



REPORT TO:  
STILLWATER PLANNING COMMISSION No. SUP21-16  
ISSUED BY THE COMMUNITY DEVELOPMENT DEPARTMENT - STILLWATER,  
OKLAHOMA

**Date of Meeting:** June 15, 2021

**Subject:** Specific Use Permit: 2319 E 6<sup>th</sup> Avenue

**Purpose of Report:** The applicant requests review and approval of an SUP to allow for an electronic message sign on a parcel that is addressed as 2319 E 6<sup>th</sup> Avenue.

**Background:** The property is located to the east of the southeast corner of 6<sup>th</sup> Avenue and Jardot Street in the east central part of the community. The subject site is zoned CG General Commercial. The use is a medical marijuana dispensary and an SUP is required in the CG zoning district for this type of signage when the lot is adjacent to a residential zoning district. Electronic message center signs use changing lights to display an electronic image, video, or text messages.

**Application Processing Information:**

Applicant – Nathalie Cornett of Eller & Detrich, P.C.

Owner – Dandy and Joyce Risman

Notice – Letters mailed to property owners within 300 feet and notice in the NewsPress

Assigned Planner – Rian Harkins, Senior Planner

**Processing Track:**

Submittal Date – May 13, 2021

Planning Commission – June 15, 2021

City Council – July 19, 2021

**Project/Site Design Data/Details:**

Zoning – CG General Commercial

Existing Use – Medical Marijuana Dispensary

Proposed Use – Same, but with an electronic messaging sign

Building size – 0.43 acres

Parking – Available on site

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The property is located approximately 1000 feet east of the corner Jardot and 6<sup>th</sup> Avenue
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks are located along part of the property, but not completely across the parcel.
- Water Service: City water service is available
- Sanitary Sewer Service: City sewer service is available
- Electric: City electric service is available
- Engineering/Drainage: N/A

**Applicable City Plans/Policies:**

The Future Land Use Map within the Comprehensive Plan indicates that the desired land use within this part of the community is commercial. Commercial is indicated for the entire shopping center.

**Discussion:** The applicant is requesting the approval of an SUP to allow for the expansion of signage at a medical marijuana dispensary located within the GC General Commercial zoning district. The business is located within a small strip commercial center with CG zoning to the north and west of the property. The dispensary currently has a pole sign along 6<sup>th</sup> Avenue, but desires to add an electronic message to the pole sign in order to help advertise additional products, specials, etc. However, because the property is adjacent to an MH Manufactured Housing zoning district to the immediate south and east, the Specific Use Permit is required.

**Findings:**

1. The Land Development Code allows for electronic message signs in the CG zoning district with a Specific Use Permit when the property is located next to a residential zoning district.
2. The SUP request is only for the electronic message sign.
3. The proposed sign will be placed on the existing pole, reducing the amount of sign clutter along the corridor.

**Alternatives:**

1. Accept findings and recommend that the City Council approve the proposed Specific Use Permit as presented.
2. Accept findings and recommend that the City Council approve the proposed Specific Use Permit with conditions necessary for mitigation to adjacent properties.
3. Find that the Specific Use Permit is not an appropriate use for the property based upon the impacts to the surrounding vicinity and do not recommend that the City Council approve the request.
4. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

**Prepared by:** Rian Harkins, Senior Planner  
**Reviewed by:** Lanc Gross, Planning Manager  
**Date of Preparation:** May 26, 2021  
**Attachments:** Area Map and Sketch of proposed sign  
**Map Designation:** NE