

# HOW FAIR ARE MEDICAL MARIJUANA LAND USE POLICIES?

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# BIG QUESTIONS

Q: Are MMDs LULUs?

A: Sort of.

Q: Do we regulate MMDs like we do nuisance LULUs?

A: Yes.

Q: If MMD regulation is similar to other nuisance LULUs, are resulting allowable land use distributions also similar? That is, are we forcing them into the most at-risk neighborhoods?

A: Yes.

# LULUs: TYPES

CATEGORY	EXAMPLES
ENVIRONMENTAL	Incinerators Landfills Recycling centers Power plants Freeways
HUMAN SERVICES	Rehab centers Homeless shelters AIDS clinics Soup kitchens Correctional facilities
NUISANCE/VICE	Liquor stores Sex-oriented businesses Bars/nightclubs Gun shops Casinos

# LULUs: IMPACTS (REAL/PERCEIVED)

- Quality of life
- Property values
- Crime

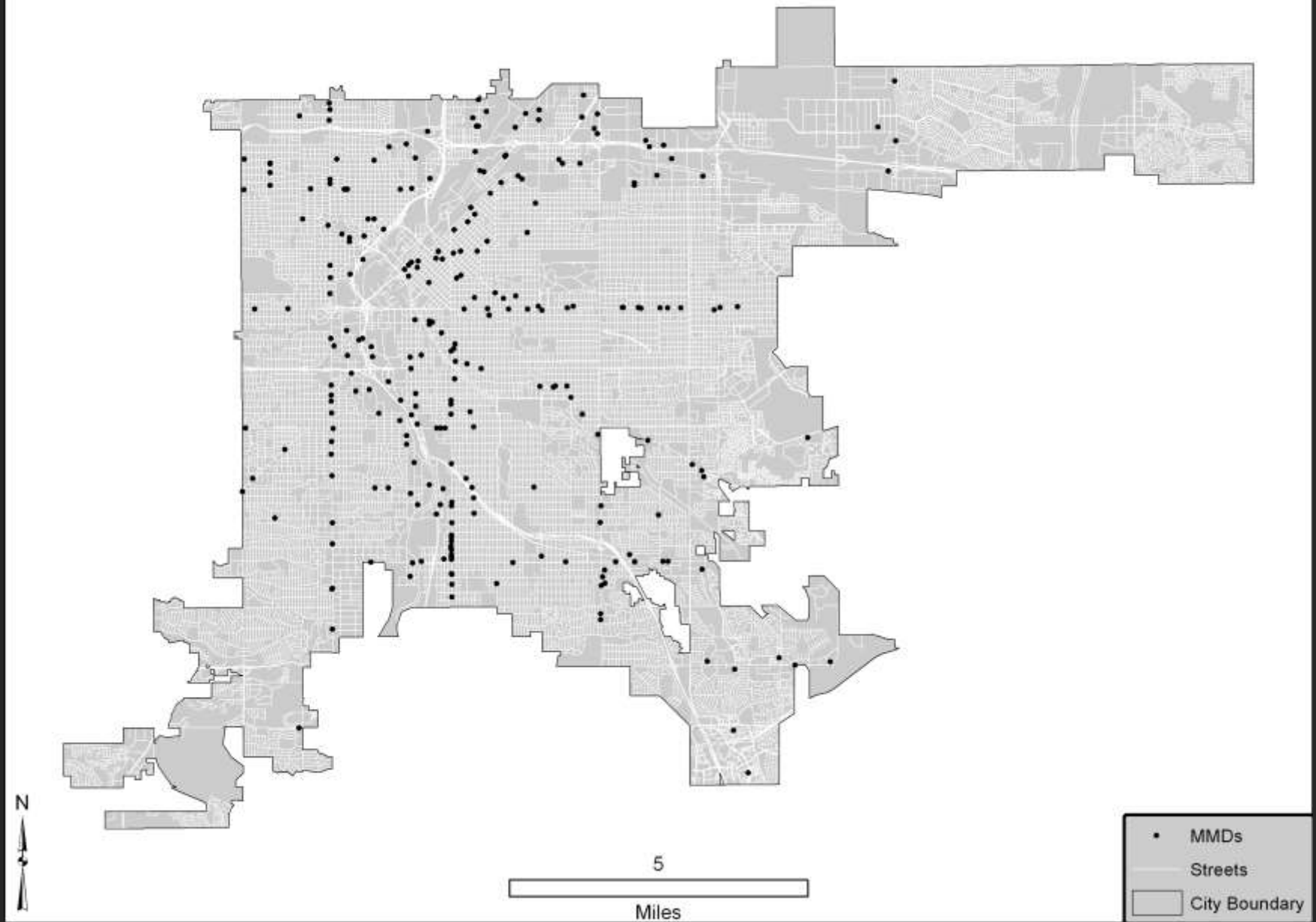
# MMD REGULATION

- Licensing
- Operation
- **Location**

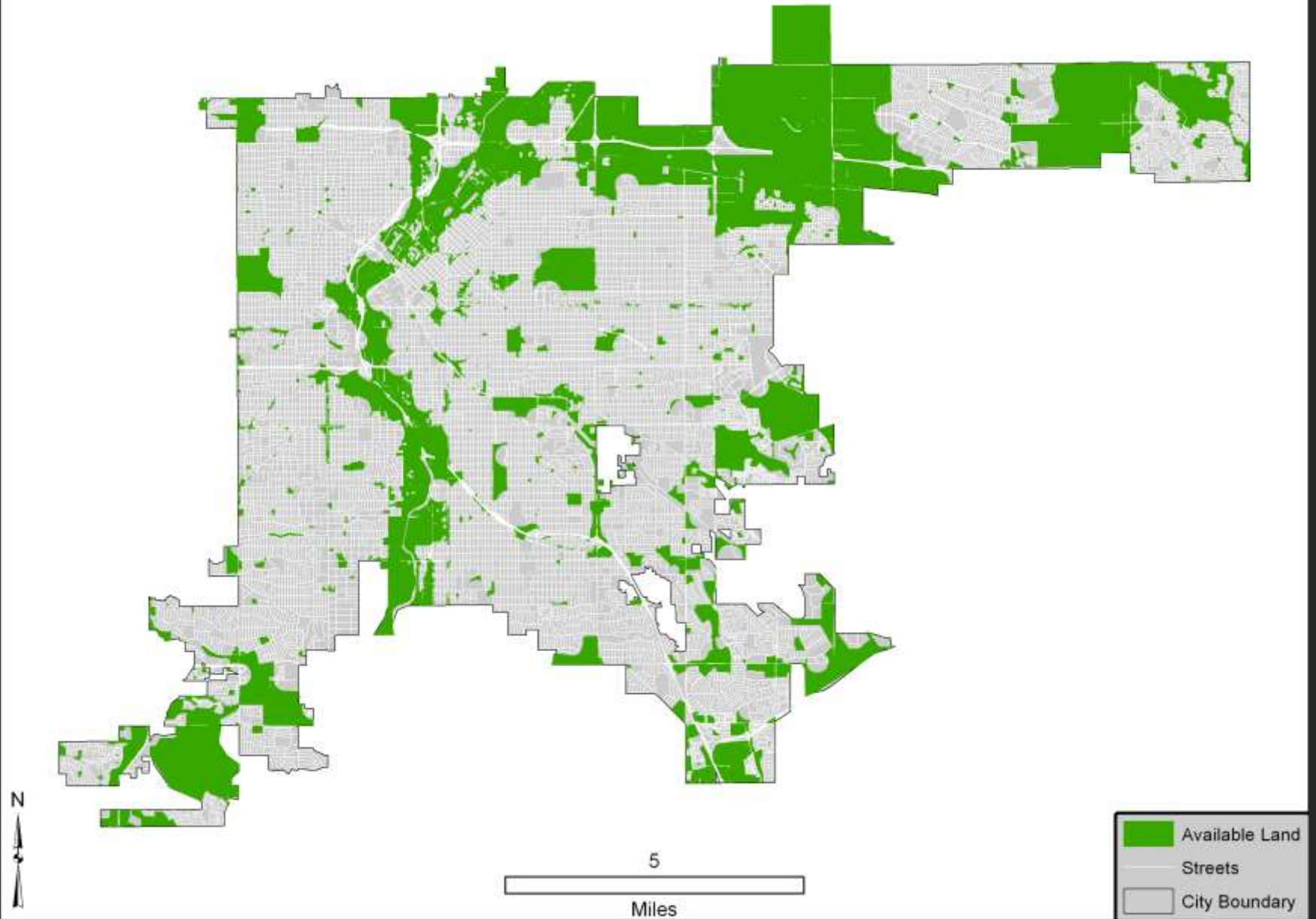
# LAND USE MODELS

MODEL	DRAWN FROM	ZONING		LOCATION
		Permitted	Prohibited	Restrictions
A	Denver	<ul style="list-style-type: none"> <li>Not in code</li> </ul>	<ul style="list-style-type: none"> <li>Residential (R)</li> <li>Embedded retail districts (MS, MX)</li> <li>Any districts where retail sales prohibited</li> </ul>	<ul style="list-style-type: none"> <li>1000 feet of schools, childcare centers, rehab centers, other MMDs</li> </ul>
B	Ann Arbor	<ul style="list-style-type: none"> <li>Downtown (D)</li> <li>Commercial (C)</li> </ul>	<ul style="list-style-type: none"> <li>Industrial (M)</li> <li>Planned Unit Development (PUD)</li> </ul>	<ul style="list-style-type: none"> <li>1000 feet of schools</li> </ul>
C	Phoenix	<ul style="list-style-type: none"> <li>Commercial (C)</li> <li>Industrial (A)</li> </ul>	<ul style="list-style-type: none"> <li>Residential (R)</li> </ul>	<ul style="list-style-type: none"> <li>5280 feet of other MMDs</li> <li>1320 feet of parks, schools or community buildings</li> <li>500 feet of churches</li> <li>250 feet of residential district</li> </ul>
D	Los Angeles	<ul style="list-style-type: none"> <li>No More than 70 MMDs</li> <li>Distribution based on population</li> </ul>	<ul style="list-style-type: none"> <li>Residential (R)</li> </ul>	<ul style="list-style-type: none"> <li>1000 feet of schools, parks, libraries, churches, childcare facilities, youth centers, rehab centers, other MMDs</li> <li>Adjacent to residential or mixed use district or lot</li> </ul>

