



REPORT TO:
STILLWATER PLANNING COMMISSION No. SUP20-01

ISSUED BY THE COMMUNITY DEVELOPMENT DEPARTMENT - STILLWATER,
OKLAHOMA

Date of Meeting: July 7, 2020

Subject: Specific Use Permit: 116 N Main Street

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 116 N Main Street, zoned CG, Commercial General.

Background: Oklahoma Law allows for medical marijuana facilities. The City of Stillwater previously approved a text amendment to allow medical marijuana dispensaries in the CG zoning district with a specific use permit.

Application Processing Information:

Applicant – Sarai Garcia

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 8, 2020

Planning Commission – July 7, 2020

City Council - August 3, 2020

Project/Site Design Data/Details:

Zoning – CG, Commercial General, Sec 23.153

Existing Use – Commercial Retail/Office Building

Proposed Use – Medical Marijuana Dispensary

Lot – 0.2 acres (1282 sq. ft. of building space dedicated for the proposed use)

Parking – One space available in front of the building, four parking spaces are available in the back.

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has frontage on North Main Street, a major arterial street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The property does not have access to the OSU bus routes. Sidewalks are present in the area.
- 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 Land Uses (Page 10-4 and 10-8) are indicated on the Future Land Use Plan. This land use is designed to promote retail and service activities that are found along Main Street.

Discussion: The applicant is requesting the approval of a specific use permit to use the property addressed as 116 N Main Street as a medical marijuana dispensary. The property is located on the west side of North Main Street and is part of a retail building zoned CG Commercial General.

The area is along a commercial corridor with retail and service commercial to the north and south. Parking is sufficient for the proposed use with multiple spaces around the building. No additional landscaping or site improvements are required. No signage has been proposed at this time. The only other zoning district bordering the subject site is to the west and is T5, which is part of the form based code area. CG zoning is present in the other three directions.

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 CG district with specific use permit.
3. Parking is sufficient for the intended use.
4. The applicant has a state license to operate a dispensary.

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: June 22, 2020
Attachments: Area Map, Site Plan
Map Designation: NW