



Potential Retail Marijuana Updates

City Council Study Session May 2017

Summary

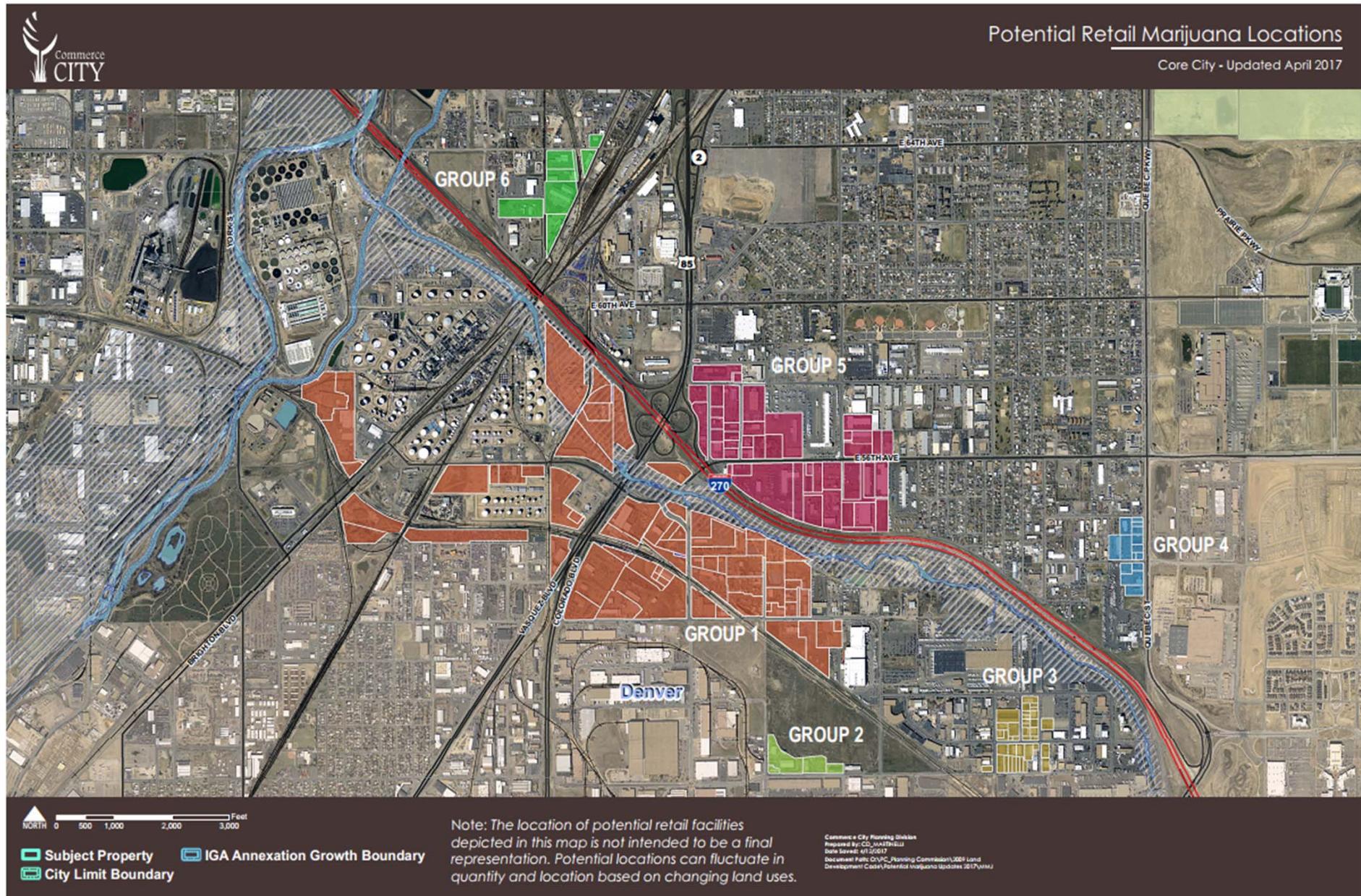
- At the April 24th study session, staff requested input on four potential options regarding potential updates to the retail marijuana ordinance, at the request of council.
- It was determined that more information & discussion is needed in order for council to come to a final decision
- This study session will be a brief recap of the information provided in the last session, along with new information requested by council in order to help facilitate a decision.



