

Desert Bloom

RE-LEAF CENTER

5851 E Speedway Blvd Tucson, AZ 85712

Mayor & Council Special Exception Project Narrative



Project Introduction and Timeline

Medmar Tanque Verde, LLC , D.B.A. Desert Bloom Releaf Center is an existing marijuana dispensary, operating in Tucson at 8060 E 22nd ST and in good standing since July 2013. We would like to present this Special Exception project narrative for Desert Bloom Releaf Center to relocate it's retail operations as a "dual licensee" marijuana dispensary under Tucson U.D.C. 11.3.9.F.2. to 5851 E Speedway Blvd, Suite 101 Tucson, AZ 85712.

At the time Desert Bloom Releaf Center first opened in 2013, zoning restrictions left few, if any options on where dispensaries could be placed. As the industry has grown, this has lead to more and more traffic coming to and from our retail location. Often times leading to filled parking lots that frustrate both our customers and business neighbors.

April 6, 2021 the Tucson UDC was amended to address several of the issues faced by dispensaries like Desert Bloom Releaf Center and a welcome change.

May 5th, 2021 Desert Bloom first submitted an application seeking approval for marijuana use at 5851 E Speedway, Suite 141 with the indent of relocating it's operations to that location.

June 18, 2021 Marijuana Use Authorization #T21SA00188 was approved for 5851 E Speedway Blvd, Suite 141. Unfortunately, we were unable to secure Suite 141, which is currently occupied by Encore. This left Desert Bloom to consider the option to use a much larger suite in the building, but requiring a larger and more extensive development plan and thats what began.

October 19th, 2021 and in an attempt to mitigate some of the immediate issued faced, Desert Bloom applied for zoning approval #T21SA00420 to expand into a neighboring suite occupied by Kenny D's restaurant with the goal of adding the existing drive-through pick up window in that suite for online orders and acquiring the additional parking spaces designated for that suite.

February 14th, 2022 Application #T21SA00420, was denied due 14th to the DaVinci Academy opening it's school across the street, at 8055 E 22nd St. This was after Desert Bloom received it's previous zoning approvals for opening and expanding the dispensary.

The opening of the school leaves Desert Bloom permitted to continue operations as a marijuana dispensary, but with non-conforming use status effectively eliminating the opportunity for the dispensary to expand in the future and solidifying the need for the dispensary to relocate and the purpose of our request to Mayor and Council.

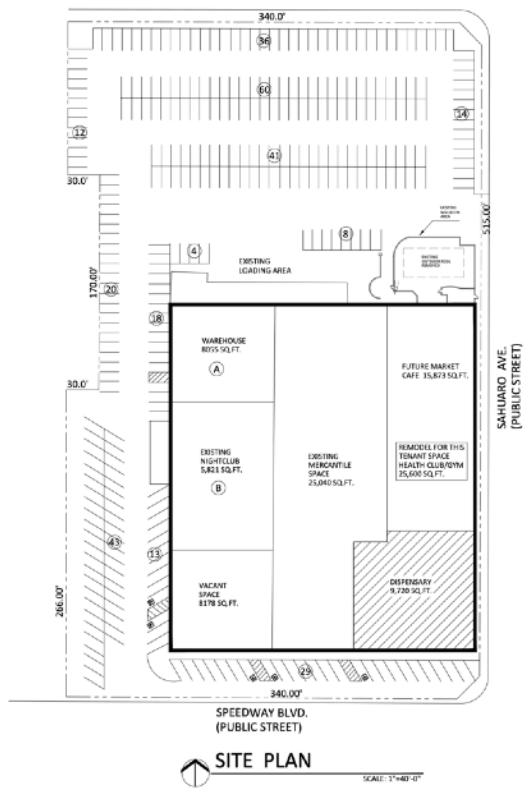
Property description

Desert Bloom Releaf Center is requesting approval to relocate it's retail dispensary operations to 5851 E Speedway Blvd, located on Parcel 1210-60-01B.

The building totals 73,069 SQ FT and sitting on 4.4 acres. The parcel is located at the north west corner of E Speedway and Sahuara Ave, between Craycroft and Wilmot.

