



REPORT TO:
STILLWATER PLANNING COMMISSION No. SUP19-34
ISSUED BY THE COMMUNITY DEVELOPMENT DEPARTMENT - STILLWATER,
OKLAHOMA

Date of Meeting: January 21, 2020

Subject: Specific Use Permit: 1620 E 6th

Purpose of Report: The applicant requests review and approval of an SUP to allow for a 120 foot tall monopole cell tower.

Background: The property is currently within a CG Commercial General zoning district to the west of the intersection of E 6th Avenue and Payne Street. The proposed use is located within an existing commercial complex. The proposed monopole will be located within an enclosed site on the north side of the property.

Application Processing Information:

Applicant – AT&T

Owner – Mikal & Marietta McCubbin

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

Assigned Planner – Rian Harkins, Senior Planner

Processing Track:

Submittal Date – December 13, 2019

Planning Commission – January 21, 2020

City Council - February 10, 2020

Project/Site Design Data/Details:

Zoning – CG, General Commercial zoning district, Sec 23.153

Existing Use – Building Supply Company

Proposed Use – Same, with a new 120 foot monopole cell tower

Lot size – Approximately 0.07 acres, fenced area approximately 55'x55'

Parking – Available on site

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has frontage on 6th Avenue, an arterial street
- Transit Facilities/Bike Lanes or Trails/Sidewalks: N/A
- 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 for this part of the community is Commercial. This proposed land use is bordered by a mix of commercial uses along an arterial street as well as residential uses to the north. In addition, the proposed use is designed to be an accessory use to an existing commercial use.

Discussion: The applicant is requesting the approval of an SUP to allow the establishment of a 120 foot tall monopole cell tower. The Specific Use Permit is required due to the height of the proposed tower, 75-feet is the maximum allowed height without an SUP.

The subject site is surrounded by a mixture of land uses and is located on the eastern side of Stillwater. The applicant has submitted a site plan indicating the location of the cell tower which will be located at the rear of the property, behind the existing commercial use. The zoning districts surrounding the subject site are;

- North – Single Family Residential/RSS Zoning District
- East, South and West. – General Commercial

Findings:

1. The Land Development Code allows for cell towers of this size with an SUP.
2. The proposed cell tower use is an accessory use within an existing commercial development.
3. The existing commercial use will remain at this location.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed SUP as presented.
2. Find the SUP to be acceptable with conditions, and recommend approval with stated conditions.
2. Find that the SUP 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 SUP.
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: January 10, 2020
Attachments: Area Map, Site Plan
Map Designation: SE