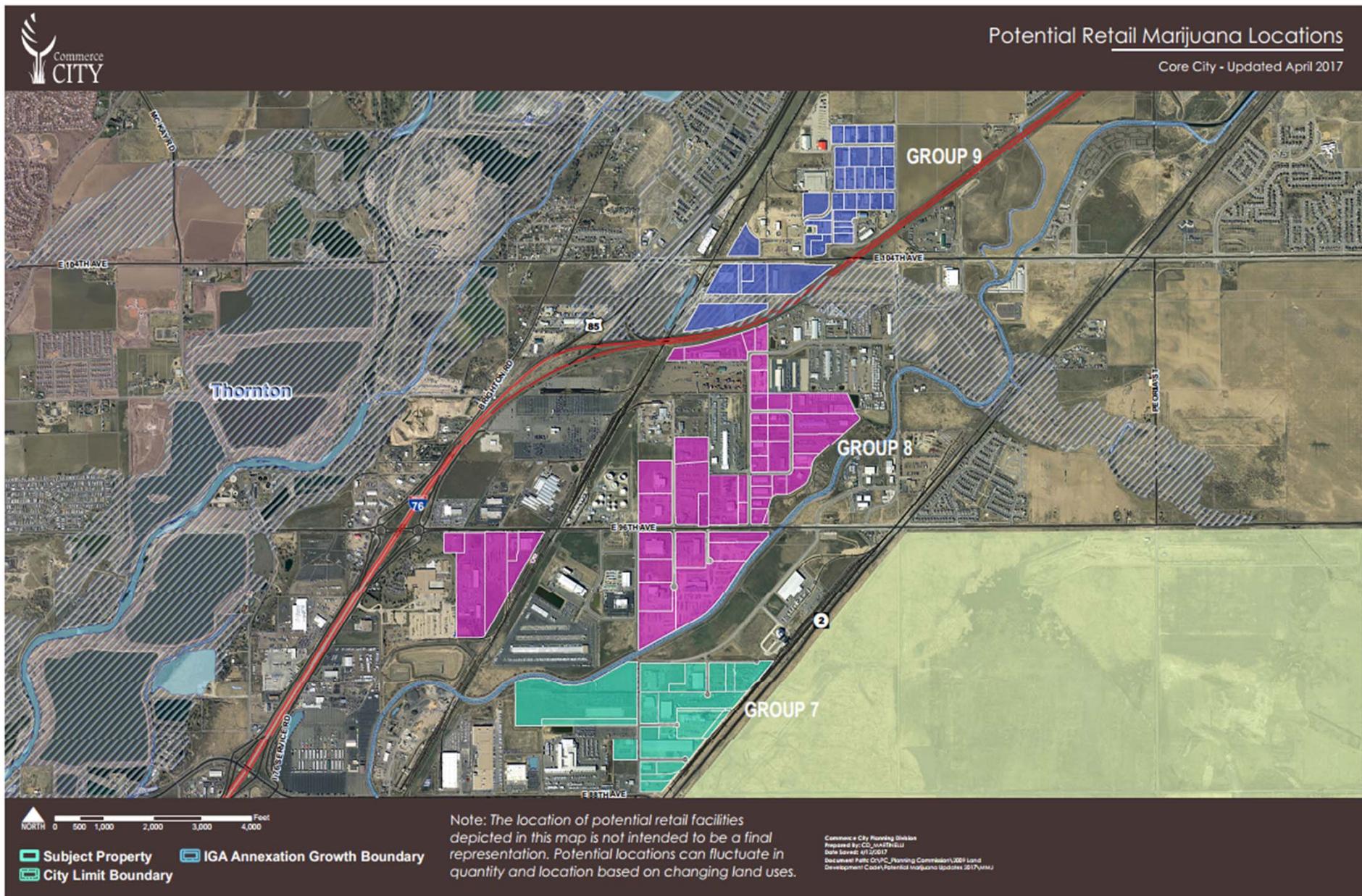
Recap

- 4 options for council to consider:
 1. Establish a separation requirement between retail marijuana stores.
 2.
 - A) Establish a cap on the total number of retail marijuana stores in the city.
 - B) Establishing a total cap per ward (or other geographic boundary)
 3. Establish a combination of both a cap and separation requirements for retail stores.
 4. No modification to the existing ordinance.
- Existing ordinance: 500' from residential entitlements, 1000' from schools, child care facilities, drug rehab facilities, parks & recreation centers.
- 4 marijuana retail applications processed in the city at this point in time.