The building is comprised of 5 suites. Of those suites, 2 are currently vacant and total 33,778 SQ FT. Of those 2, Suite 101 is 25,600 SQ FT. It was last occupied by Platinum Fitness as a fitness center and gym.

The remaining suites are currently occupied by Apollo Flooring Center and live music venue, Encore.



Proposed Dispensary Location
5851 E Speedway, #101
Tucson, AZ 85712
Parcel ID 121-06-001B

Project description

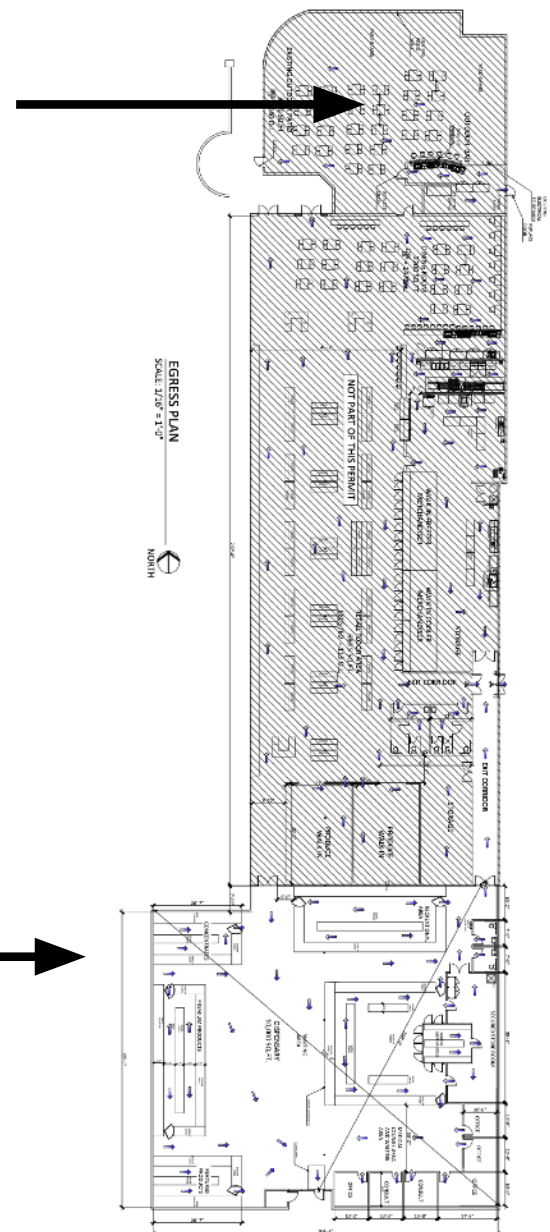
The suite of interest is located on the east side of the building and totals 25,600 SQ FT. It's last use was as a fitness gym that closed permanently in early 2020. Vacancies within the building have contributed to it's general decline, attracting vagrancy, vandalism and break-ins.

As you will see in the development package, suite 101 formerly occupied by Platinum Fitness is proposed to be completely remodeled and divided into 2 new suites. A swimming pool previously on the property has been filled, with no other external changes to the building.

Of those 2 suites, 15,873 square ft will be converted into a marketplace & cafe with a focus on fresh organic local produce and groceries and indoor and outdoor cafe style seating and menu with items prepared from the marketplace.