# MMD Distribution in Denver

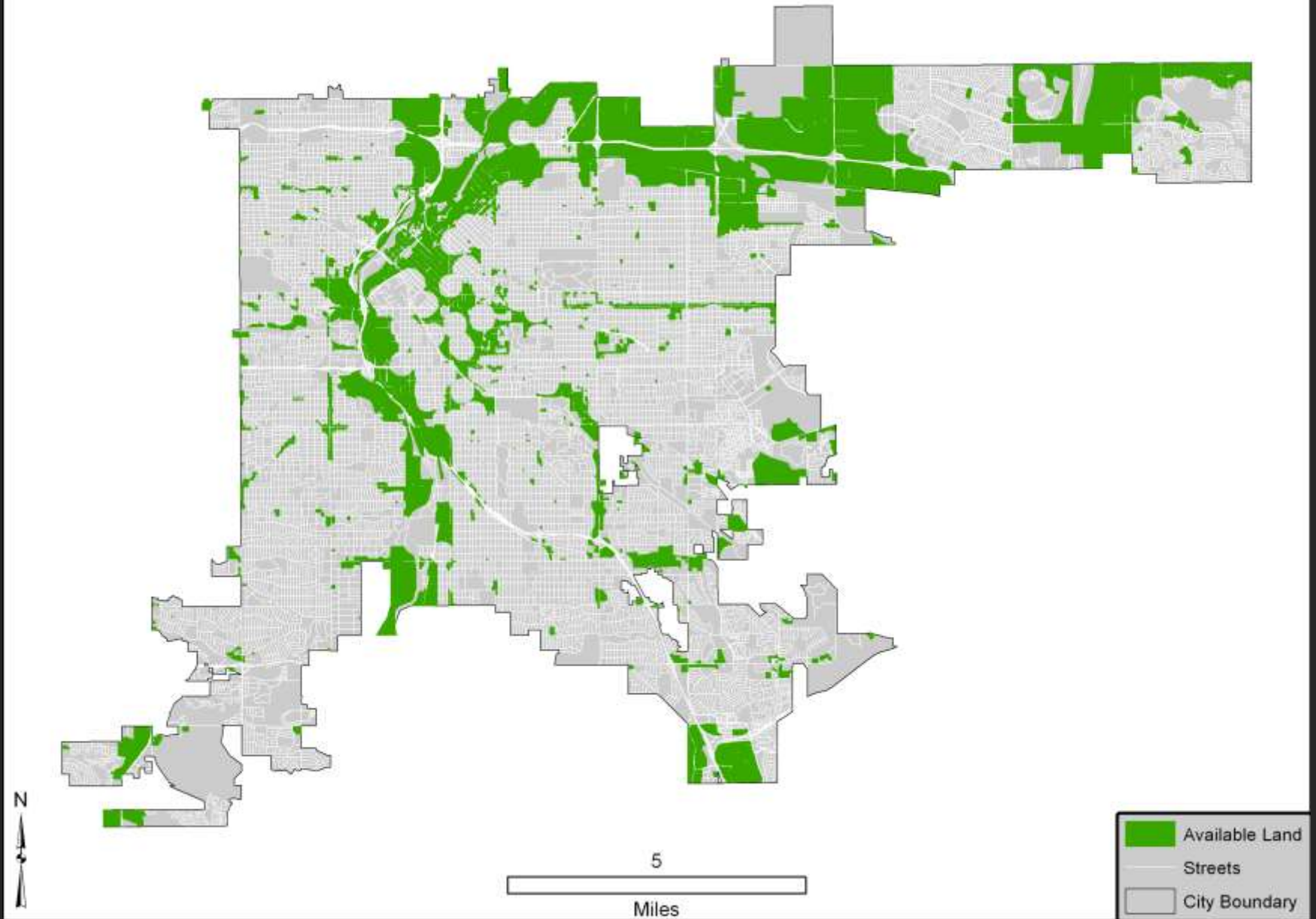


# Available Land in Model 1

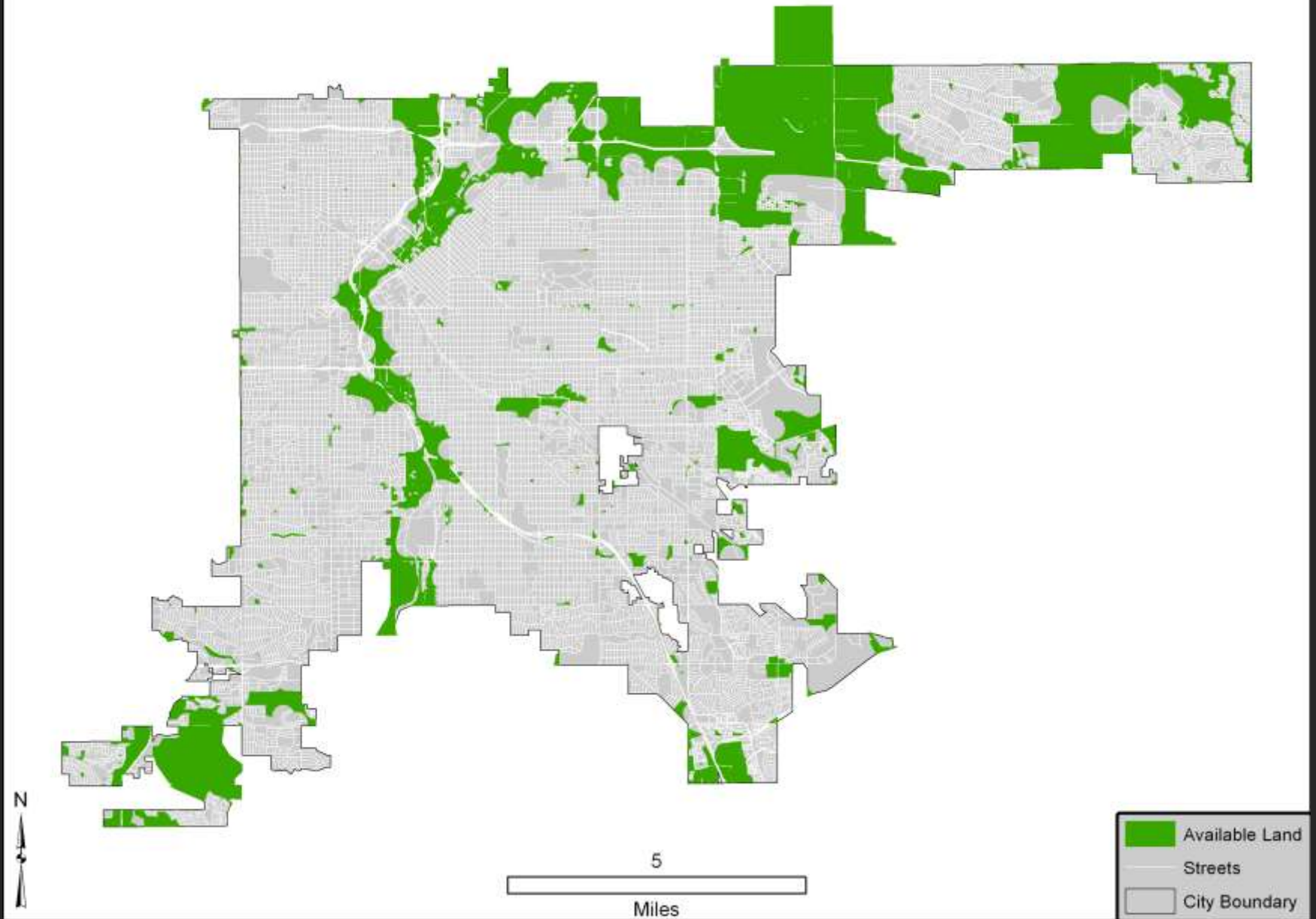




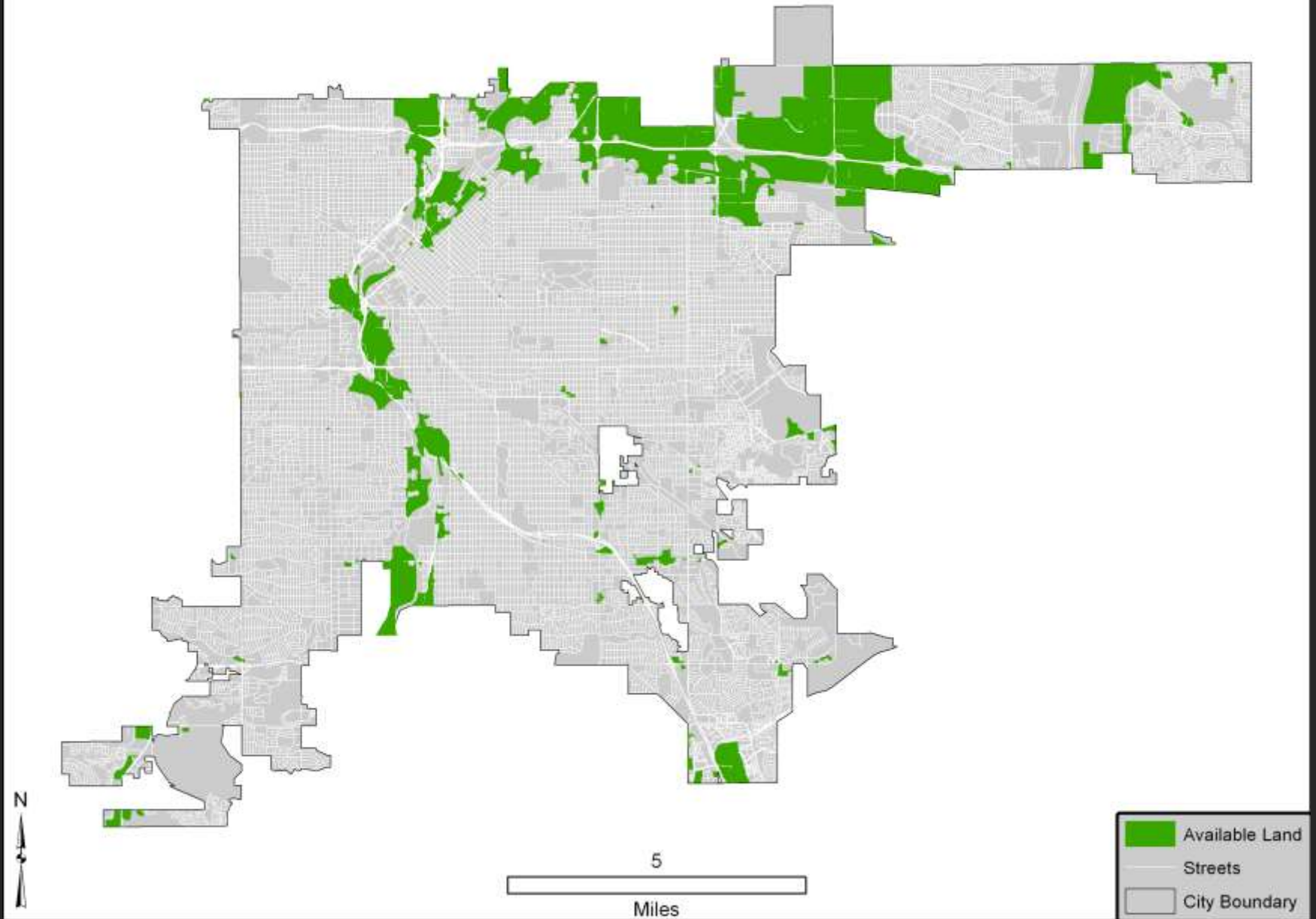
# Available Land in Model 2



# Available Land in Model 