



# MEMORANDUM

---

DATE: May 20, 2026  
For June 4, 2026 Hearing

TO: Jim Mazzocco  
Zoning Examiner

FROM: Koren Manning, Director  
Planning & Development Services

SUBJECT: SPECIAL EXCEPTION LAND USE –  
PLANNING & DEVELOPMENT SERVICES REPORT  
TP-ENT-0326-00006 Prime Leaf Dispensary – 1525 N Park Av, C-2 (Ward 3)

**Issue** – This is a request by Chuck Meyer, Architect for approval of a Zoning Examiner’s Special Exception Land Use to allow the expansion of an approved legal non-conforming use by adding a drive-through lane and pick-up window for pre-orders along the exterior portion of an existing 4,000 square foot retail medical marijuana building. The project site is 0.75 acres located at the southwest corner of N Park Av and E Lee St approximately 1,800 feet north of E Speedway Bl and 625-feet east of N Euclid Av, more specifically at 1525 N Park Ave. The Prime Leaf Dispensary has operated as a dispensary on the Property since March 9, 2018. No new construction is proposed other than minor remodeling related to the proposed drive-through lane and pick-up window.

**Planning & Development Services Recommendation** – The Planning & Development Services Department recommends approval of the special exception request, subject to the attached preliminary conditions.

**Public Outreach** – The project team held a virtual neighborhood meeting on January 23, 2026, which was noticed using labels provided by PDS. The applicant gave a presentation regarding the details of the proposed development and the process for the Special Exception. A City of Tucson, Ward 3 Council Aide was present at the virtual meeting for observational purposes. A representative from the Feldman’s Neighborhood Association was also present.

The property owner to the west reached out to the dispensary to discuss raising the shared site wall and potentially extend it on their property to potentially mitigate visual impacts from the existing dispensary along the westerly boundary. The existing walls are being evaluated. If the structure of the existing walls will support the additional height and it’s not cost prohibitive, the dispensary intends to raise the shared wall by one or possibly two courses of block. If the existing structure does not support an addition or it is cost prohibitive, the wall will remain at its current height and configuration. Additional onsite signage and striping to help manage vehicular circulation were discussed and was agreeable.

Additional comments were received at the neighborhood meeting from the Feldman’s Neighborhood Association representative. While no opposition was expressed, it was requested

that there be no loudspeakers, no order menus boards, no excess vehicle stacking, and a request for installation of informational signage for “Online Pre-Orders” only. To address these concerns, these measures have been incorporated into the Preliminary Development Plan dated 3/27/26 and added to the attached Preliminary Conditions document.

### **Background Information**

#### Existing Land Use:

The marijuana dispensary currently operates in a single 4,000 square foot commercial building and proposes to expand by adding a drive-thru lane with pick-up window along the westerly and southerly property boundaries. No other land use uses are present on the commercial site.

#### Current Zoning:

C-2: This zone provides for general commercial uses that serve the community and region.

#### Surrounding Zoning and Land Use:

Land surrounding the site is zoned R-2 Urban Residence to the north and east, NR-2 Neighborhood Urban Residence to the south and west. NR-3 Neighborhood Urban Residence is located to the southwest.

Surrounding land uses consist of single-family dwellings to the north, east, and west. A public alleyway and Multi-family dwellings are located immediately adjacent to the south.

Previous Cases on the Property: The existing dispensary business is currently a legal nonconforming land use previously approved and developed under Medical Marijuana Authorization Letter dated March 9, 2018 (T18SA00085) and DP18-0043 in 2019. This project became a nonconforming use following the adoption of amendment [Ord No. 11978] to the UDC. A Zoning Compliance letter [TZ-CMP-0525-00097] dated July 22, 2025 confirms the Prime Leaf Dispensary was lawfully established prior to the requirement for a Special Exception, and it is considered a legal nonconforming use as of January 19, 2023.

Related Cases: None

**Applicant’s Request** – The applicant’s project is an expansion of an existing marijuana dispensary to add a drive-through lane to access a drive thru-pick-up window through a Zoning Examiner Special Exception Procedure in accordance with UDC Section 3.4.3. and Section 9.2.2.

**Planning Considerations** – Land use policy direction for this area is provided by *Plan Tucson 2025 & the University Area Plan*.

Plan Tucson 2025: The proposed use lies within the Neighborhoods Building Block of the Future Growth Scenario Map. These areas are primarily residential, neighborhood serving commercial, schools, parks, and places of worship.

University Area Plan (UAP) - The Property is located within the UAP. The following UAP policies are relevant to the Special Exception proposal as follows:

1. Recognize distinct neighborhoods in the University Area and support those changes which protect and enhance the character, identity, and residential quality of life in these neighborhoods.
2. Promote cooperation between neighborhoods, private developers, the City of Tucson, and the UA to ensure that new development is sensitive to local neighborhood concerns and supportive of adopted city-wide policies.
3. Recognize the nature and potential of the University and its immediate surroundings as a relatively compact, pedestrian-oriented regional activity center, and work to strengthen the identity and quality of this area consistent with city-wide and neighborhood goals (see City of Tucson General Plan).

SECTION 3.C: OFFICE/COMMERCIAL DEVELOPMENT Subgoal: Support the development of new commercial and office activities which complement the scale and character of neighborhoods and commercial districts in the University Area.

Design and locate public and private parking facilities to mitigate traffic and visual impacts on surrounding residential areas.

Support local crime prevention efforts through the implementation of Defensible Space Guidelines (Section 9) and the organization of neighborhood watch groups in cooperation with the City of Tucson Police Department.

### **Project Background**

The special exception site located at 1525 N Park Av proposes to expand the current marijuana dispensary use by adding an exterior drive-through lane/pick-up window with stacking spaces for pre-orders along the westerly and southerly boundaries of the property parallel to the existing 4,000 square foot building.

The existing 4,000 square foot building sits in the southwesterly portion of the Property with main parking lot located along the northerly and easterly portions of the site. There are two entry points to the Property, using existing curb cuts located on N Park Av and E Lee St.

### **Design Considerations**

Land Use Compatibility – The Preliminary Development Plan shows an existing established Dispensary within an existing 4,000 square-foot commercial building. Currently, there is no drive-through lane or pick-up window which is proposed to be added. A proposed minimum 12.5-foot wide single-lane one-way drive-thru going in a southerly/easterly direction is proposed for the expansion. The pickup window will be located on the south side of the building, entirely within the existing building's footprint with no expansion to the building itself. The project will not have an order board or menu display, mitigating any bright lights. The drive-through lane will not have a speaker or an intercom system as no drive-up orders are allowed. Only pre-orders online will be allowed with signage to be added as indicated in the attached PDP and Preliminary Conditions. The Project site is surrounded by existing R-2 zoning to the north and east, and NR-2 zoning to the south, and west. The project site is surrounded by single-family dwellings to the north, east and west, and multi-family dwellings to the south.

The surrounding zones and land uses will be buffered by existing and proposed site improvements such as with perimeter block walls and enhanced landscaping. The proposed use is conditionally compatible with established residential land uses along N Park Av, and E Lee St.