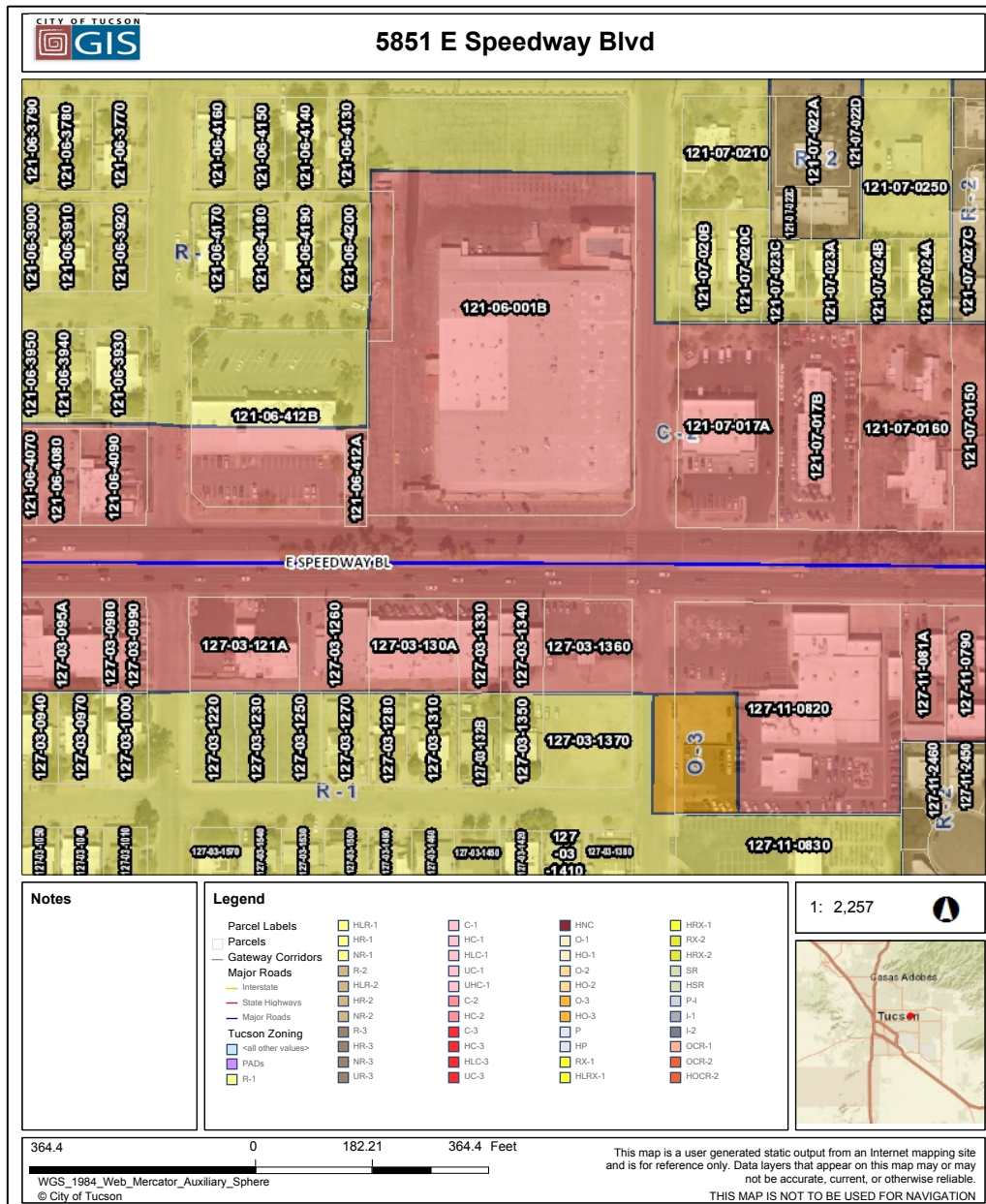
The remaining 9,720 square ft is the subject of this Special Exception and proposed relocation of Desert Bloom Releaf Center.

The site allows ample interior space and parking for the current demands and future demands of a dual license marijuana dispensary.



Project and surrounding zoning

The building is currently zoned C-2. The same zoning designation can be found along Speedway directly across the street to the south, and to the east and west. Directly to the north of the property, including a portion of the parking area on the subject parcel, is zoned R-1.