Potential Locations – Core City



Potential Locations – North of 88th

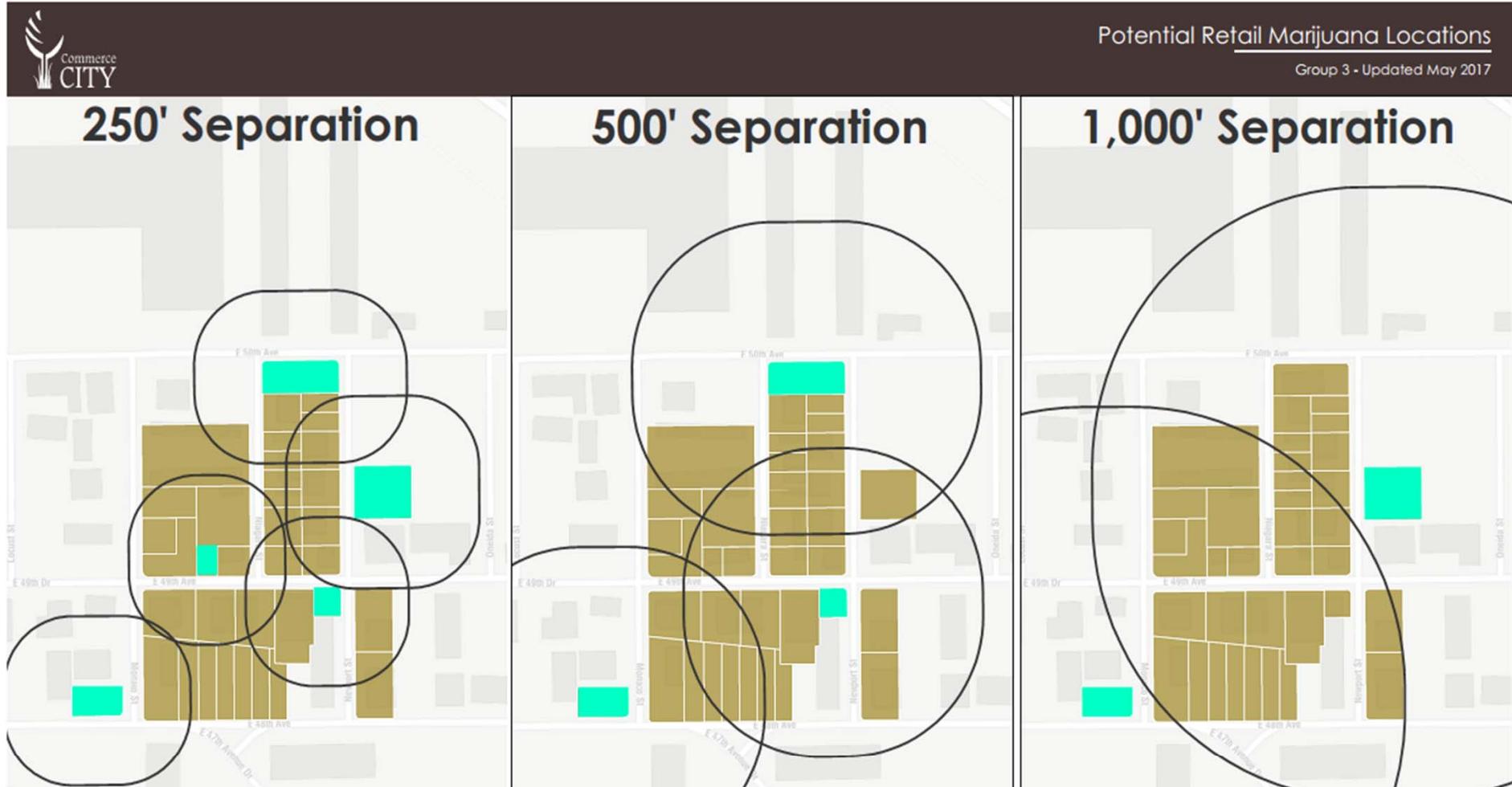


New Analysis: Grouping Methods

- To examine specifically how a separation requirement will affect certain corridors & areas, four primary groups were selected for further analysis.
- Buffer analyses were mapped at 250', 500', and 1,000' for each group, to show the number of eligible properties in each configuration.



Buffer Analysis – Group 3 (Stapleton Industrial Park)

