



Jefferson County Planning Division  
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**CONDITIONAL USE APPLICATION**  
**Medical Marijuana Cultivation Facility**

Location \_\_\_\_\_  
 Parcel Number(s) \_\_\_\_\_  
 Address \_\_\_\_\_

File No _____
Date _____

Applicant's Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone \_\_\_\_\_  
 E-mail \_\_\_\_\_

Owner Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone # \_\_\_\_\_  
 Email \_\_\_\_\_

Zone District: \_\_\_\_\_ RA5 (Outdoor only) \_\_\_\_\_ CC2(Indoor only) \_\_\_\_\_ NPI(Indoor only)

Total Acres: \_\_\_\_\_

Existing Use(s) \_\_\_\_\_ Acres \_\_\_\_\_

Political Township \_\_\_\_\_ Council District \_\_\_\_\_ Proof of Ownership \_\_\_\_\_

P&Z Meeting Date \_\_\_\_\_ @ 6:30 PM C. C. Meeting Date \_\_\_\_\_ @ 6:30 PM

Provide Additional Condition Checklist when applicable

**Filing Fees**

**\$300.00** Filing Fee

\$ \_\_\_\_\_ Mailing Fee (# of Notifications\* \_\_\_\_\_ x \$2.00)

\* All Property Owners within 600 feet

\$ \_\_\_\_\_ Total (Due at time plat received)

Check No. \_\_\_\_\_

Receipt No. \_\_\_\_\_

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Planner's Signature \_\_\_\_\_ Date \_\_\_\_\_

Conditional Use Application

**APPLICATION DISCLAIMER**

File No. \_\_\_\_\_

I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the above items are required for my application to be considered complete and for it to be scheduled on the agenda for the Planning and Zoning Commission and the County Commission.

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Applicant's Signature

Date

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I, \_\_\_\_\_, am the owner of the attached referenced property and do hereby give my permission to \_\_\_\_\_ to be my agent and represent me in requesting a Zone Change, Conditional Use, or Development Plan approval for that property. I have read the attached information regarding the property and find it to be correct.

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Owner's Signature

Date

## Conditional Use Application

The following information (where applicable) needs to be submitted with this application.

1. Accurate legal description of the property for which the application is submitted. A survey plat with deed calls on lines is evidence of legal description closure;
2. Historic use of the property for the past twenty years;
3. Any technical studies that may be required by the Director pursuant to Section 400.950;
4. A statement of the existing use and the intended use of the property, and the reasons why a conditional use permit is being requested, and any other information that may be useful;
5. A statement of the availability of urban services (water, sewer, transportation access, etc.) that exist or are proposed to serve the land area covered by the application;
6. Small location map of the site with north arrow and scale;
7. Sketch plan of the property showing the location of the existing uses and the location of the proposed uses, including distances between the uses and distances to the property lines;
8. The legal name of the Facility [400.3345(B)(1)];
9. A copy of the operating procedures for the Facility [400.3345(B)(2)];
10. Proof that the Medical Marijuana Facility has been licensed by the State of Missouri [400.3345(B)(3)];
11. A floor plan showing the location, dimensions and type of security measures to be employed by the Medical Marijuana Facility [400.3345(B)(4)];
12. A certification from the Jefferson County Department of the Sheriff stating that the applicant has met with the Sheriff or designee and that the Department of the Sheriff has approved of the security plan to be employed by the Medical Marijuana Facility and has approved the use and licensure of all security personnel required by this Code and the Jefferson County Department of the Sheriff [400.3345(B)(5)];
13. A certification from the local Fire District stating that the Medical Marijuana Facility complies with all local codes of that District [400.3345(B)(6)]; and
14. A survey demonstrating compliance with all setbacks and locational restrictions required by the UDO [400.3345(B)(7)].

## Conditional Use Application

**Criteria For Considering Applications.** In considering an application for any rezoning, conditional use permit, conceptual development plan, or preliminary development plan, the Planning Commission and the County Council may give consideration to the criteria stated below, to the extent they are pertinent to the particular application. The Planning Commission and County Council may also consider other factors that may be relevant to a particular application.

1. The character of the neighborhood.
2. The extent to which the existing uses and any proposed uses of the property are compatible with the zoning and uses on adjacent properties.
3. The extent to which the proposed use facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.
4. The suitability of the property for the proposed conditional uses.
5. The length of time, if any, the property has remained vacant as zoned or vacant under a previous conditional use permit.
6. The extent to which the proposed use will negatively affect the character of the property and neighboring property.
7. The extent to which the proposed use will seriously injure the appropriate use of, or detrimentally affect, neighboring property.
8. The extent to which the proposed use will adversely affect the capacity or safety of the portions of the street network impacted by the use, or present parking problems in the vicinity of the property.
9. The extent to which the proposed use will address and conserve the natural resources of the site, effectively manage storm water runoff, and prevent air, water, and noise pollution and conserve habitat.
10. The impact the proposed use has on achieving the goal of economic diversity in the community.
11. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to this UDO.
12. The extent to which public facilities and services are available and adequate to meet the demand for facilities and services generated by the proposed use.
13. The gain, if any, to the public health, safety and welfare due to approval of the application.
14. The conformance of the proposed use to the Official Master Plan and other adopted planning policies.
15. The analysis by professional staff.