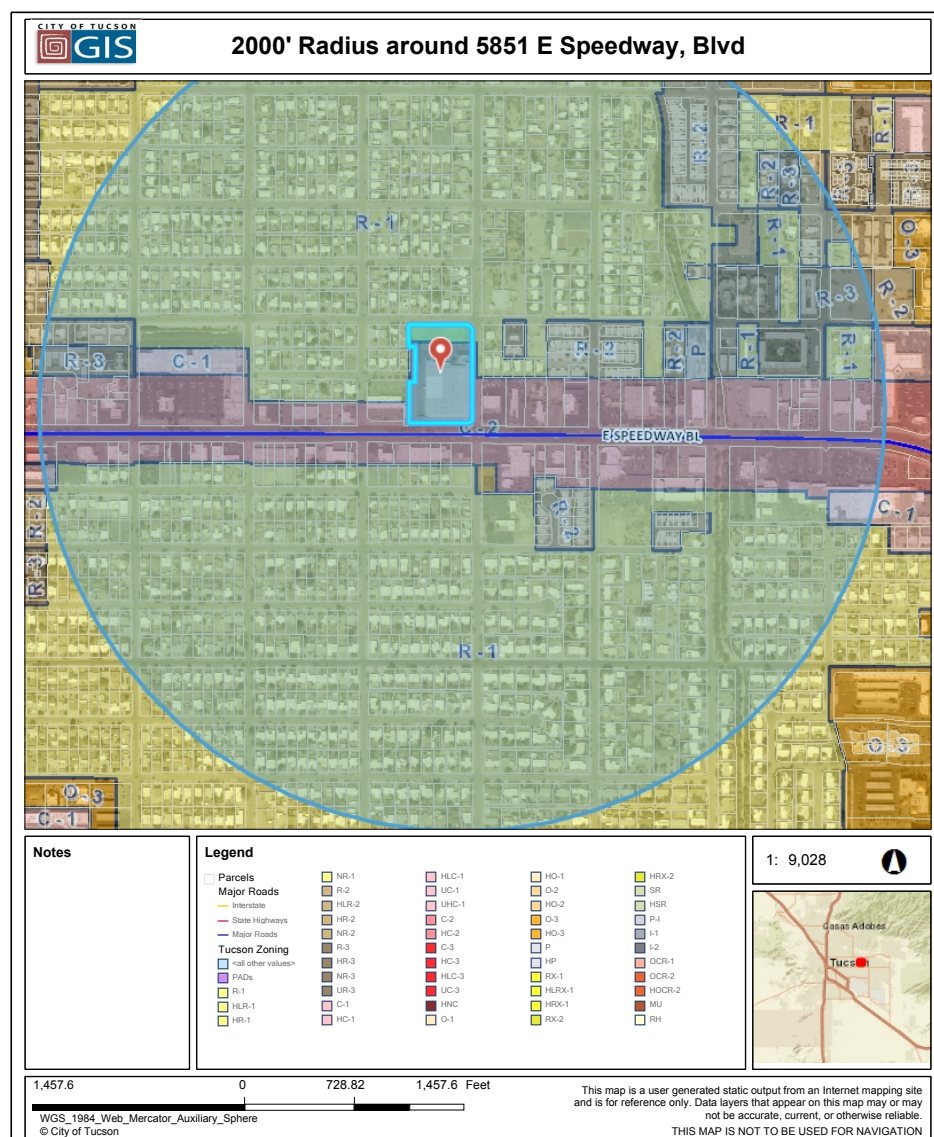
Current Tucson UDC under 4.9.9 Retail Trade Use Group requires a

