



REPORT TO:
STILLWATER PLANNING COMMISSION No. SUP20-05

ISSUED BY THE COMMUNITY DEVELOPMENT DEPARTMENT - STILLWATER,
OKLAHOMA

Date of Meeting: July 20, 2021

Subject: Specific Use Permit: 416 S Washington

Purpose of Report: The applicant requests review and approval of a Specific Use Permit to allow a medical marijuana dispensary use at property addressed as 416 S Washington, zoned T5 Form Based Code transect.

Background: Oklahoma Law allows for medical marijuana facilities. Stillwater approved a text amendment to allow a medical marijuana dispensary in the T5 Form Based Code transect with a specific use permit after it was approved statewide.

Application Processing Information:

Applicant – Christine Burnett

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

Assigned Planner – Rian Harkins, Senior Planner

Processing Track:

Submittal Date – June 22, 2021

Planning Commission – July 20, 2021

City Council - August 16, 2021

Project/Site Design Data/Details:

Zoning – T5 Form Based Code transect, Appendix I, Article III

Existing Use – Vacant/Commercial Retail

Proposed Use – Medical Marijuana Dispensary

Lot – Approximately 3,750 sq. ft.

Parking – Parking is located to the front of the building.

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has frontage on Washington
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The property is along the Black South transit route. Sidewalks are located along Washington.
- 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 C³ Plan: Commercial (Page 10-8) use is indicated on the Future Land Use Plan. The Corridor Redevelopment Plan also indicates Commercial (Page 10).

Discussion: The applicant requests review and approval of a Specific Use Permit to allow a medical marijuana dispensary use at property addressed as 416 S Washington, zoned T5 Form Based Code transect. The same zoning district is found to the north, east, and south of the subject property. RTM Two and Multi Family and RMI Multi-Family Intermediate Residential zoning is located to the west of the property.

The applicant has requested a specific use permit to allow for a medical marijuana dispensary at this location after having obtained 1) a certificate of compliance; and 2) a license from the OK Medical Marijuana Authority to operate a dispensary at this location. The SUP request is only for this use, and the applicant would only be allowed to operate the dispensary at this location.

Findings:

1. Oklahoma State Law allows for medical marijuana facilities.
2. The Land Development Code allows the use of a medical marijuana dispensary in the Commercial Shopping zoning district with specific use permit.
3. Parking is sufficient for the intended use.
4. Signage has not been proposed for the building, but can be obtained with the appropriate permit.
5. The applicant has a state license to operate a dispensary at this location.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed specific use permit as presented.
2. 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.
3. 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: July 12, 2021
Attachments: Application, Area Map, OMMA License
Map Designation: NW