



REPORT TO:  
STILLWATER PLANNING COMMISSION      No.      SUP21-08

ISSUED BY THE COMMUNITY DEVELOPMENT DEPARTMENT - STILLWATER,  
OKLAHOMA

**Date of Meeting:**      August 17, 2021

**Subject:**      Specific Use Permit: 1023 E. 6<sup>th</sup> Avenue

**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 1023 E 6th Avenue, zoned CG Commercial General.

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

**Application Processing Information:**

Applicant – Doctor Releaf, 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 22, 2021

Planning Commission – August 17, 2021

City Council - September 20, 2021

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

Zoning – CG Commercial General, Sec 23-153

Existing Use – Vacant/Commercial Retail

Proposed Use – Medical Marijuana Dispensary

Lot – Approximately 1.86 acres

Parking – Parking is sufficient and located in multiple areas throughout the property.

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The property has frontage on E. 6<sup>th</sup> Avenue
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The property does not have direct access to the OSU Bus Routes. Sidewalks are located E. 6<sup>th</sup> Avenue.
- 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 C<sup>3</sup> 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 1023 E 6th Avenue as a medical marijuana dispensary. The property is located in the northeast corner of Gibson's Shopping Center. CG General Commercial zoning surrounds the subject site on the north, east and west sides, along with RSS Small Lot Single-Family Residential zoning located to the south of the site. Parking is sufficient and located in multiple areas throughout the property.

**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 General zoning district with specific use permit.
3. Parking is sufficient for the intended use.
4. 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.

<b>Prepared by:</b>	Rian Harkins, Senior Planner
<b>Reviewed by:</b>	Lanc Gross, Planning Manager
<b>Date of Preparation:</b>	August 6, 2021
<b>Attachments:</b>	Application, Area Map, OMMA License
<b>Map Designation:</b>	SE