



Report to the Board of Adjustment

Prepared by the Maricopa County Planning and Development Department

Case: BA2022048 – Arizona Ave Dispensary

Hearing Date: January 19, 2023 (Continued from November 10, 2022)

Supervisor District: 1

Applicant: Joel Watson / Watson Civil Engineering

Property Owner: Macanudo Holdings LLC

Requests: **Variances to the development standards of the Maricopa County Zoning Ordinance to permit:**

- 1) Proposed separation of a marijuana establishment from an adult oriented facility of 66' where 1,500' is the minimum required per MCZO Article 804.2.45.b.5 and;
- 2) Proposed separation of a marijuana establishment from a public park of 1,312' where 1,500' is the minimum required per MCZO Article 804.2.45.b.4

Site Location: APN 303-33-018U @ 19033 S. Arizona Ave. – Arizona Ave. and Germann Rd. in the Chandler area.

Site Size: Approximately 2.81 acres.

Current Use / Zoning: Vehicle storage / C-2 and IND-2

Open Violation: No Violation on property

Citizen Support/Opposition: No known opposition

Findings: **The request have been withdrawn by the applicant.** No action is necessary of the Board.

Presented by: Joseph Mueller, Planner
Reviewed by: Darren V. Gérard, AICP, Planning Manager

Attachment: Request to Withdraw (1 Page)

Joseph Mueller (PND)

From: Joel Watson <joelwatson@watsoncivilengineering.com>
Sent: Wednesday, January 4, 2023 11:34 AM
To: Joseph Mueller (PND)
Cc: mmcnear@beusgilbert.com; Steve Bishop
Subject: Request to WITHDRAW Variance Case BA2022048

Joseph,

Per our phone call just now we respectfully request that the subject zoning case be discontinued, canceled, however you term it.

Also, in accordance with our call, we'll resubmit corrections on the POD to keep that case active as you said they will normally be closed if there are no submittals for a period of 6 months.

We will then begin a rezone case (Beus/Gilbert) as required to accomplish our goals.

Thanks for your help.

Joel Watson, P.E.

Watson Civil Engineering

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"Client Success"

From: Joseph Mueller (PND) <Joseph.Mueller@Maricopa.Gov>

Sent: Wednesday, November 2, 2022 7:02 AM

To: Joel Watson <joelwatson@watsoncivilengineering.com>

Subject: Z2022173 - Arizona Ave Dispensary POD

Good morning Joel,

I have the review comments from the POD associated with the Arizona Ave Dispensary case attached.

Kind Regards,

Joseph Mueller

Planner

Maricopa County Planning And Development

602-506-7629

Joseph.Mueller@Maricopa.Gov