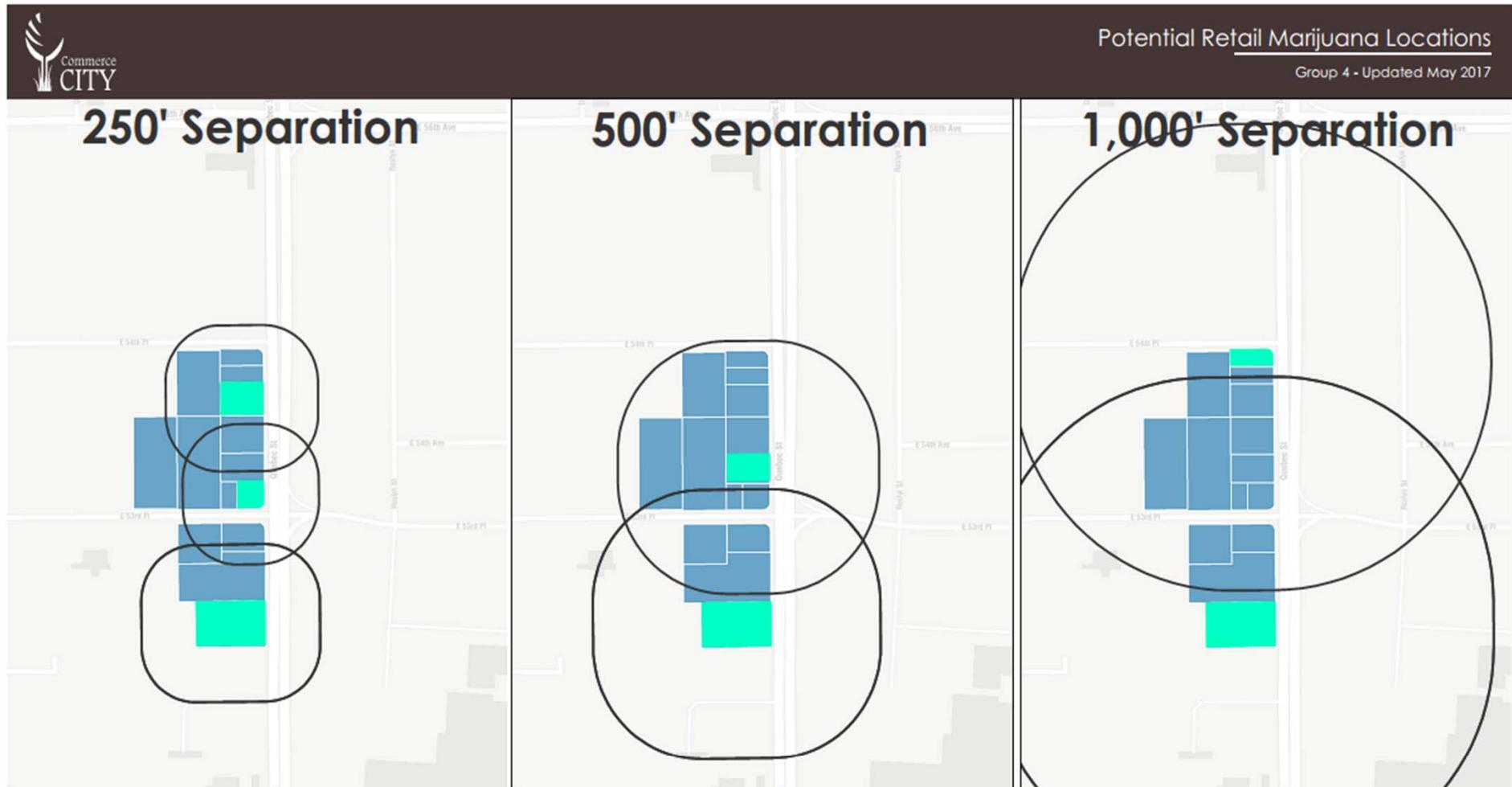


Note: Depending on where future businesses locate, this may shift the existing buffers and reduce or increase numbers further than stated above. Subdivision of property changes the aforementioned amounts. The maps can change daily, depending on users, new businesses, land use changes, subdivisions, etc. The city's low vacancy rate limits the amount of properties that are available for marijuana use at any given time. Any additional regulations may constrain the availability of eligible properties further.

- Eligible With Buffers
- Buffer Areas
- Eligible Under Ordinance Without Buffers



Buffer Analysis – Group 4 (53rd + Quebec)