Additionally, the drive through entrance is segregated from the main parking lot and can only be accessed from E Lee Street so that traffic exiting the site from the drive-through (west to east) encourages traffic toward the arterial street (N Park Av). Existing street improvements and sidewalks will remain promoting bicycle and pedestrian safety along the adjoining streets.

Introducing a pick-up window will also streamline parking by allowing vehicles to circulate without needing to park, thus freeing up existing parking for clients who wish to enter the dispensary for in-person consultations. The proposed drive-through option also benefits customers with accessibility challenges, allowing them to remain in their vehicles while receiving service.

Design Compatibility – The existing building design will not change. The existing building with an angled roof is at an approximate average height of 15 feet. Existing exterior enhancements including facade treatments such as tinted windows along the building facing N Park Ave, and E Lee St, will not be modified. Existing painted block walls along the north, south, and west including along the proposed drive-thru lane will remain as a buffer, which blends in with the existing residential environment. Furthermore, existing building setbacks, ample landscape improvements, and existing low profile monument signage further enhance design compatibility within the existing neighborhood.

The existing site layout is designed for efficient vehicle ingress, egress, and on-site circulation, ensuring adequate space for the pick-up window and limited vehicle stacking. There are approximately 24 onsite parking spaces which will remain as currently striped with the existing parking area buffered by low knee walls along N Park Av and E Lee St, existing turf, and canopy trees.

Additionally for land use and design compatibility, with an approved Special Exception, the applicant will file an updated security plan with the State of Arizona to ensure compliance with A.R.S §36-2804(B)(1)(C). The security plan will include:

- Surveillance cameras covering all exterior and interior areas of the property, and all portions of the building used for storage and dispensary uses with a minimum backup storage of thirty (30) days;
- A 24-hour independently monitored security alarm system (with backup cellular communication capability, audible alarms, motion detectors, panic buttons, yard signs and window stickers);
- Controlled access to loading areas;
- Trackable and controlled keycard access to the building and all portions used for dispensary and secure storage purposes (with employees only given keycard access to areas where they work); and
- Secure and controlled access to all areas where marijuana products are stored or displayed.

In addition to the security plan filed by the applicant, A.R.S. § 36-2806(H) requires AZDHS to carry out a minimum of one unannounced inspection of the Project per year.

#### Drainage/Grading/Landscape

The Project is an existing development with existing drainage, parking, and landscape improvements; as such, there will be no elevation changes due to any new grading. Minor landscaping improvements are proposed as depicted with the Preliminary Development Plan dated 3/27/26, and recommended Preliminary Conditions.

#### Traffic/Circulation

The site will retain the existing traffic circulation and curb cut locations with two-existing driveways. DTM Traffic Engineering has indicated adequate drive-through stacking is provided on-site.

Parking will be provided per UDC parking requirements. The Project currently provides approximately 24 parking spaces, exceeding a minimum of 13 spaces required based on 1/300 square foot of gross floor area. ADA compliant parking and bicycle parking will be required to be maintained along with a future development package to demonstrate compliance with applicable requirements per the UDC.

#### Use-Specific Standards

The following Use-Specific Standards under Section 4.9.9.E.1 of the UDC are applicable to the proposed Special Exception:

- UDC 4.9.9.E.1.a – The total maximum floor area of a marijuana dispensary shall not exceed 10,000 square feet.

The proposed expanded dispensary with addition of pick-up window is proposed to maintain the existing building totaling approximately 4,000 square feet/floor area, less than 10,000 square feet, therefore in compliance with the UDC.

- UDC 4.9.9.E.1.b – A medical marijuana dispensary shall be located in a permanent building and shall not be located in a trailer, cargo container, mobile or modular unit, mobile home, recreational vehicle, or other motor vehicle.

The existing dispensary occupies a permanent building made of concrete with existing concrete foundation and utility connections.

- UDC 4.9.9.E.1.c – The permitted hours of operation of a marijuana dispensary are from 7:00 am to 10:00 pm.

The proposed dispensary expansion will adhere to the required hours of operation.

- UDC 4.9.9.E.1.d – A marijuana dispensary shall have an interior customer waiting area equal to a minimum of 25% of the sales floor area.

The applicant has stated that the proposed dispensary expansion with drive-thru pick-up window will maintain an interior sales floor that meets the minimum required area. The minimum required waiting area for the dispensary is 999.5 sf., and a 1,002 sf of waiting area is provided exceeding waiting area requirements.

The area requirement in this portion of the UDC only refers to the minimum size of the customer waiting area, and not the sales floor area. It will be required to delineate these two floor areas and demonstrate compliance with this requirement at the time of any future Development Package/building permit applications are submitted.

- UDC 4.9.9.E.1.e – A marijuana dispensary shall not have outdoor seating areas.

The existing marijuana dispensary building has no outdoor seating areas, and none will be provided for the proposed dispensary expansion.

- UDC 4.9.9.E.1.f – A marijuana dispensary may deliver marijuana, once rules permitting and regulating delivery are approved by the AZDHS and become effective, and shall comply with state law and all lawful, applicable health regulations, including those promulgated by the Arizona Department of Health Services and any other authorized regulatory agency.

The proposed dispensary expansion with a drive-through pick-up window will comply with all state laws and applicable regulations regarding delivery.

- UDC 4.9.9.E.1.g – A marijuana dispensary shall be setback a minimum of 2,000 feet from any other marijuana dispensaries, measured in a straight and direct horizontal line between the two closest exterior or applicable interior suite walls of marijuana dispensaries.

According to the applicant and staff review, there are no marijuana dispensaries located within 2,000 feet of the subject dispensary building.

- UDC 4.9.9.E.1.h – a marijuana dispensary shall be setback a minimum of 500-feet from a K-12 public, private, or charter school or a licensed childcare center, measured in a straight and direct horizontal line from the closest exterior or applicable interior suite wall of the marijuana dispensary to the closest property line of a school or childcare center.

According to the applicant and staff review, the proposed dispensary expansion with a drive-thru meets this setback requirement, and the closest grade school or child-care center is approximately 1,000 feet away from the project site.

- UDC 4.9.9.E.1.i – a marijuana dispensary shall be setback a minimum of 500-feet from a public park listed in Section 6 of the Technical Standards Manual or library, and a minimum of 500-feet from a licensed residential substance abuse diagnostic and treatment facility or other licensed residential drug or alcohol rehabilitation facility, measured in a straight and direct horizontal line from the closest exterior or applicable interior suite wall of the marijuana dispensary, to the closes property line of a library, public park, licensed residential substance abuse diagnostic and treatment facility, or other licensed drug or alcohol rehabilitee facility. –

According to the applicant and staff review, the proposed dispensary expansion with a drive-thru meets this setback requirement; there are no parks or treatment facilities within 500 feet of the subject building.

- UDC 4.9.9.E.1.j – The expansion of an existing marijuana dispensary shall be setback a minimum of 500 feet from a K-12 public, private, or charter school, measured in a straight and direct horizontal line from the closest exterior or applicable interior suite wall of the marijuana dispensary to the closest property line of a school.

There are no K-12 public, private, or charter schools within 500 feet of the project site.