4



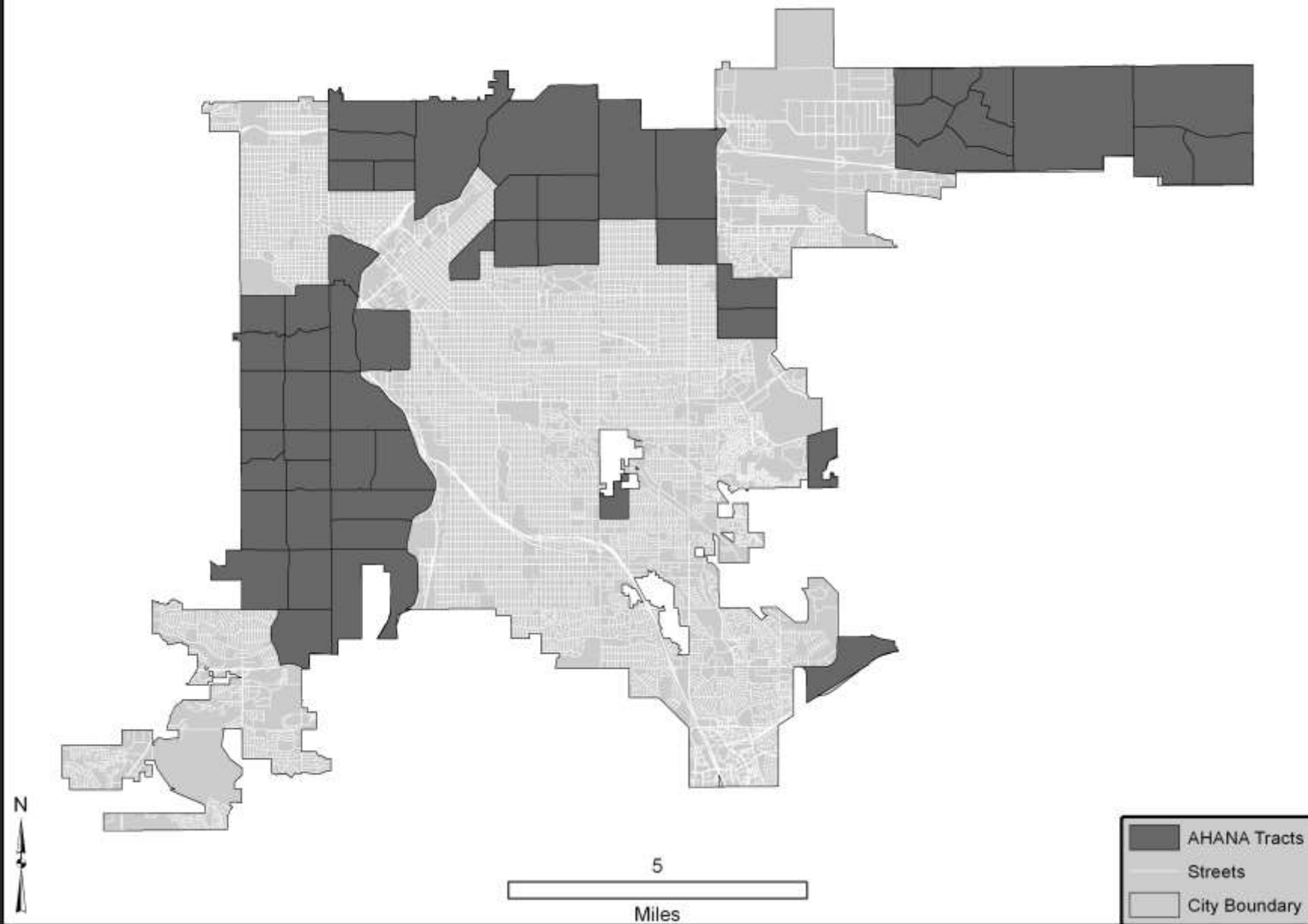
# Available Land in Model 4



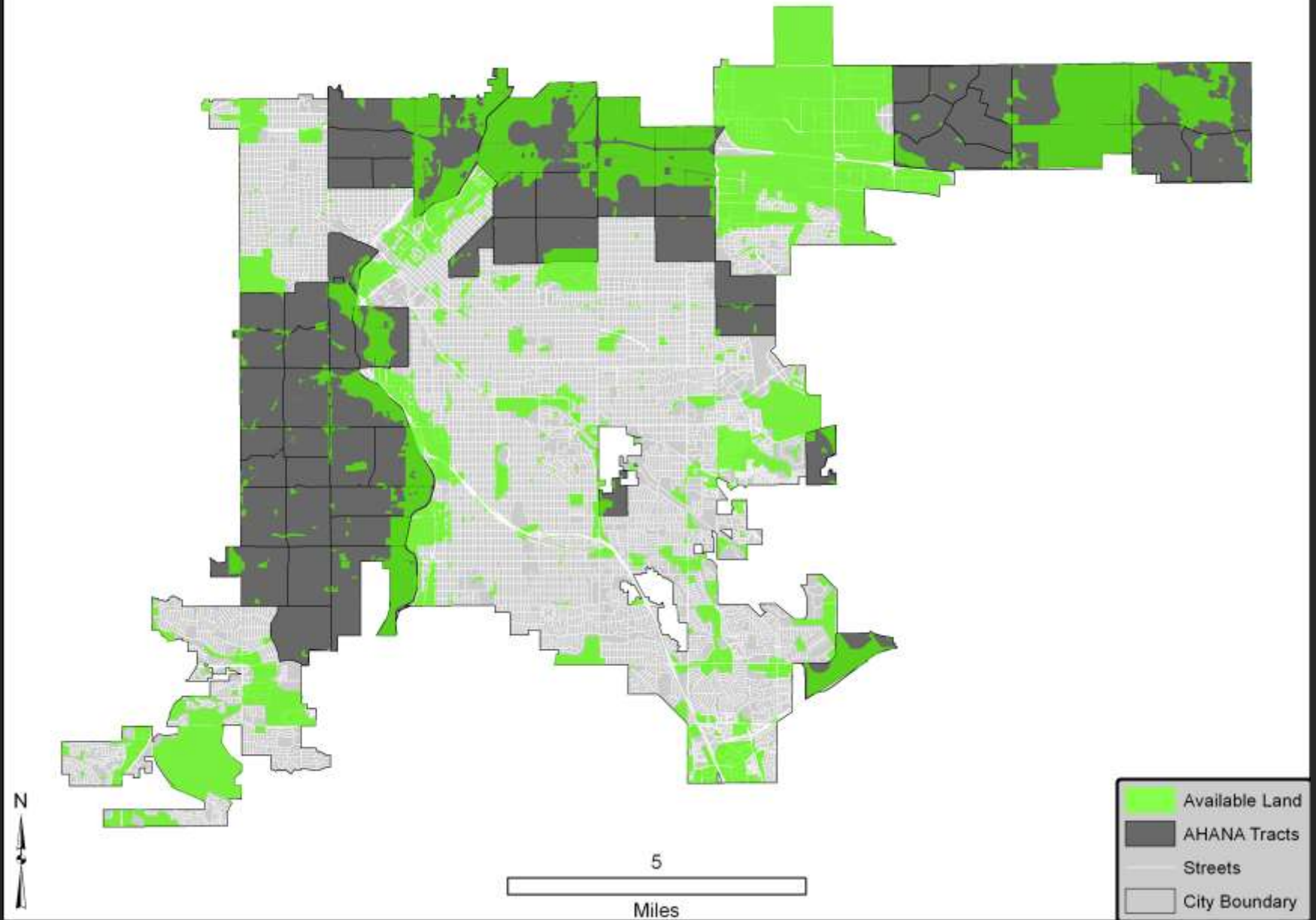
# AVAILABLE LAND UNDER FOUR SCENARIOS

	ZONING RESTRICTIONS ONLY		LOCATION RESTRICTIONS ONLY		ZONING + LOCATION RESTRICTIONS	
	ACRES	PERCENTAGE	ACRES	PERCENTAGE	ACRES	PERCENTAGE
MODEL A	29,320	53.6%	19,328	35.35	19,328	35.3%
MODEL B	16,233	29.7%	49,016	89.6%	12,967	23.7%
MODEL C	13,900	25.4%	14,089	25.7%	7,574	13.8%
MODEL D	29,317	53.6%	13,286	24.3%	13,280	24.3%