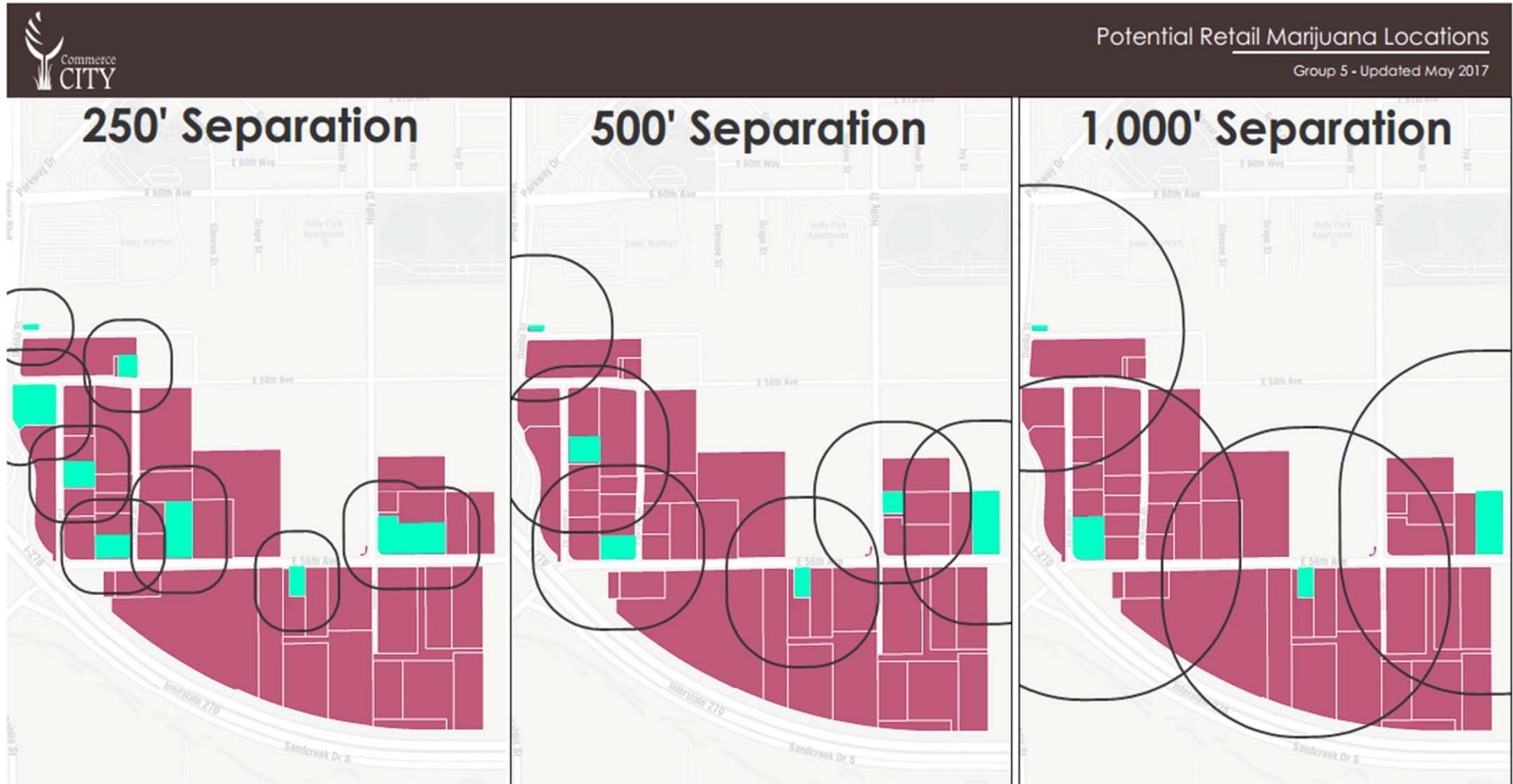


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Buffer Analysis – Group 5 (56th Ave From Dahlia to Holly)