- UDC 4.9.9.E.1.k – A marijuana dispensary shall comply with all lawful, applicable health regulations, including those promulgated by the Arizona Department of Health Services and any other authorized regulatory agency.

The proposed dispensary expansion will comply with all applicable health regulations from the Arizona Department of Health Services and other authorized regulatory agencies.

- UDC 4.9.9.E.1.1 – Odor Mitigation
  - (1) Odor mitigation devices and techniques shall be incorporated in all marijuana facilities to ensure that odors are mitigated.
  - (2) An odor mitigation plan shall be submitted demonstrating compliance with odor control requirements.

An approved odor mitigation plan will ensure compliance with all odor mitigation regulations.

### **Special Exception Findings**

Section 3.4.5.A of the UDC requires that the Zoning Examiner grant a special exception only after finding that the requested special exception:

1. Meets the standard expressly applied by all adopted codes and regulations for that type of land use, or for the land use class applicable to the proposed use. – The application materials demonstrate that the Project meets all applicable standards and regulations governing marijuana dispensaries.

2. Does not adversely affect adjacent land uses or the surrounding neighborhood; or that such adverse effects can be substantially mitigated through the use of additional conditions. - Use as a marijuana dispensary conforms to and complements adjacent land uses and the surrounding neighborhood because:
  - The Project represents an investment and improvement on a parcel and building that are currently underutilized;
  - The security plan required by the State of Arizona will ensure the Project is safe for its patients, employees, and neighbors, as well as increase the safety of the surrounding properties;
  - The applicant is familiar with odor mitigation requirements as they currently operate a dispensary, and an odor mitigation plan will be included at the time of development package or building permit submittal; and
  - The Project expands a vacant portion of an existing commercial space and provides a drive-thru lane along the westerly and southerly portions of the site.
3. Provides for adequate and efficient vehicular and pedestrian access and circulation and vehicular parking. - The Property will utilize existing on-site parking and access from N Park Av and E Lee St. The proposed use is subject to the standard parking requirements of 1 space per 300 square feet, which is already provided by existing parking spaces. According to City of Tucson Traffic Engineering review, no street improvements are needed.
4. Can be adequately and efficiently served by public facilities and services, such as water, storm water drainage, fire and police protection, and solid and liquid waste disposal and/or collection as may be required by the various public and private agencies. – This project requires no additional public facilities or services as compared to the property’s previous uses. The project is in Tucson Police Department’s Operations Division West as well as by Tucson Fire. Solid waste facilities will be designed/maintained according to City of Tucson code.
5. Complies with the General Plan and any applicable sub-regional, area, or neighborhood plan. - The Project will be a retail establishment, and the property is already zoned C-2 Commercial. Further, the project lies within the Neighborhood Building Block of the Future Growth Scenario Map. Policies within these areas encourage the reactivation of underused commercial space.

**Conclusion** – The proposed special exception is consistent with *Plan Tucson 2025*, and in compliance with performance criteria of UDC Sections 3.4.3, 3.4.5, 3.4.6, 4.8.6 and 4.9.9 subject to compliance with the attached preliminary conditions, approval of the special exception land use in the C-2 zone is appropriate.

### PROCEDURAL

1. A development package in substantial compliance with the revised preliminary development plan, and required reports, dated March 27, 2026, is to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled “Agreement to Waive Any Claims Against the City for Zoning Amendment”. The fully executed Waiver must be received by the Planning & Development Services Department (PDS) before the item is scheduled for Mayor and Council action.
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains, and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.

### LAND USE COMPATIBILITY

5. An interior customer waiting area of at least 25 percent of the sales floor area shall be provided.
6. No order board or menu display shall be installed along the drive-thru/pick-up window lane.
7. No loudspeaker or intercom system shall be placed along the drive-thru/pick-up window lane.
8. Install 36”x30” freestanding sign west of driveway at E Lee St indicating “Online Orders Only” and install five (5) foot high pylon sign indicating “Online Pick-Up” on either side of drive-thru entry as indicated on the PDP.
9. Any excess stacking of vehicles shall be limited to prevent traffic back-ups onto E Lee St subject to DTM review for vehicle stacking requirements.
10. Graffiti on walls or on any other location on site shall be removed within seventy-two (72) hours of discovery.
11. The Property site shall utilize reasonable passive rainwater harvesting techniques, such as water harvesting basins and desert-adapted vegetation, to enhance the proposed landscape and preserve water resources.

LANDSCAPE

12. A new tree (suggested Blue Palo Verde) for shade and to meet UDC Landscape Border requirements is required. Show the new Blue Palo Verde in the northwest of the dispensary sign along N Park Av near the ROW line on the updated PDP along with language that this new tree will bring the canopy tree requirement back into compliance with UDC landscape borders and screening.

RECLAMATION DISTRICT

13. Pima County Wastewater Reclamation provides the condition that the owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the special exception area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing, and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD. "

**GENERAL NOTES (SITE PLAN)**

- BASIS OF ELEVATION IS: BENCHMARK W/ ELEVATION OF 2429.89 ESTABLISHED ONSITE SW CORNER OF CONC. SLAB FOR ELEC TRANSFORMER, SW CORNER OF PROPERTY. BASIS IS FROM FORMER LAND SURVEY WHICH REFERENCED A CHISELED X AT THE NORTHWEST CORNER OF PARK & ELM, ELEVATION= 2423.33'NAVD88 PER COT BM 397 FIELD BOOK 1989X, PAGE 23.
- BASIS OF BEARINGS IS: NORTH 89°19'34" EAST ASSUMED BY SURVEYOR FROM HIS FIELD OBSERVATIONS BETWEEN MONUMENTS FOUND ON THE MONUMENT LINE OF LEE ST AS SHOWN.

**ZONING & LAND USE NOTES**

- EXISTING DEVELOPMENT WAS PERMITTED UNDER DEVELOPMENT PACKAGE DP18-0043. NO SITE ALTERATIONS OR EXPANSIONS HAVE OCCURRED SINCE THAT TIME.
- EXISTING ZONING IS C-2.
- THE GROSS AREA OF THE SITE IS 22,070.8 SF OR 0.51 ACRES MORE OR LESS.
- THE EXISTING USE IS "MARIJUANA FACILITY-DISPENSARY (RETAIL TRADE USE GROUP)" SUBJECT TO USE-SPECIFIC STANDARD UDC 4.9.9.E.1. THE USE WAS PERMITTED IN THE C-2 ZONE AT THE TIME THE SITE DEVELOPMENT WAS PERMITTED. THE SITE NOW HAS A NON-CONFORMING USE STATUS FOLLOWING THE ADOPTION OF ORDINANCE 11978.
- THIS PROJECT IS SUBJECT TO ORIGINAL CITY ZONING 7C190, ADOPTED BY MAYOR & COUNCIL JANUARY 18, 1948, WHICH ESTABLISHED ZONING IN THE UNIVERSITY HOME ANNEX. NO CONDITIONS APPLY.
- THE MAXIMUM PERMITTED LOT COVERAGE IS "N/A" PER UDC 6.3-4.A.
- MAX BUILDING HEIGHT IS 40' PER UDC 6.3-4.A.
- THE GROSS FLOOR AREA EXISTING IS 3,996 SF. NO ADDITIONS ARE PROPOSED.