E. Marijuana Facility

1. Marijuana Dispensary

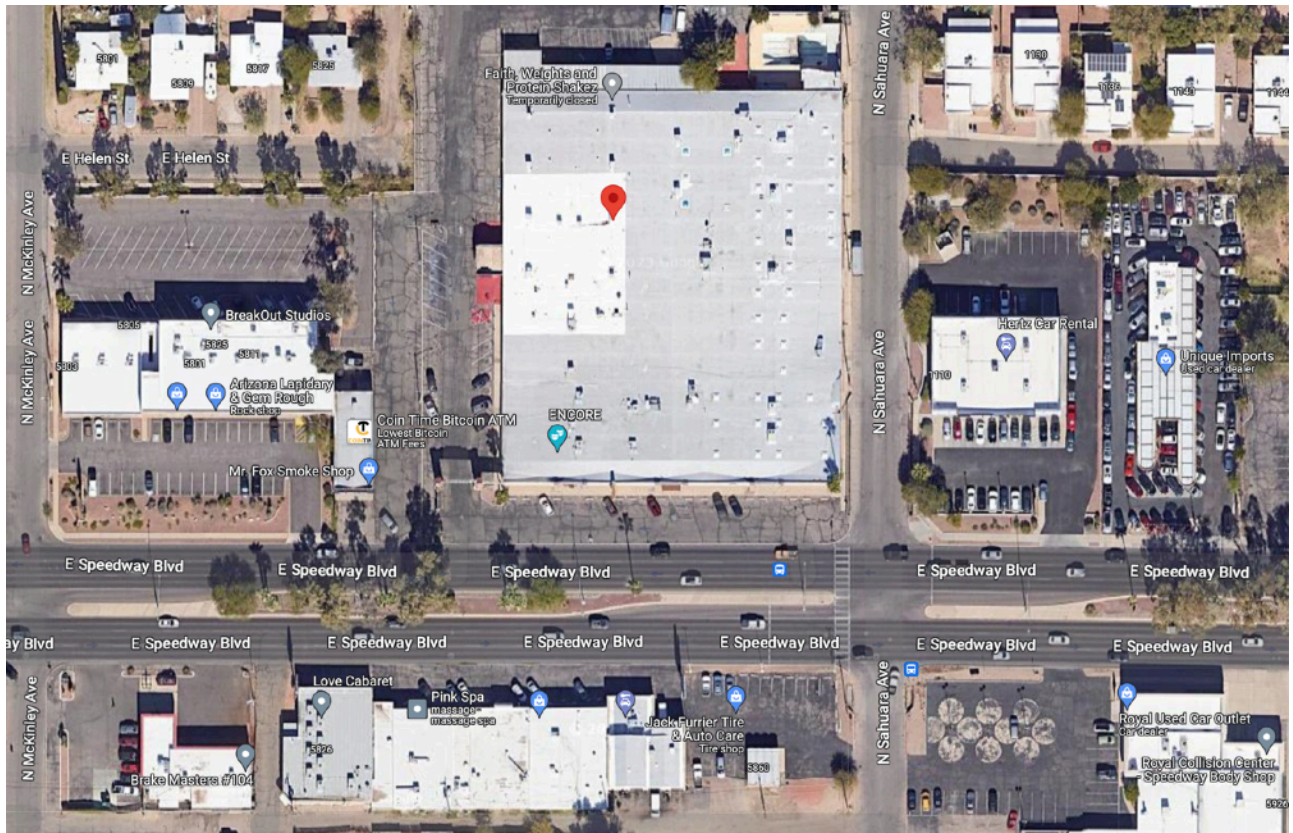
- g. Shall be setback a minimum of 2,000 feet from any other marijuana dispensaries,
- h. Shall be setback a minimum of 500 feet from a K-12 public, private, or charter school or a licensed childcare center,
- i. Shall be setback a minimum of 500 feet from a public park

A review of the surrounding properties within a 2000' radius found no conflicting use within these setbacks.



Neighboring businesses within 5851 E Speedway Blvd. include Apollo Flooring and live music venue, Encore.

Neighboring business in the surrounding properties include Hertz Rental to the east, a smoke shop to the west, Love Cabaret and Jack Furrier Tire to the south.



Prior approval

As stated in the introduction and timeline, Suite 141 was previously approved for use as a dual license marijuana dispensary on **June 18, 2021**. Marijuana Use Authorization #T21SA00188

Closing

Prior to Platinum Fitness, the suite was occupied by Ford Restaurant Supply owned and operated for many years in Tucson by Sam Ruben, the applicants paternal grandfather. The property has a long history of small locally owned business occupying the space and applicant Aari Ruben owner operator of ReLeaf brands looks forward to continuing that tradition. Mr Ruben has a 6% ownership interest in the property and his siblings and extended family co-own and co-manage the property equally with the Fotinas family who has long owned and operated Apollo Flooring next door.

The proposed dispensary will operate, as it has in Tucson since 2013, in full compliance with state and local laws, rules and regulations. We believe approval will be a net benefit not only to the subject property, but also to local community. The addition of a marketplace and cafe along with Desert Bloom Releaf Center with its increased business traffic and state mandated security cameras will discourage the current attraction of crime and vandalism.