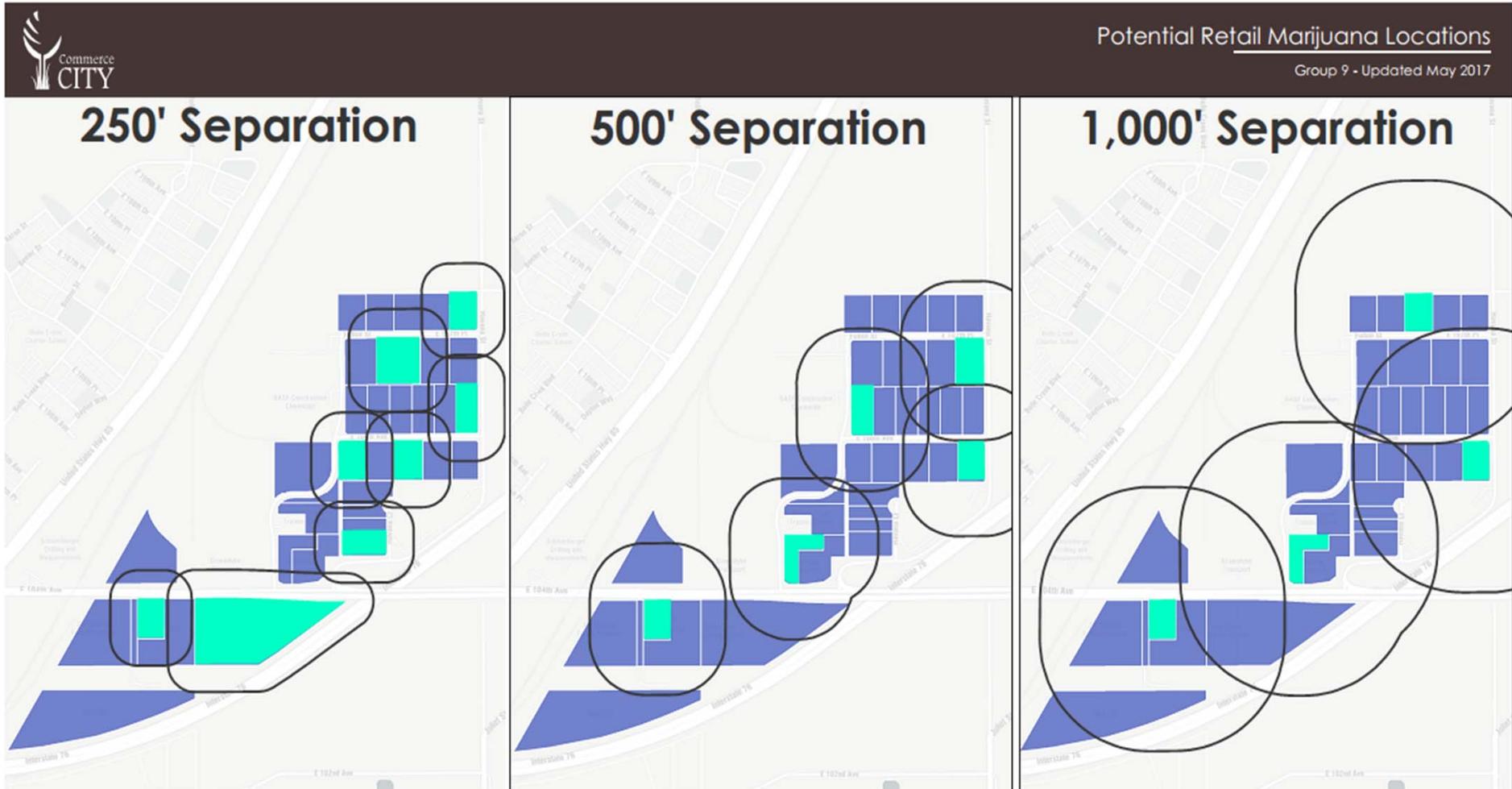


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Buffer Analysis – Group 9 (104th Between US 85 & I-76)



Note: Depending on where future businesses locate, this may shift the existing buffers and reduce or increase numbers further than stated above. Subdivision of property changes the aforementioned amounts. The maps can change daily, depending on users, new businesses, land use changes, subdivisions, etc. The city's low vacancy rate limits the amount of properties that are available for marijuana use at any given time. Any additional regulations may constrain the availability of eligible properties further.

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Outcomes

Group	Allowed at 250' Separation	Allowed at 500' Separation	Allowed at 1,000' Separation
3 (Stapleton Industrial Park)	5	3	2
4 (53 rd & Quebec)	3	2	2
5 (56 th from Dahlia to Holly)	7	6	4
9 (104 th Between US 85 & I-76)	8	5	4

Note: Depending on where future businesses locate, this may shift the existing buffers and reduce or increase numbers further than stated above. Subdivision of property changes the aforementioned amounts. The maps can change daily, depending on users, new businesses, land use changes, subdivisions, etc. The city's low vacancy rate limits the amount of properties that are available for marijuana use at any given time. Any additional regulations may constrain the availability of eligible properties further.



Analysis

- Caps will allow for predictability – council will know the final amount of retail marijuana stores to be allowed in the city, but clustering of retail stores could still occur.
- Separation will ensure that retail stores are not “clustered” in certain areas – less dense, but more spread throughout the city. However, the total number could vary based on other nearby land uses.
- A cap *and* separation would add predictability and ensure stores are not clustered, but will most likely result in the fewest store count, and lowest tax revenue generated from retail stores.
- Licenses become very competitive once the cap is close to being reached – many applicants invest time & fees with no end benefit.



Conclusion

- Staff is requesting feedback from council on the following four options regarding the retail marijuana code:
 1. Establish a separation requirement between retail marijuana stores.
 2.
 - A) Establish a cap on the total number of retail marijuana stores in the city.
 - B) Establishing a total cap per ward (or other geographic boundary)
 3. Establish a combination of both a cap and separation requirements for retail stores.
 4. No modification to the existing ordinance.





Questions and Discussion

City Council Study Session April 2017