**EXPANSION CALCULATIONS**

- THE WORK PROPOSED DOES NOT PROPOSE ANY EXPANSION OF LOT AREA, FLOOR AREA, OR VEHICULAR USE AREA.
- THE EXPANSION OF LAND USE MUST BE APPROVED BY ZONING EXAMINER'S SPECIAL EXCEPTION PROCESS.

**DRAINAGE NOTES**

- THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE CITY OF TUCSON, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
- DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED DISTURBED OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS PLAN.

**STREETS AND ROADS NOTES**

- NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH SECTION 10-01.5.0, SIGHT VISIBILITY, OF THE TECHNICAL STANDARDS MANUAL.

**UTILITIES NOTES**

- ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.

**WASTEWATER MANAGEMENT NOTES**

- NO SEWER IS PROPOSED.

**TRAILS NOTES**

- THE EASTERN PIMA COUNTY TRAILS SYSTEM MASTER PLAN DOES NOT SHOW ANY TRAILS ON THE DEVELOPMENT SITE.

**PARKING & LOADING REQUIREMENTS**

- NO CHANGES TO PARKING OR LOADING ARE PROPOSED.

**BICYCLE PARKING REQUIREMENTS**

- NO CHANGES TO BICYCLE PARKING ARE PROPOSED.

**DRIVE-THRU STACKING REQUIREMENTS**

- 3 VEHICLE STACKING SPACES, 9' WIDE BY 18' LONG, ARE REQUIRED PER UDC 7.4.7.
- 6 VEHICLE STACKING SPACES ARE PROPOSED.

**SIGNAGE NOTES**

- THERE ARE NO EXISTING OR PROPOSED BILLBOARDS ON THIS SITE.
- ALL SIGNS REQUIRE A SEPARATE PERMIT.

**PERMITTING NOTES**

- ALL FENCES AND WALLS WILL REQUIRE A SEPARATE PERMIT FOR REVIEW AND APPROVAL BY ALL NECESSARY DEVELOPMENT SERVICES DEPARTMENTS.

**ACCESSIBILITY**

- DEVELOPMENT ON THIS SITE SHALL CONFORM TO ACCESSIBILITY STANDARDS OF 2012 IBC AND ICC/ANSI A117.1-2009

**SETBACKS, LANDSCAPE BORDERS AND SCREENING**

- NO CHANGES TO SETBACKS, BORDERS OR SCREENING ARE PROPOSED.  
ALL OF THE FOLLOWING CONDITIONS ARE EXISTING AND WILL NOT CHANGE YARDS (SETBACKS)

- PARK AVE: FRONT STREET YARD REQUIRED IS THE GREATER OF 20' OR 1.5 TIMES HEIGHT OF BUILDING EXTERIOR WALL, MEASURED FROM THE PROPERTY LINE PER UDC TABLE 6.3-4.A & UDC 6.4.5.C.1.a
- LEE STREET: STREET YARD REQUIRED IS 10' PER UDC TABLE 6.3-4.A & UDC 6.4.5.C.1.b
- SOUTH PERIMETER YARD REQUIRED IS 1.5 TIMES HEIGHT OF BUILDING EXTERIOR WALL PER UDC TABLE 6.3-4.A. (1.5 x 12'=18')
- WEST PERIMETER YARD REQUIRED IS 1.5 TIMES HEIGHT OF BUILDING EXTERIOR WALL PER UDC TABLE 6.3-4.A. (1.5 x 14.95'=22.43')

**LANDSCAPE BORDERS**

- 10' MINIMUM STREET LANDSCAPE BORDERS (PARK AVE & LEE STREET) REQUIRED PER UDC TABLE 7.6.4-1. A 5' PORTION OF THE BORDERS IS PROPOSED WITHIN THE ADJACENT RIGHTS-OF-WAY AS ALLOWED BY UDC 7.4.6.C.2.c
- REDUCED 4' INTERIOR LANDSCAPE BORDER ALLOWED ON WEST SIDE
- NO INTERIOR LANDSCAPE BORDER REQUIRED ON SOUTH SIDE PER UDC 7.6.4.C.4.c.2

**SCREENING**

- 30" SCREEN REQUIRED FOR PARK AVE (MSR STREET) PER UDC TABLE 7.6.4-1.
- 5' SCREEN REQUIRED FOR LEE STREET PER UDC TABLE 7.6.4-1.
- 5' WALLS REQUIRED ALONG WEST & SOUTH PER UDC TABLE 7.6.4-1.

**SOLID WASTE-WASTE STREAM CALCULATION**

CALCULATION: WASTE STREAM = 0.0013 TONS/SF ANNUALLY PER TSM 8-01.8 TABLE 1  
 3,996 SF x 0.0013 TONS/SF = 5.19 TONS/YR  
 AT 600 LBS/CY, 3.0 LBS/GAL AND 52 WKS/YR...  
 (5.19 TONS/YR)/(52 WKS/YR) x (2000 LBS/TON)/(3 LBS/GAL) = 66.5 GAL/WK  
 RECOMMEND USE OF WEEKLY ROADSIDE APC COLLECTION FOR WASTE & RECYCLE

**IMPACT FEES**

THIS PROJECT IS SUBJECT TO DEVELOPMENT IMPACT FEES AND IS IN THE CENTRAL IMPACT FEE BENEFIT AREA.

**EARTHWORK**

- EARTHWORK ESTIMATES ARE RAW AND UNADJUSTED FOR SHRINK & ROCK AND ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN TAKEOFFS.
- DISTURBANCE AREA=382 SF
- RAW CUT VOL=0 CY
- RAW FILL VOL=0 CY