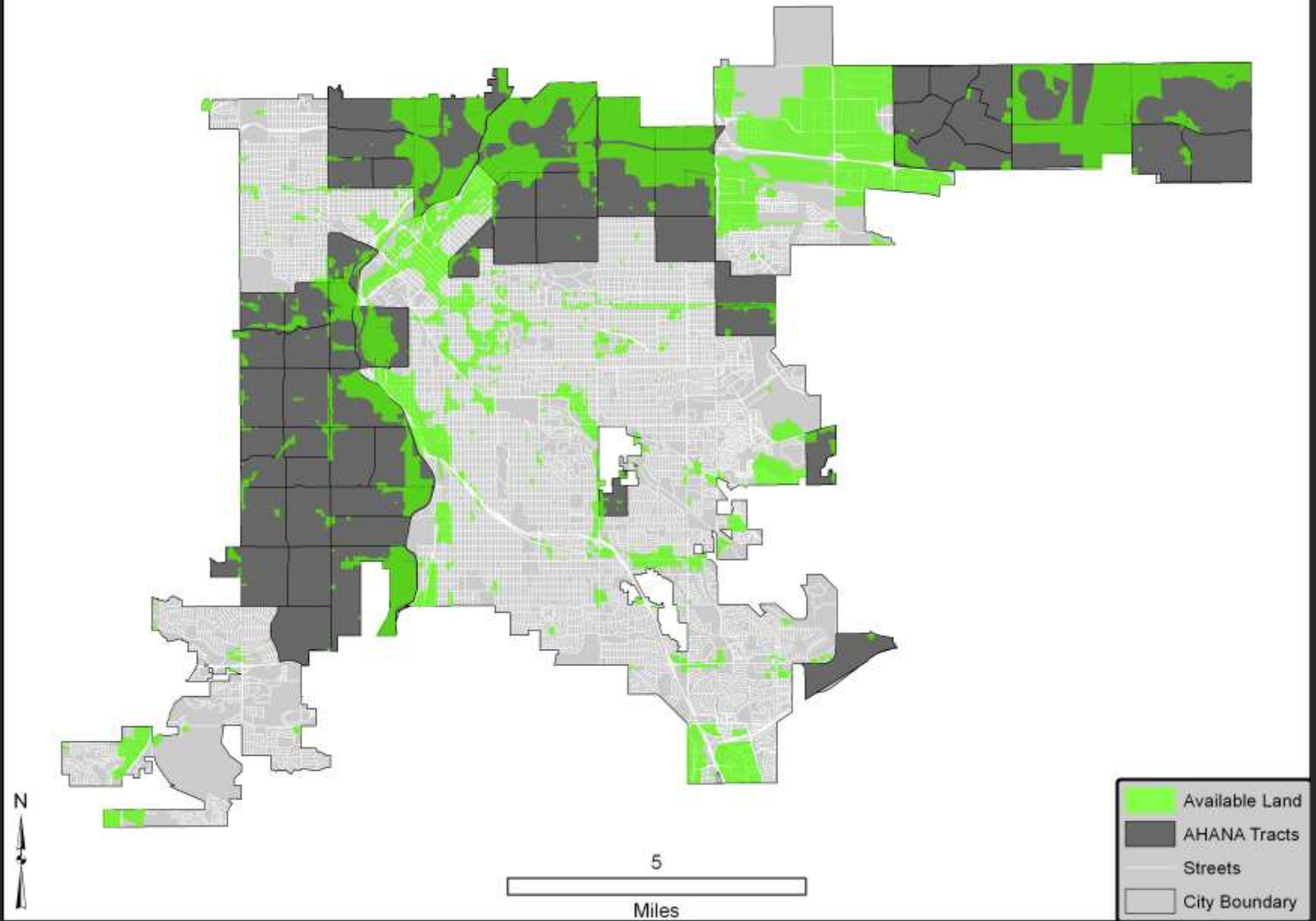
# AHANA Tracts



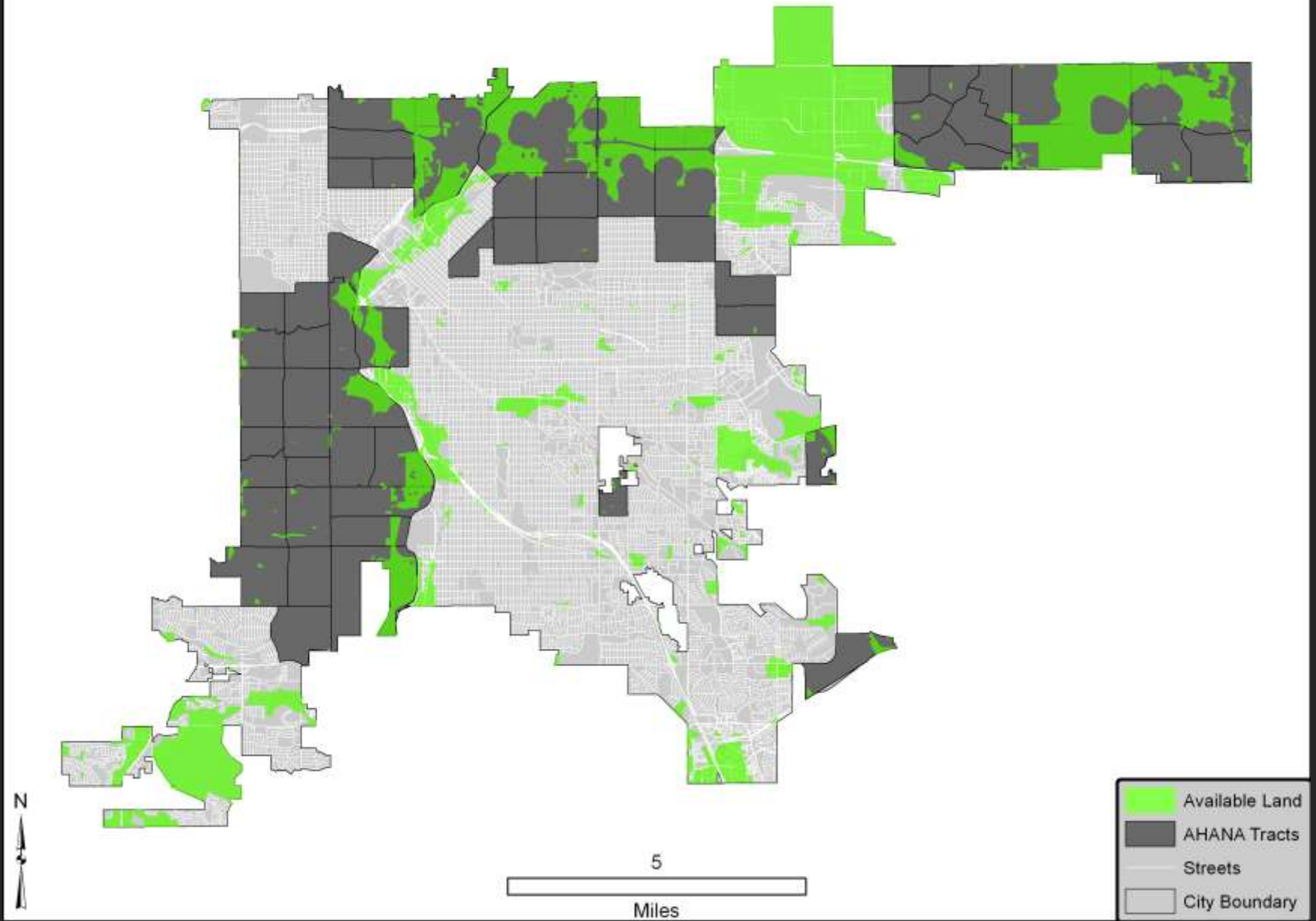
# AHANA Tracts - Model 1



# AHANA Tracts - Model 2

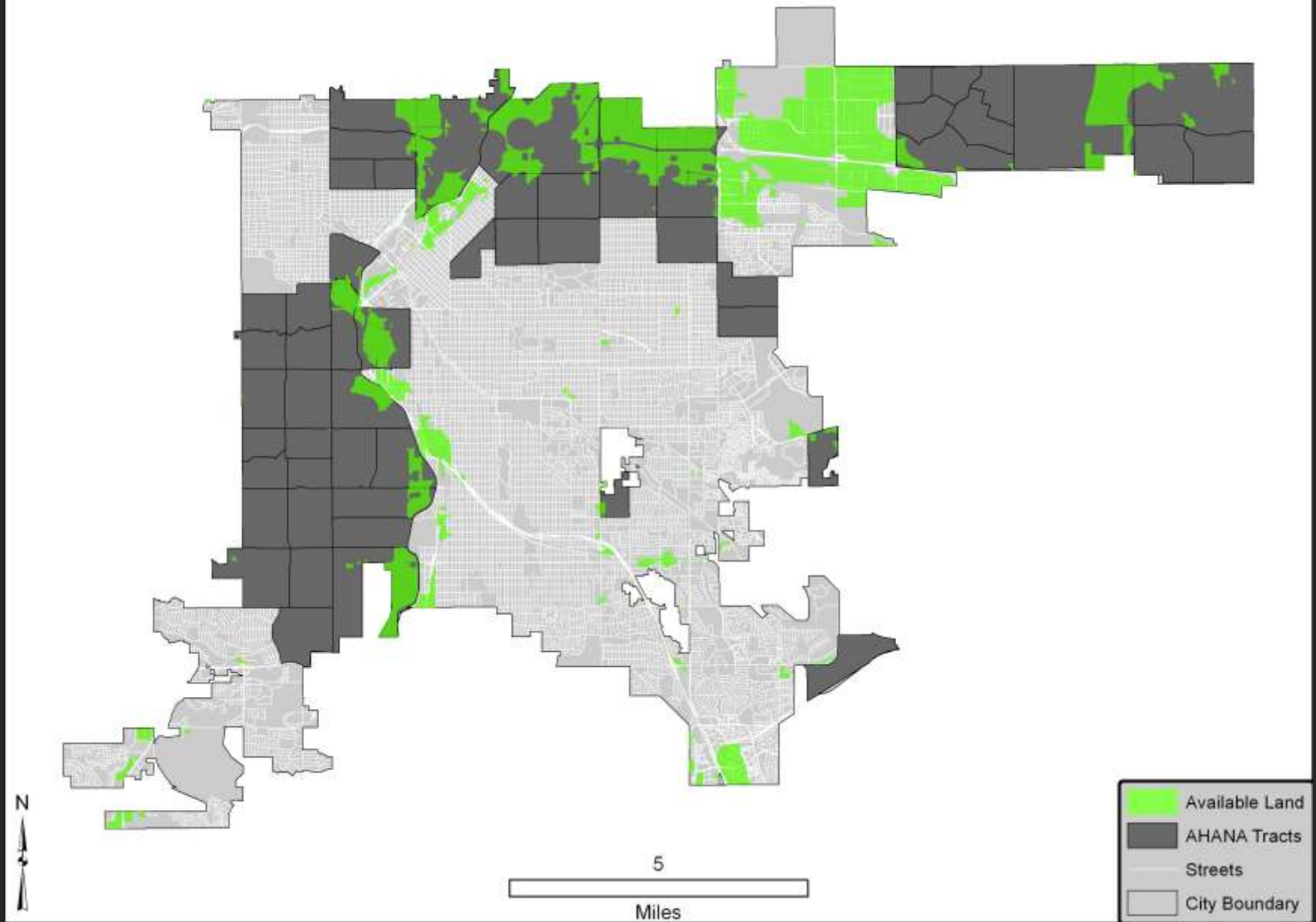


# AHANA Tracts - Model 3





# AHANA Tracts - Model 4

