



REPORT TO:
STILLWATER PLANNING COMMISSION No. SUP21-06

ISSUED BY THE COMMUNITY DEVELOPMENT DEPARTMENT - STILLWATER,
OKLAHOMA

Date of Meeting: August 17, 2021

Subject: Specific Use Permit: 1930 N Jardot Road

Purpose of Report: The applicant requests review and approval of a Specific Use Permit to allow a medical marijuana processing facility at property addressed as 1930 N Jardot Road, zoned IL Limited Industrial.

Background: Oklahoma Law allows for medical marijuana facilities. Stillwater approved a text amendment to allow a medical marijuana processing in the IL zoning district with a specific use permit after it was approved statewide.

Application Processing Information:

Applicant – Method Labs, LLC.

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

Assigned Planner – Rian Harkins, Senior Planner

Processing Track:

Submittal Date – July 7, 2021

Planning Commission – August 17, 2021

City Council - September 20, 2021

Project/Site Design Data/Details:

Zoning – IL Limited Industrial, Sec 23-160

Existing Use – Vacant/Commercial Retail/Medical Marijuana Cultivator

Proposed Use – Medical Marijuana Processing

Lot – Approximately 2.17 acres

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

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has frontage on Jardot Road
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The property does not have access to the any transit routes. Sidewalks are located Jardot but only along the subject property.
- 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.

Discussion: The applicant is requesting the approval of a specific use permit to use the property addressed as 1930 N Jardot Road as a medical marijuana processing facility. The property is located to the north of the intersection of Jardot and Sunrise Avenue. This zoning classification of Light Industrial is also located on the adjacent property to the north, with CG General Commercial to the south and RSS Small Lot Single Family Residential to the west. Parking for the proposed use is located in front of the building. The applicant is requesting the SUP in order to complement the existing medical marijuana growing facility currently on the site.

Findings:

1. Oklahoma State Law allows for medical marijuana facilities.
2. The Land Development Code allows the use of a medical marijuana processing in the Light Industrial zoning district with specific use permit.
3. Parking is sufficient for the intended use.
4. The applicant has a state license to operate a processing facility 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:	August 9, 2021
Attachments:	Application, Area Map, OMMA License
Map Designation:	NE