# DEVELOPMENT PACKAGE PLAN FOR NEW DRIVE-THRU LANE THE PRIME LEAF DISPENSARY

**GENERAL NOTES (GRADING)**

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE W/ PAG STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC IMPROVEMENTS (2015 EDITION) EXCEPT AS MODIFIED IN THE CONTRACT DOCUMENTS AND PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF THE PROPERTY AND MUST REPAIR OR REPLACE, AT HIS EXPENSE, ANY DAMAGE TO THE FACILITY OR SITE THAT OCCURS AS A RESULT OF HIS, OR ANY OF HIS SUBCONTRACTORS OR SUPPLIERS, ACTIONS.
- THE CONTRACTOR AND HIS SUBCONTRACTORS ARE TO VERIFY QUANTITIES AND BASE THEIR BID SOLELY ON THEIR OWN ESTIMATE.
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. CALL BLUE STAKE (1-800-782-5348) TWO (2) FULL WORKING DAYS PRIOR TO CONSTRUCTION. THE PLAN LOCATION OF UTILITIES SHOWN ARE APPROXIMATE, BASED ON AVAILABLE RECORDS AND SURVEY. NEITHER THE OWNER NOR THE ENGINEER CAN GUARANTEE THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND/OR ELEVATION OF EXISTING UTILITIES WHICH PERTAIN TO AND AFFECT CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION LAYOUT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANCE, REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS IN THE WORK AREA WHICH HAVE BEEN REMOVED OR DAMAGED DURING THE COURSE OF CONSTRUCTION. ALL REPAIR, REPLACEMENT, OR CLEANUP SHALL BE DONE TO THE SATISFACTION OF THE OWNER.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
- AREAS TO BE RE-VEGETATED SHALL BE RE-VEGETATED IN ACCORDANCE WITH THE LANDSCAPE PLAN FOR THE PROJECT.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
- IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF DESIGN, THE ENGINEER SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY THE CITY OF TUCSON.
- UPON COMMENCEMENT OF WORK, TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WARNING SIGNS, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC DEVICES ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. 28-650. A BARRICADE PLAN MUST BE SUBMITTED TO CITY OF TUCSON TRAFFIC ENGINEERING FOR APPROVAL 48 HOURS IN ADVANCE OF ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
- THE ENGINEER SHALL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES, OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY THE ENGINEER.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, ARCHITECT, AND ENGINEER HARMLESS FROM LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ARCHITECT, OR ENGINEER.
- ALL CONCRETE SHALL COMPLY WITH PAG SSP1 SECTION 1006, CLASS S, 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED HEREON.
- A COPY OF THIS PLAN SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON SITE AT ALL TIMES DURING SITE GRADING.

**GRADING NOTES**

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH, HAUL, AND APPLY ALL WATER REQUIRED FOR COMPACTION AND FOR THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY. THE COST THEREOF IS TO BE INCLUDED THE GRADING CONSTRUCTION PRICE.
- COMPACTION IN ALL AREAS UNDER PAVEMENT OR STRUCTURES, INCLUDING PADS, SHALL BE TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY "AASHTO DESIGNATION T-99, METHOD A".
- WHEN MATCHING EXISTING PAVEMENT OR CURB AND GUTTER THE CONTRACTOR MUST VERIFY EXISTING ELEVATIONS TO ENSURE PROPER DRAINAGE AND GRADES. ANY DISCREPANCIES WITH THE PLANS SHALL BE IMMEDIATELY FORWARDED TO THE ENGINEER.
- ALL WORK SHALL CONFORM TO CITY OF TUCSON TECHNICAL STANDARD SECTION 2-EXCAVATION AND GRADING.
- THE CONTRACTOR SHALL PROVIDE FOR DUST CONTROL AT ALL TIMES DURING SITE GRADING.
- ANY ENGINEERING WORK TO BE DONE BELOW GRADE (I.E. TOE-DOWNS, CUTOFF WALLS, DRAINAGE PIPES/STRUCTURES, ETC.) SHALL NOT BE BACK FILLED UNTIL A DEVELOPMENT SERVICES INSPECTOR INSPECTS THE WORK AND APPROVES IT.
- CALL FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF EARTHWORK. TO SCHEDULE MEETING, SWPPP INSPECTION OR GENERAL ENGINEERING INSPECTIONS, CALL IVR (740-6970), OR CONTACT DSD ENGINEERING AT 791-5550 EX 2101, OR SCHEDULE INSPECTIONS ONLINE AT [www.ci.tucson.az.us/dsd/Online\\_Services/Online\\_Permits/online\\_permits.html](http://www.ci.tucson.az.us/dsd/Online_Services/Online_Permits/online_permits.html)

**PAVING NOTES**

- THE PAVEMENT SECTIONS SHALL BE AS NOTED ON THE PLAN.
- ASPHALTIC CONCRETE SHALL CONFORM TO PAG SSP1 SECTION 406, MIX# 2
- AGGREGATE BASE COURSE SHALL CONFORM TO PAG SSP1 SECTION 303.
- ALL EXCAVATION/PAVING IS TO PROVIDE FOR DRAINAGE AS INDICATED BY FLOW ARROWS.

**CIVIL ENGINEER  
(PREPARED BASE)**

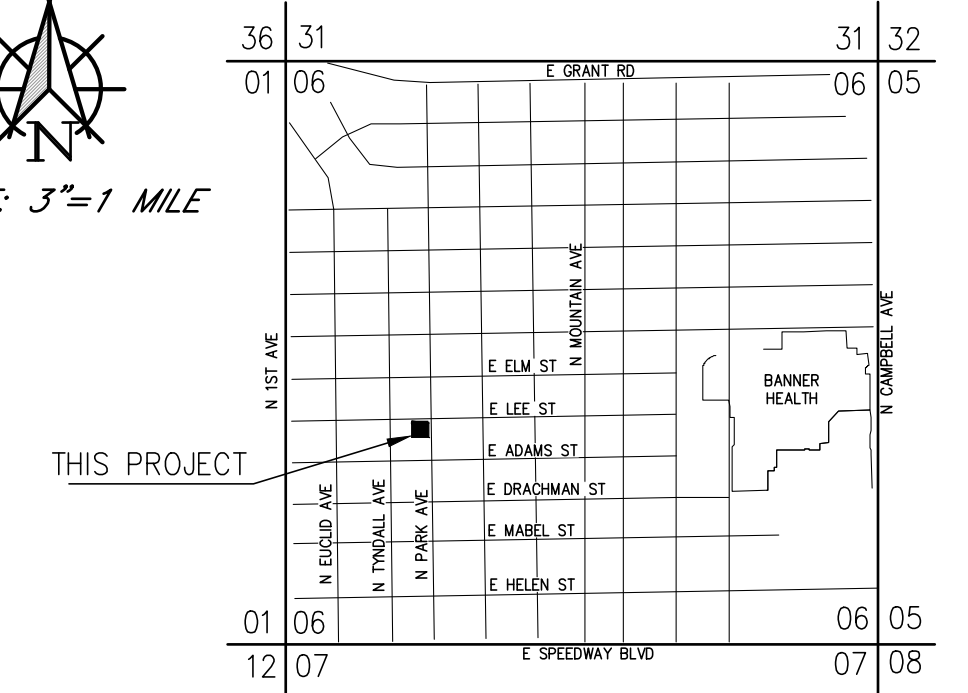
DYNAMIC CIVIL DESIGNS LLC  
 ATTN: JAMES MCMURTRIE  
 4690 N MELPOMENE WAY  
 TUCSON, AZ 85749  
 PH (520) 461-8016  
 EMAIL JAMES.MCM@LIVE.COM

**ARCHITECT**

CHUCK MEYER, ARCHITECT LLC  
 ATTN: CHUCK MEYER  
 7623 E FAIR MEADOWS LOOP  
 TUCSON, AZ 85756  
 PH (520) 869-4245  
 EMAIL chuck@marchitect-llc.com

**OWNER/DEVELOPER**

FRANTI III HOLDINGS LLC  
 ATTN: MICHAEL CRAWFORD  
 1525 N PARK AVE  
 TUCSON, AZ 85719  
 PH (520) 447-7463  
 EMAIL MICHAEL@THEPRIMELEAF.COM