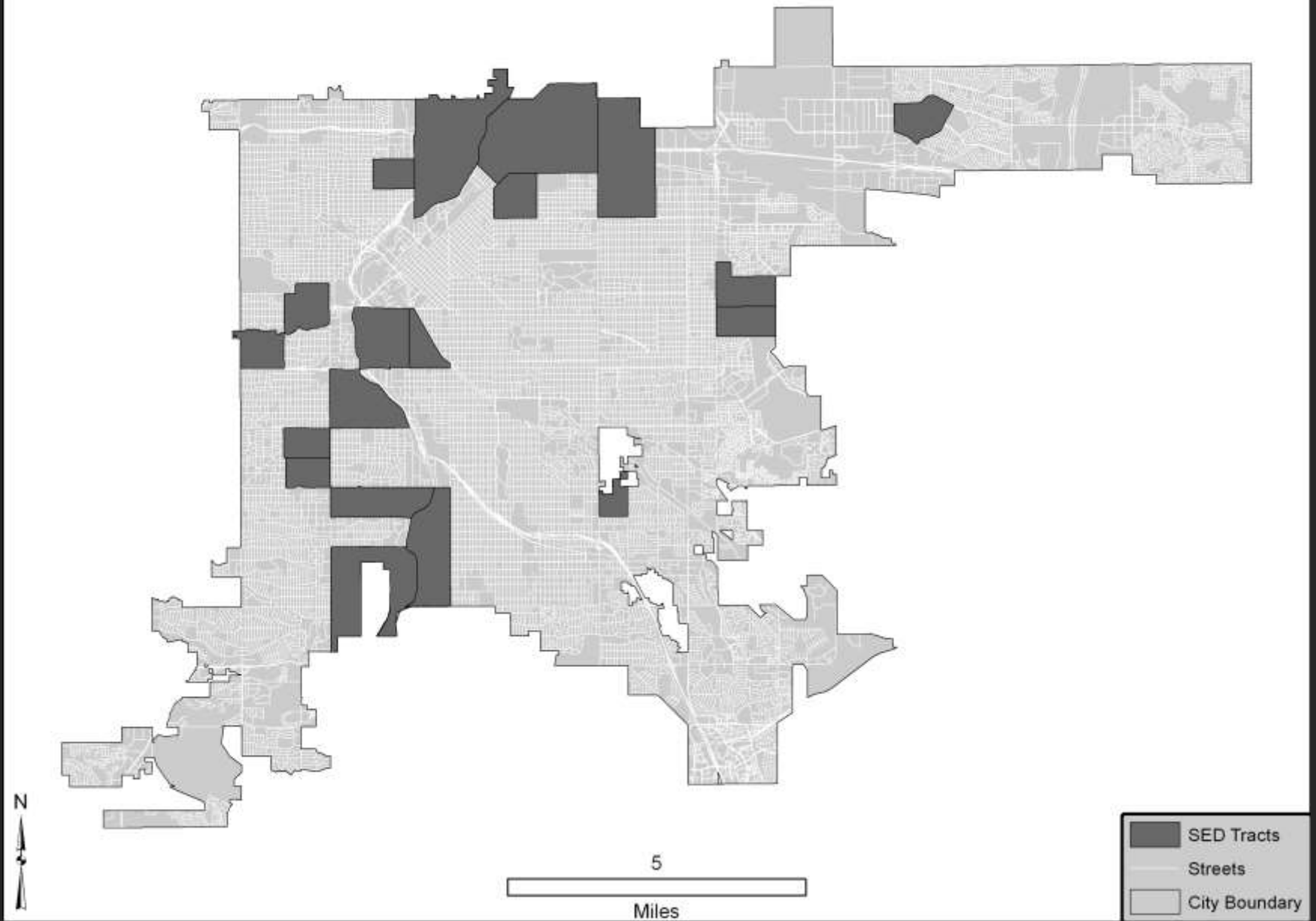


Parcel Data: City & County of Denver; Land Calculations by Authors  
Tract Data: Census 2010; AHANA Status Determined by Authors

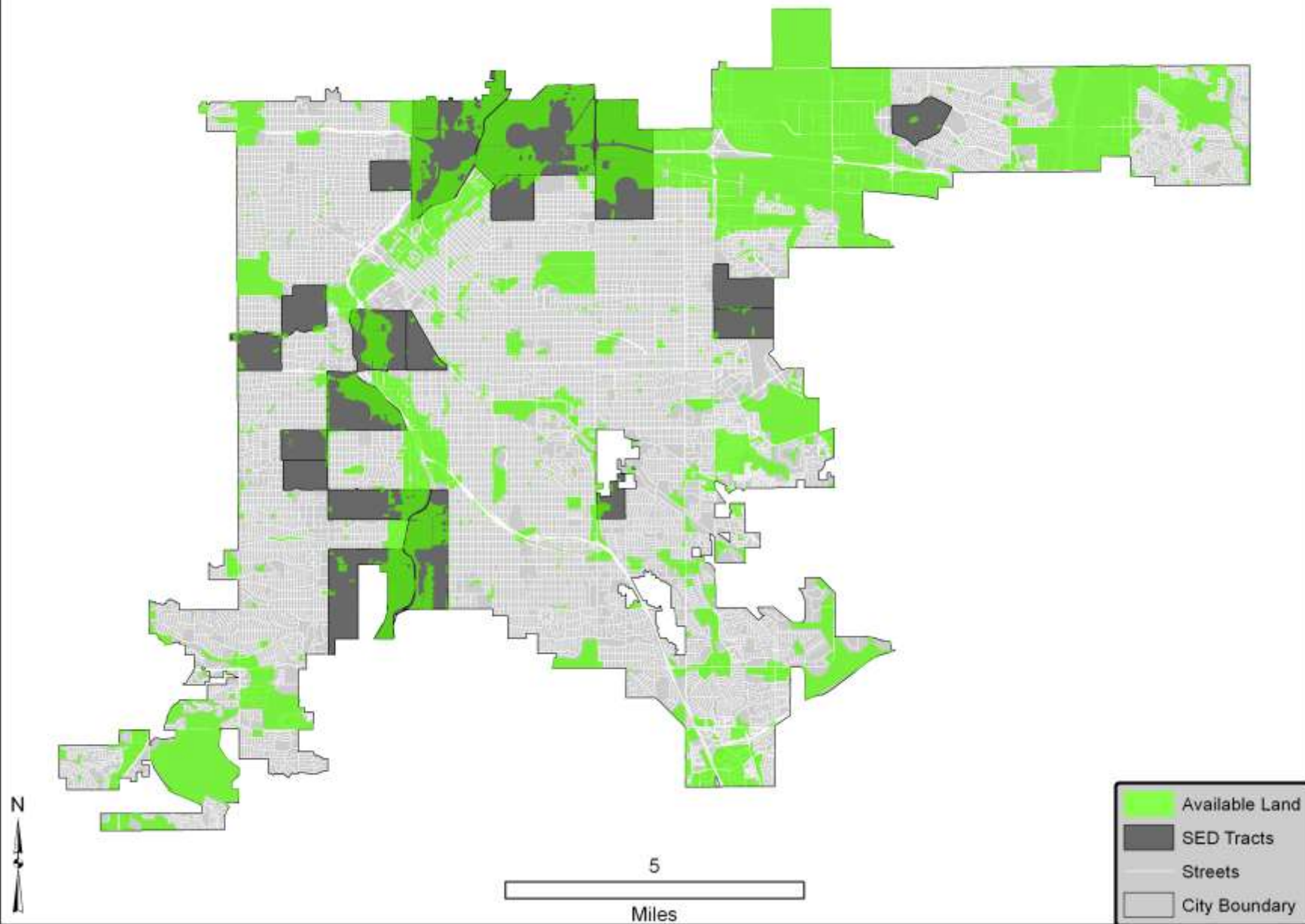
# INDEX OF SOCIOECONOMIC DISADVANTAGE (SED)

