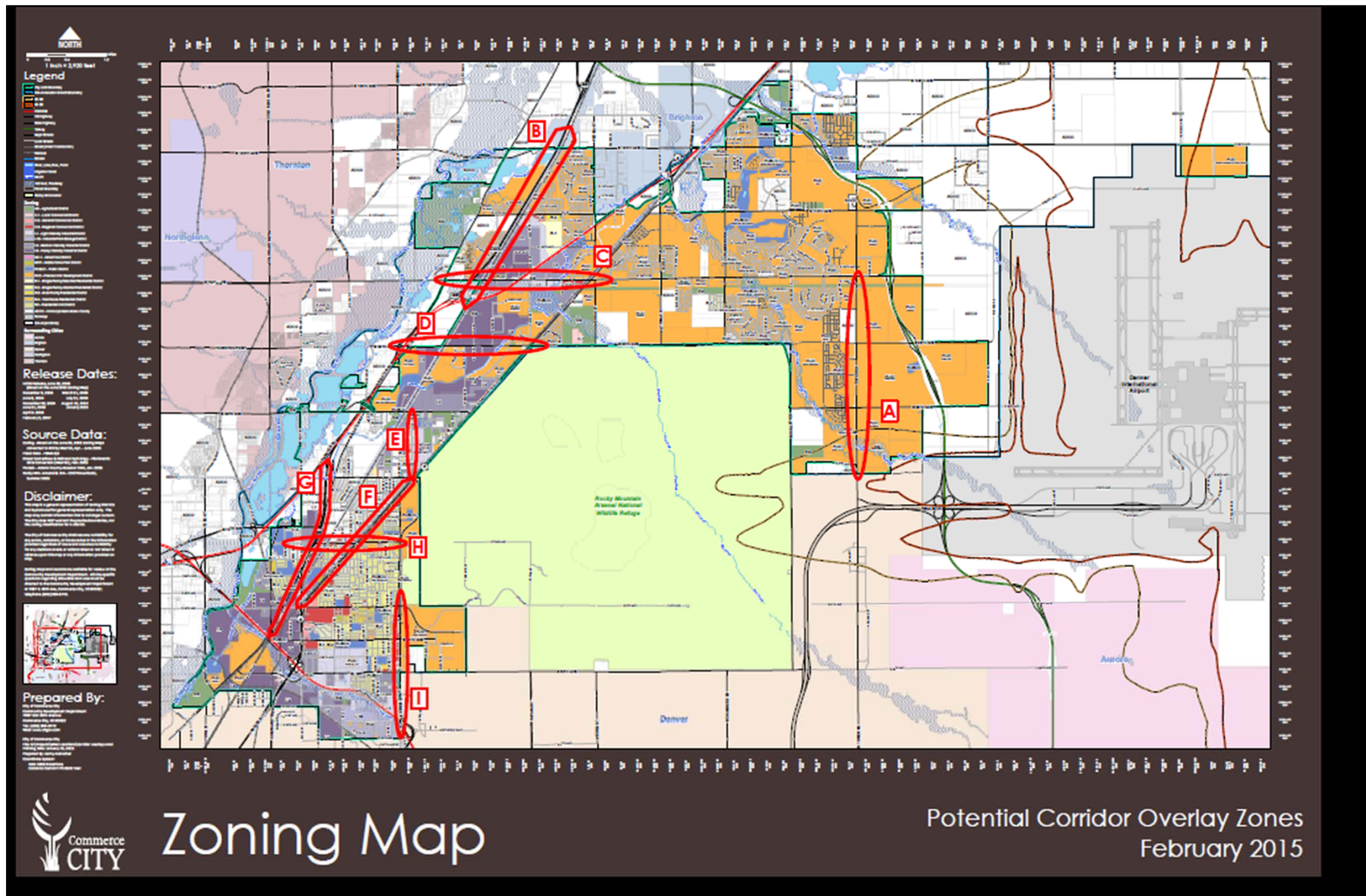


Expansion Into Commercial

- Staff analyzed the existing commercial zones within the City and potential for creation of overlay zones along key corridors



Potential Commercial Corridors



Expansion Into Commercial

- Key takeaway: Residential separation is a challenge to make commercial properties work. The City has long narrow commercial areas that back to, or are extremely close to residential uses.
- Under current separation, no commercial properties would be eligible.
- Only approximately three commercial properties would work with residential separation reduced to 500 feet.

Next Steps

- Review specific zoning regulations
- Update/finalize LDC language
- PC and CC hearings and adoption



Questions and Discussion

City Council Study Session