**LOCATION MAP**  
 LOCATED IN THE S.W. 1/4 OF SEC 6, T14S, R14E, G&SRM, PIMA COUNTY, ARIZONA

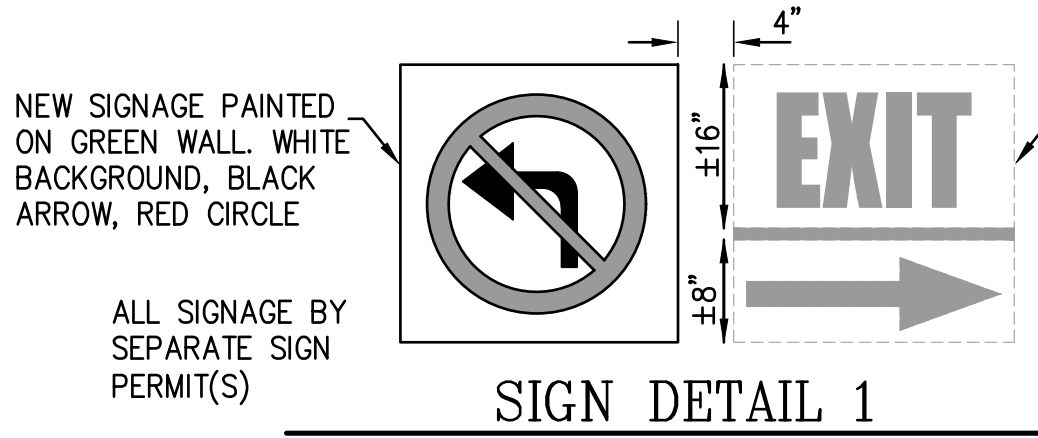
**LEGEND**

- SUBJECT PARCEL BOUNDARY
- ADJACENT PROPERTY/ROW LINE
- EASEMENT LINE
- CENTERLINE
- EXISTING CURB AND EDGE OF ASPHALT PAVEMENT
- EXISTING SPOT ELEVATION
- EXISTING WATERLINE, VALVE, FH ASSEMBLY & METER
- EXISTING FIRE SERVICE LINE
- EXISTING OVERHEAD UTILITY LINE & POLE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- EXISTING BUILDING CONNECTION SEWER
- EXISTING SEWER, FLOW DIRECTION & MANHOLE
- 1/2" REBAR TAGGED RLS 52699
- STREET SURVEY MONUMENT AS NOTED
- CORNER MONUMENT AS NOTED
- RECORDED DIMENSION BOOK 1 PG 16 M&P (R)
- PAVEMENT SAWCUT LINE
- GRADE-BREAK OR FLOWLINE
- FINAL GRADE (ADD 2400') W/ ABBREVIATED DESCRIPTION
- APPROXIMATE EXIST GRADE / MATCH-IN GRADE
- TOP OF CURB/SDWK, GUTTER, GRADE-BREAK, FINISHED FLOOR ELEVATION
- NEW ASPHALT PAVEMENT
- FLOW DIRECTION ARROW
- ACCESSIBLE ROUTE

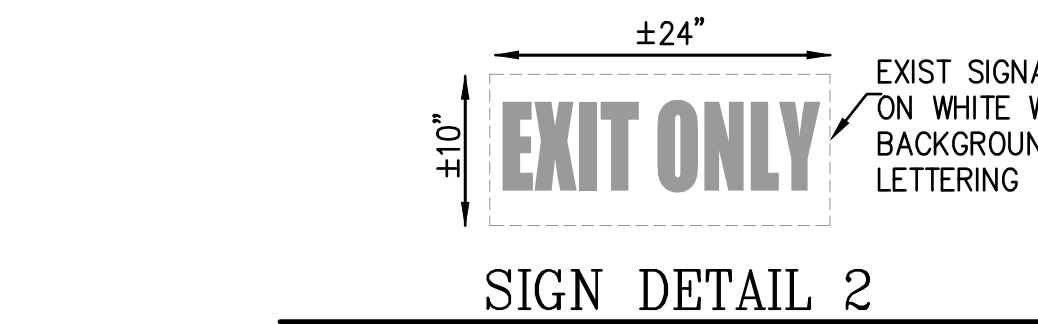
**SITE ADDRESS**

1525 N PARK AVE  
 TUCSON AZ 85719

**SPECIAL EXCEPTION**  
 Preliminary Development Plan  
 TP-ENT-0326-00006 Date 03/27/2026  
 Planning & Development Services



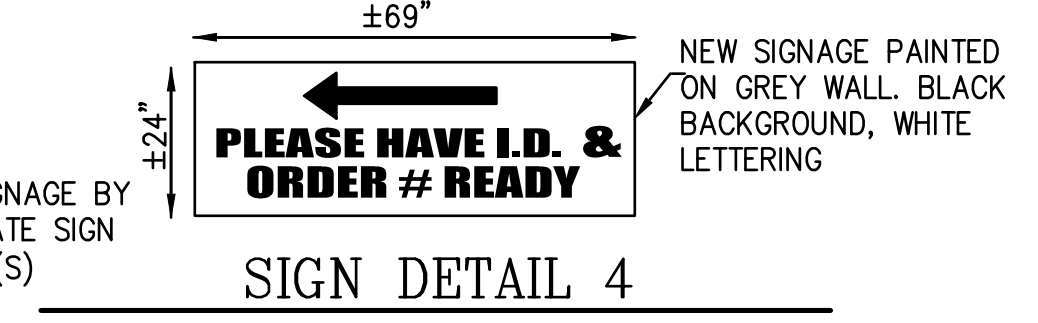
ALL SIGNAGE BY SEPARATE SIGN PERMIT(S)  
**SIGN DETAIL 1**



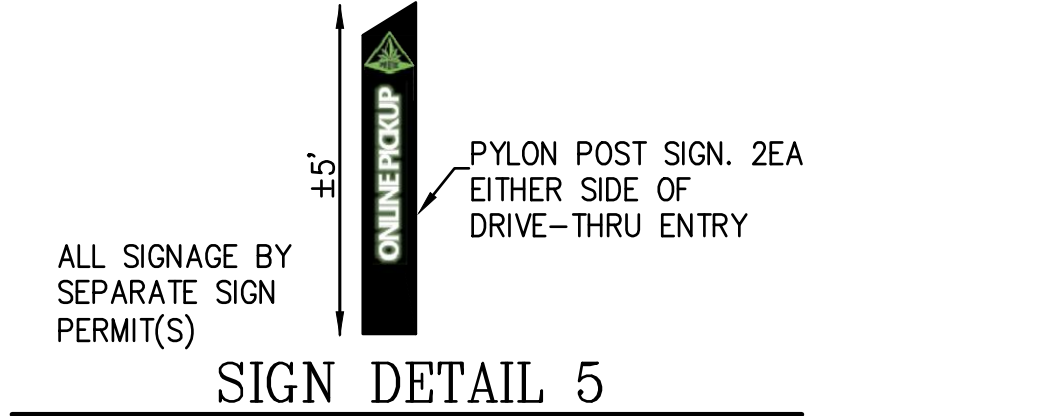
EXIST SIGNAGE PAINTED ON WHITE WALL, RED BACKGROUND, WHITE LETTERING  
**SIGN DETAIL 2**