CONSTRUCT	VARIABLES	DENVER AVG/MEDIAN
WEALTH	Median household income	Below \$45,501
	Percentage below poverty	Above 19.2%
	Median value owner-occupied homes	Below \$240,000
	% of housing units owner-occupied	Below 52.5%
EDUCATION	% of adults 25+, completed High School	Below 84.0%
	% of adults 25+, completed Bachelor's	Below 40.1%
EMPLOYMENT	% of persons 16+ employed	Below 40.4%
	% of persons 16+ in exec, managerial, prof jobs	Below 91.2%

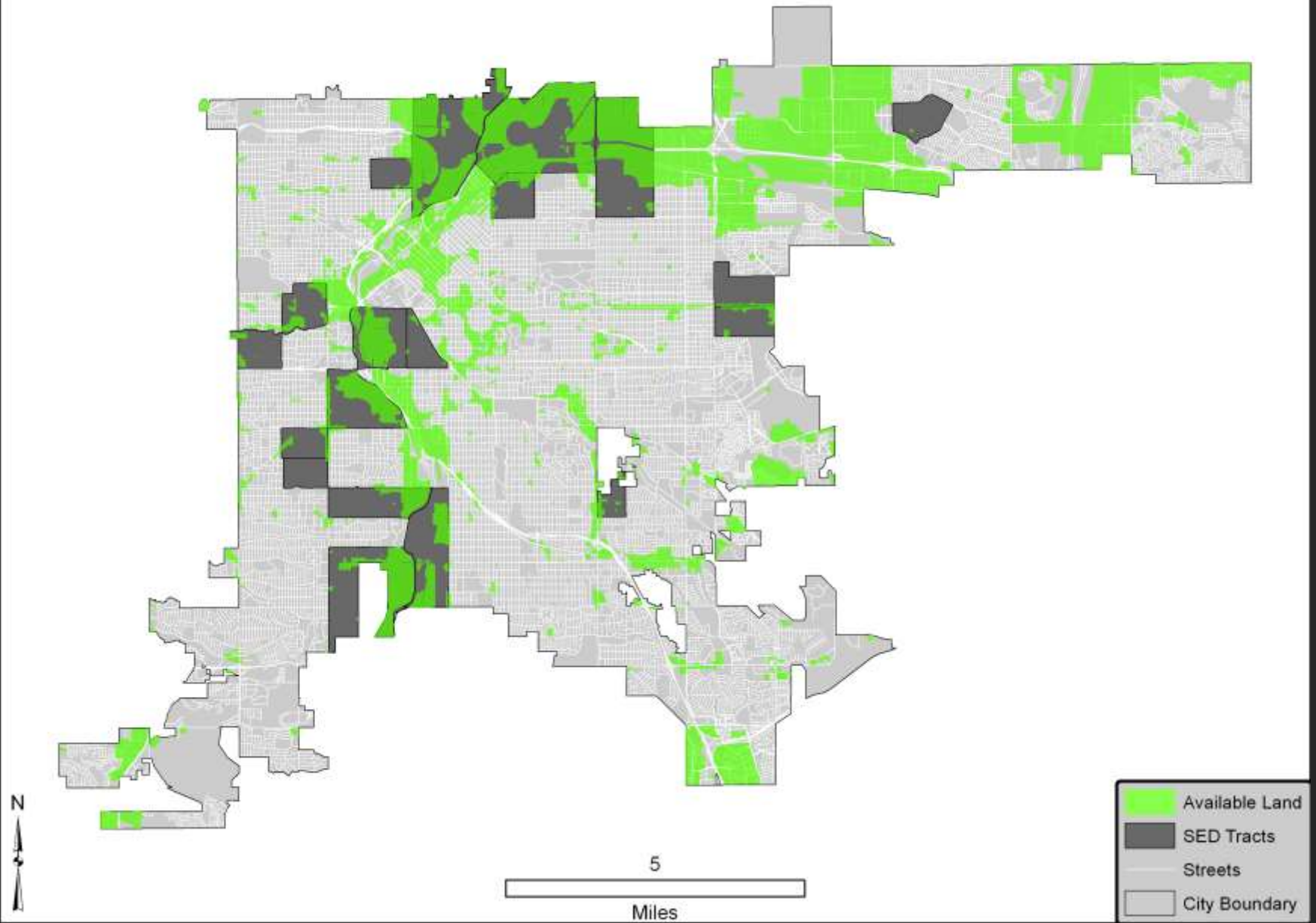
# SED Tracts



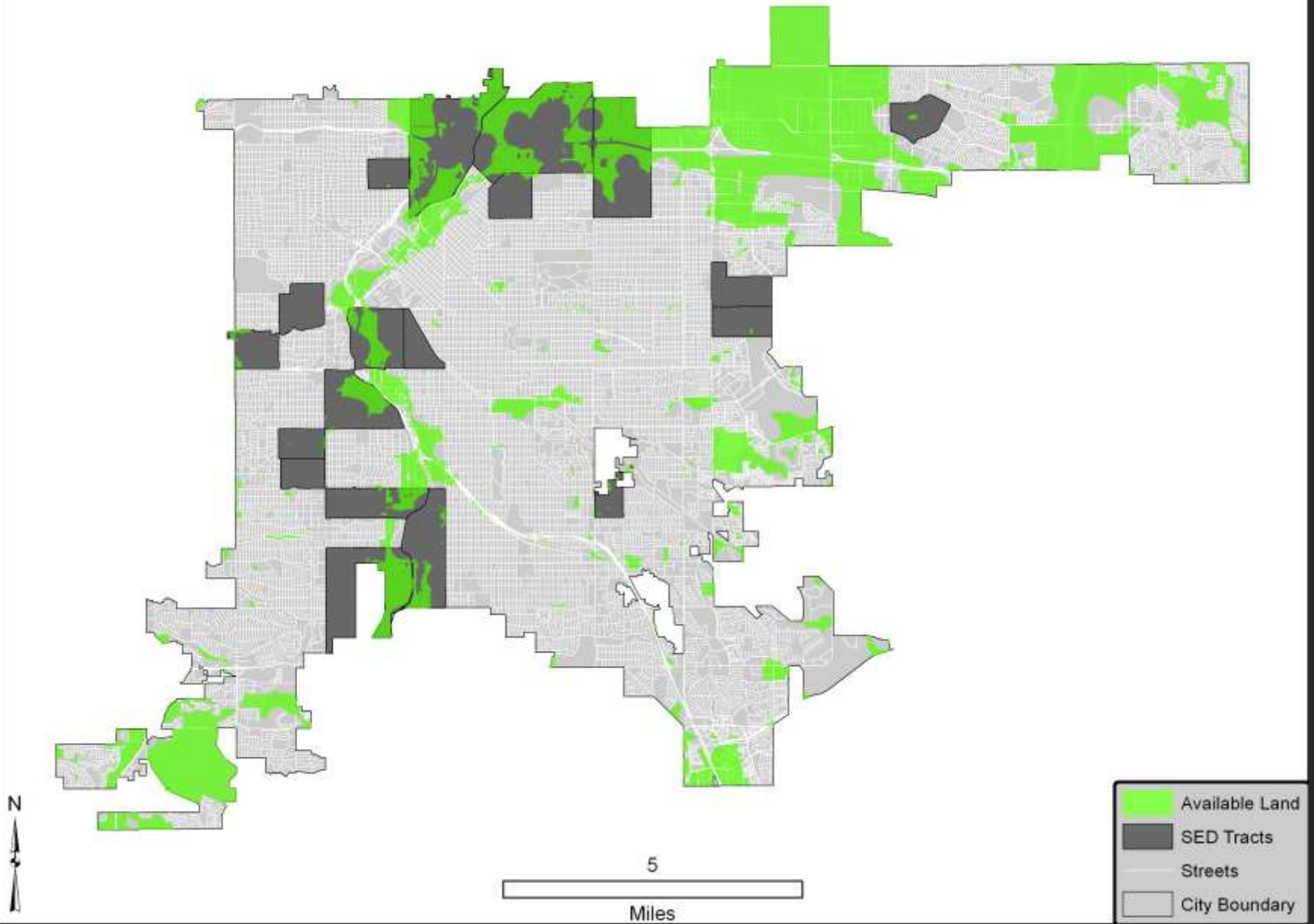
# SED Tracts - Model 1



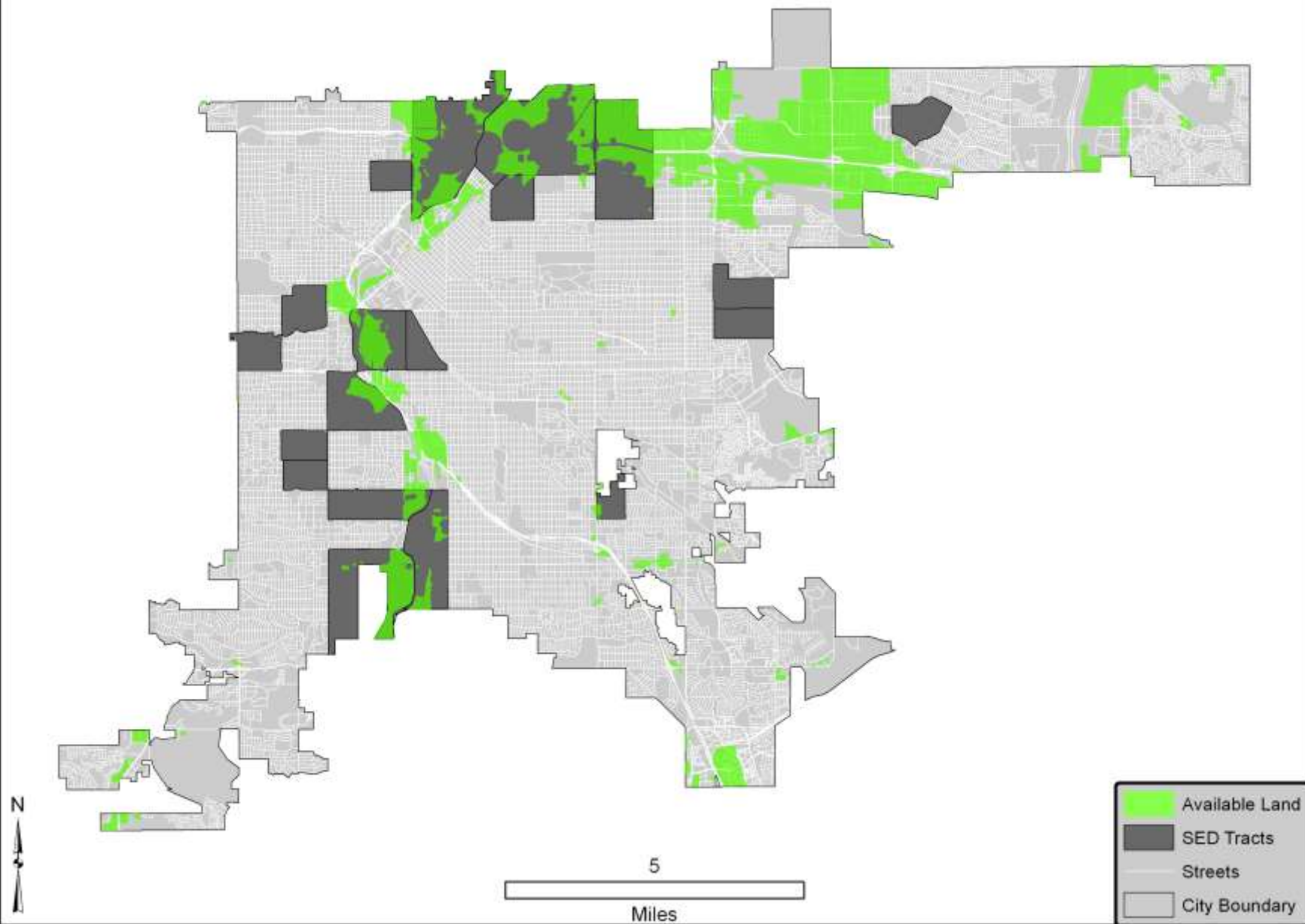
# SED Tracts - Model 2



# SED Tracts - Model 3



# SED Tracts - Model 4



Parcel Data: City & County of Denver; Land Calculations by Authors  
Tract Data: Census 2010; SED Tracts Determined by Authors

# ALLOWABLE LAND IN SED TRACTS VS NON-SED TRACTS

	Zoning Restrictions Only			
	SED Tracts		Other	
	Acres	%	Acres	%
MODEL A	4,974	62.2%	24,346	52.0%
MODEL B	4,075	51.0%	12,158	26.0%
MODEL C	4,005	50.1%	9,895	21.1%
MODEL D	4,973	62.2%	24,344	52.0%