## Conditional Use Application

### The following special conditions are required for Medical Marijuana Cultivation Facilities:\*

1. The property must be zoned RA5 for outdoor cultivation. [400.3350(A)]
2. The property must be zoned CC2 or NPI for indoor cultivation. [400.3350(A)]
3. Site Development approval is required prior to commencement of use. [400.3345(A)(2)]
4. The Medical Marijuana Cultivation Facility shall comply with all relevant zone district height, area, design and setback requirements. [400.3345(A)(15)]
5. The Medical Marijuana Cultivation Facility shall not be located within one thousand (1,000) feet of any then-existing: elementary or secondary school, child day-care center, church or place of worship or public park. [400.3345(A)(15)]
6. The Medical Marijuana Cultivation Facility shall comply with regulations issued by the Department of Health and Senior Services for Medical Marijuana Facilities and/or the State of Missouri. If State requirements are more restrictive than Jefferson County requirements, the State requirements applies. [400.3345(A)(1)]
7. The Medical Marijuana Cultivation Facility shall be monitored at all times by a closed-circuit television for security purposes. The camera and recording system shall be of adequate quality, color rendition and resolution to allow the ready identification of any individual committing a crime anywhere on or adjacent to the facility. The recordings shall be maintained for a period of not less than ninety (90) days and shall be made available to law enforcement upon request. [400.3345(A)(3)]
8. The Medical Marijuana Cultivation Facility shall have a fireproof vault or safe that is incorporated into and securely attached to the building structure for the purpose of securely storing cash. [400.3345(A)(4)]
9. The Medical Marijuana Cultivation Facility shall have an adequate fire protected and secure room for storing any processed marijuana products. [400.3345(A)(4)]
10. The Medical Marijuana Cultivation Facility shall have a fire and burglar alarm system. [400.3345(A)(5)]
11. Exterior building, lighting and parking areas of the Medical Marijuana Cultivation Facility shall be equipped with lighting fixtures of sufficient intensity to illuminate all interior areas of the lot with an illumination of not less than 1.5 foot-candles evenly distributed as measured at floor level. Light fixtures shall be turned on from dusk to dawn. [400.3345(A)(6)]
12. The Medical Marijuana Cultivation Facility shall not use any equipment or process that creates noise, dust, vibration, glare, fumes, odors or electrical interference detectable to the normal senses beyond the property boundary so as to create a Public Nuisance as defined by the Code or Ordinances of Jefferson County or Missouri State law. [400.3345(A)(7)]
13. No person shall dispose of marijuana or marijuana-infused products in an unsecured waste receptacle not in possession and control of the licensee. [400.3345(A)(8)]

## Conditional Use Application

14. The Medical Marijuana Cultivation Facility shall have an armed security guard on the premises at all times. All security guards shall be licensed by the Jefferson County Department of the Sheriff. [400.3345(A)(9); 400.3345(B)(5)]
15. The Medical Marijuana Cultivation Facility shall display its state issued license on the interior of the facility, visible to the public, at all times. [400.3345(A)(10)]
16. Medical Marijuana Cultivation Facility shall not allow on-site consumption of marijuana, marijuana-infused products or other intoxicants on the premises at any given time. [400.3345(A)(11)]
17. The Medical Marijuana Cultivation Facility shall not have outdoor seating areas other than break areas for employees of the facility. [400.3345(A)(12)]
18. The Medical Marijuana Cultivation Facility shall not have a sign. [400.3345(A)(13)]
19. All cultivation (except RA5), drying, curing and storage of medical marijuana at a Medical Marijuana Cultivation Facility shall take place inside a completely enclosed permanent building with controlled access and shall not be located in a trailer, overseas or shipping container, or motor vehicle. [400.3345(A)(14); 400.3345(A)(16); 400.3350(A)(2)(a)]
20. No sales of Medical Marijuana may occur at a Medical Marijuana Cultivation Facility, other than to a fully licensed and permitted Medical Marijuana Dispensary, Infusion Manufacturing Facility or Medical Marijuana Transportation Facility, Distribution of Medical Marijuana may occur between facilities so long as it is entered into the State-wide Track and Trace System. [400.3350(A)(2)(b)]
21. A Medical Marijuana Cultivation Facility not located within a completely enclosed permanent building shall not exceed ten acres. [400.3350(A)(2)(c)]
22. All operations and all storage of materials, products, or equipment shall be within a fully secured area. [400.3345(A)(14); 400.3350(A)(2)(c)]
23. Outdoor Medical Marijuana Cultivation Facilities shall be enclosed and topped by a razor wire privacy fence at least ten feet in height, not including the razor wire. [400.3345(A)(14); 400.3350(A)(2)(c)]

**\*For a complete list of all requirements for Medical Marijuana Facilities, please consult Sections 400.3345-400.3350 of the Code of Ordinances of Jefferson County, Missouri.**