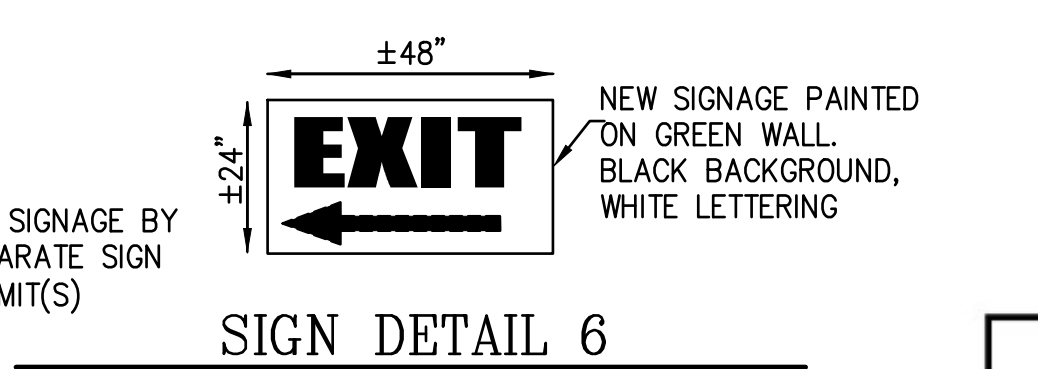
NEW FREE-STANDING DIRECTIONAL SIGN, WEST SIDE OF DRIVEWAY AT LEE ST.  
 ALL SIGNAGE BY SEPARATE SIGN PERMIT(S)  
**SIGN DETAIL 3**



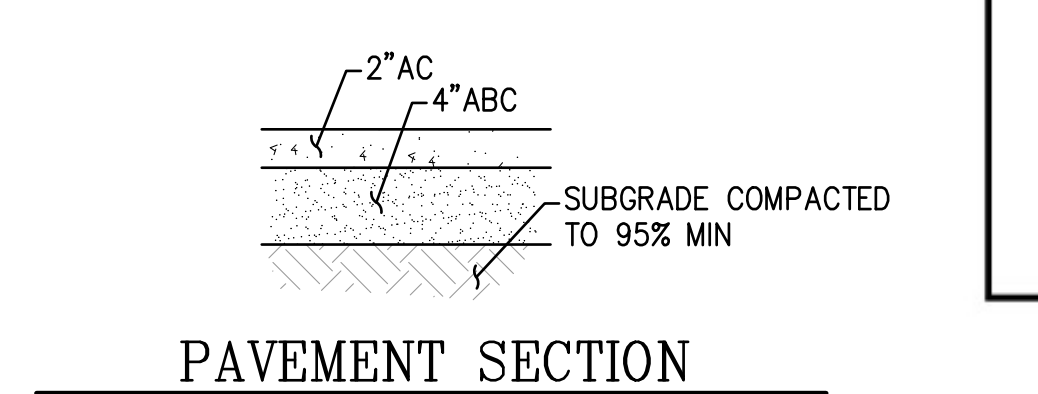
NEW SIGNAGE PAINTED ON GREY WALL, BLACK BACKGROUND, WHITE LETTERING  
 ALL SIGNAGE BY SEPARATE SIGN PERMIT(S)  
**SIGN DETAIL 4**



PLYLON POST SIGN, 2EA EITHER SIDE OF DRIVE-THRU ENTRY  
 ALL SIGNAGE BY SEPARATE SIGN PERMIT(S)  
**SIGN DETAIL 5**



NEW SIGNAGE PAINTED ON GREEN WALL, BLACK BACKGROUND, WHITE LETTERING  
 ALL SIGNAGE BY SEPARATE SIGN PERMIT(S)  
**SIGN DETAIL 6**



**PAVEMENT SECTION**

**SHEET INDEX**

- NOTES, DETAILS, LEGEND
- SITE PLAN, SITE DEMO PLAN, DRIVE-THRU PAVING & GRADING PLAN



**Dynamic Civil Designs LLC**  
 4690 N MELPOMENE WAY TUCSON ARIZONA 85749  
 PH (520) 461-8016 EMAIL: JAMES.MCM@LIVE.COM

**DEVELOPMENT PACKAGE PLAN  
 NEW DRIVE-THRU LANE  
 THE PRIME LEAF DISPENSARY**  
 LOTS 3-5 OF BLOCK 7 UNIVERSITY HOME ADDITION BK01, PG16 M&P  
 LOCATED IN THE S.W. 1/4 OF SEC 6, T14S, R14E, G&SRM, PIMA COUNTY, ARIZONA

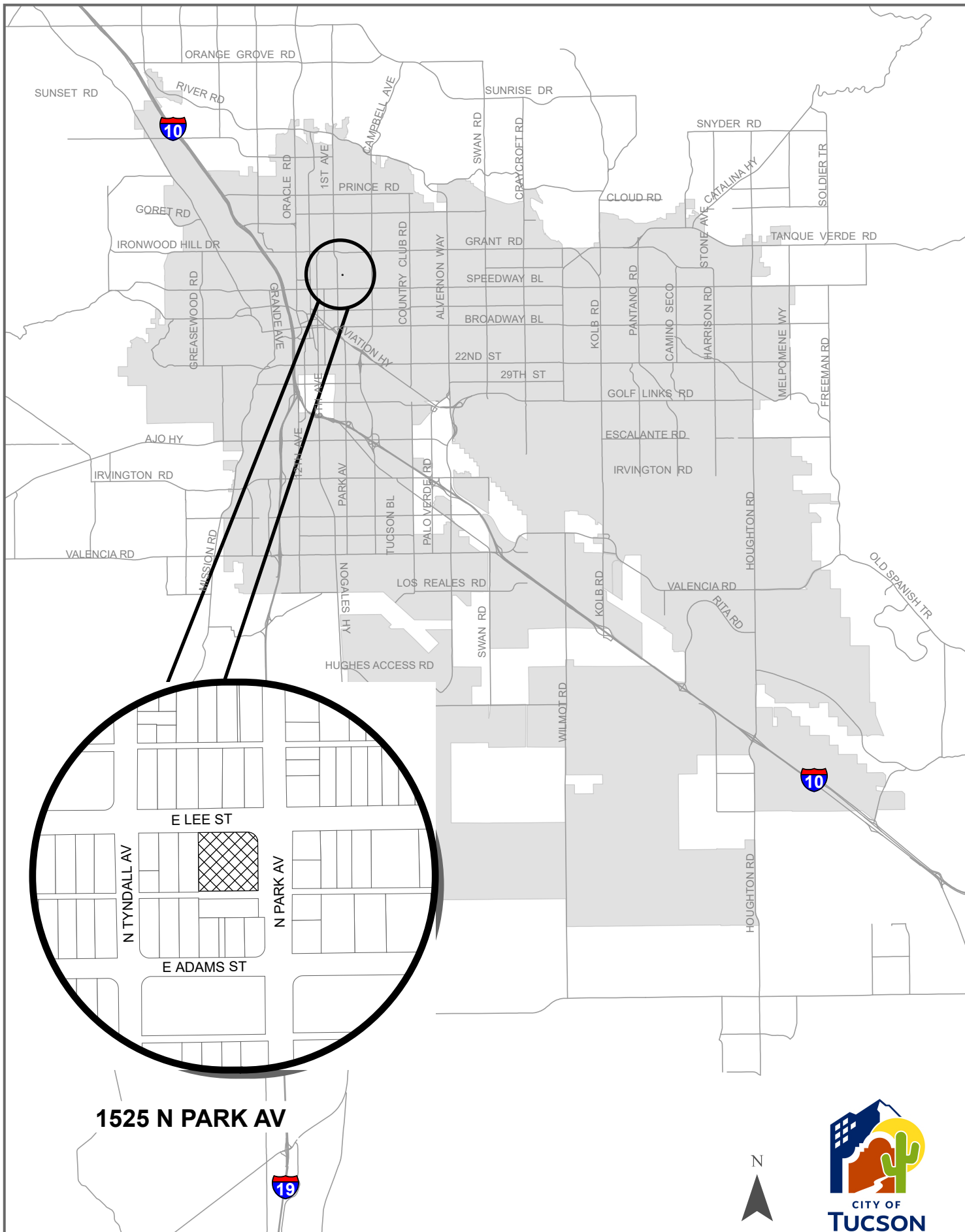
|                       |                |                  |              |
|-----------------------|----------------|------------------|--------------|
| CASE NO: TD-DEV-0326- | JOB NO. D25017 | SCALE HORIZ: N/A | SHEET 1 OF 2 |
| DATE: MARCH, 2026     | APPROVED BY    | SCALE VERT: N/A  |              |