# ALLOWABLE LAND IN SED TRACTS VS NON-SED TRACTS

## Location Restrictions Only

	SED Tracts		Other	
	Acres	%	Acres	%
	MODEL A	3,608	45.1%	15,720
MODEL B	7,345	91.9%	41,671	89.1%
MODEL C	2,699	33.8%	11,390	24.3%
MODEL D	2,535	31.7%	10,751	23.0%



# ALLOWABLE LAND IN SED TRACTS VS NON-SED TRACTS

## Zoning + Location Restrictions

	SED Tracts		Other	
	Acres	%	Acres	%
	MODEL A	3,608	45.1%	15,720
MODEL B	3,441	43.1%	9,526	20.4%
MODEL C	2,304	28.8%	5,270	11.3%
MODEL D	2,533	31.7%	10,747	23.0%



# ALLOWABLE LAND IN SED TRACTS VS NON-SED TRACTS

	Zoning Restrictions Only				Location Restrictions Only				Zoning + Location Restrictions			
	SED Tracts		Other		SED Tracts		Other		SED Tracts		Other	
	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%
MODEL A	4,974	62.2%	24,346	52.0%	3,608	45.1%	15,720	33.6%	3,608	45.1%	15,720	33.6%
MODEL B	4,075	51.0%	12,158	26.0%	7,345	91.9%	41,671	89.1%	3,441	43.1%	9,526	20.4%
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MODEL D	4,973	62.2%	24,344	52.0%	2,535	31.7%	10,751	23.0%	2,533	31.7%	10,747	23.0%

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