| NO. | BY | DATE | DESCRIPTION | APPROVED BY | DATE |
|-----|----|------|-------------|-------------|------|
|     |    |      |             |             |      |



# TP-ENT-0326-00006 - 1525 N PARK AV



TP-ENT-0326-00006 - 1525 N PARK AV

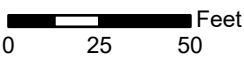


LEE ST

PARK AV

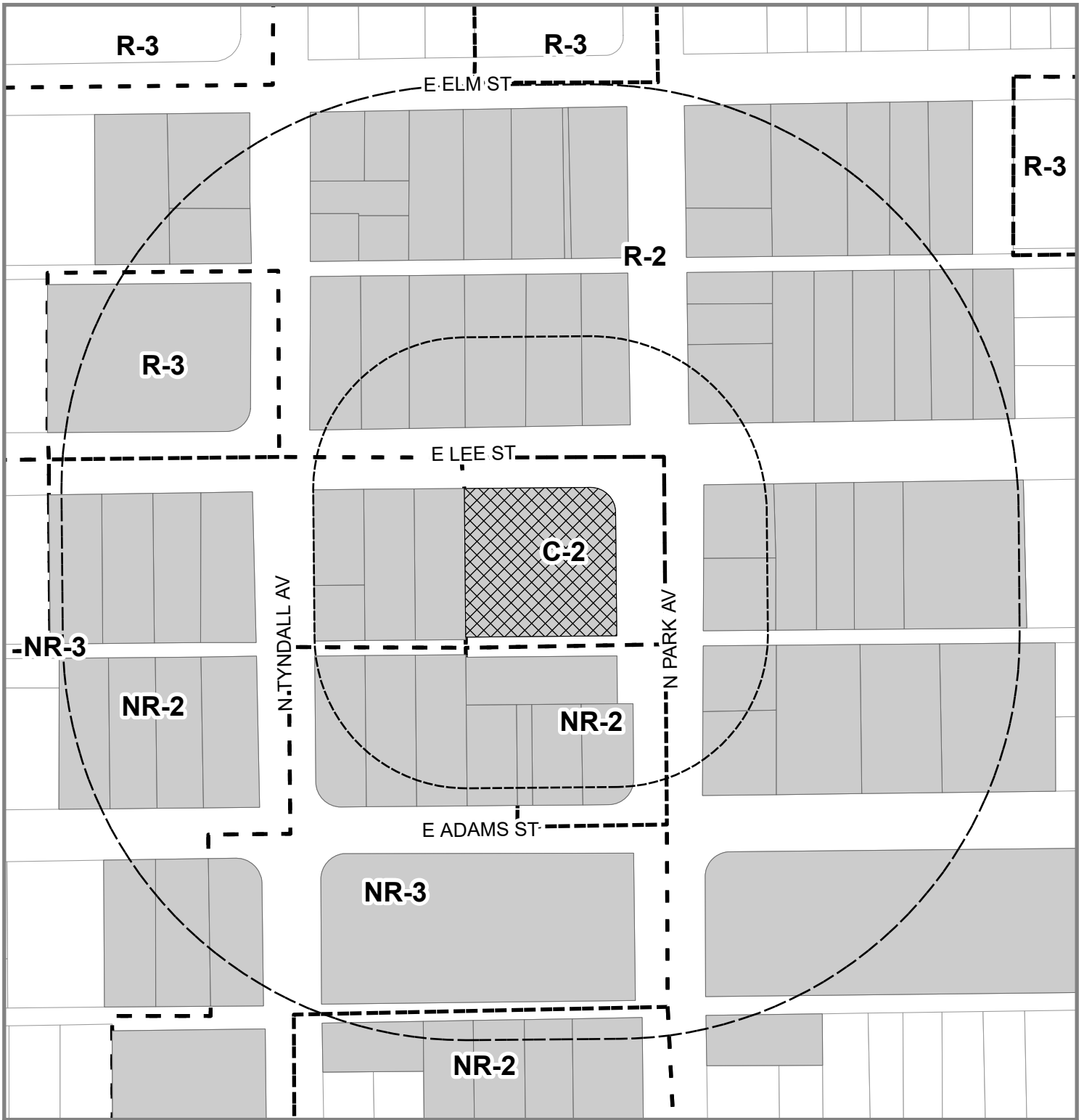
 Area of Special Exception

Address: 1525 N PARK AV  
Base Maps: Twp. 14S R. 14E Sec. 06  
Ward: 3



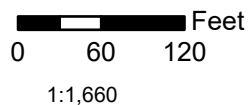
1:634

TP-ENT-0326-00006 - 1525 N PARK AV



- Zone Boundaries
- Subject Property
- Notification Area (400 ft. Radius)
- Protest Area (150 ft. Radius)
- Properties Notified

Address: 1525 N PARK AV  
Base Maps: Twp. 14S R. 14E Sec. 06  
Ward: 3





Place  
Stamp  
Here

City of Tucson  
**Planning and Development Services Department**  
Entitlements Section  
201 N. Stone  
P.O. Box 27210  
Tucson, Arizona 85726-7210

TP-ENT-0326-00006 JO

Expose this flap - Affix stamp and return

---



City of Tucson  
Planning and Development Services  
Department - Entitlements Section  
201 N. Stone Avenue  
P.O. BOX 27210  
Tucson, Arizona 85726-7210

TP-ENT-0326-00006 JO  
IMPORTANT SPECIAL EXCEPTION NOTICE ENCLOSED