



REPORT TO:
STILLWATER PLANNING COMMISSION No. MA20-07
ISSUED BY THE COMMUNITY DEVELOPMENT DEPARTMENT - STILLWATER,
OKLAHOMA

Date of Meeting: December 1, 2020

Subject: Map Amendment: 4814 N. Washington Street

Purpose of Report: The applicant requests review and approval of a Map Amendment to rezone property addressed as 4814 N Washington Street from RSS, Small Lot Single-Family Residential District to A, Agriculture. The rezoning request would allow for the property owner to use the site as a grow facility for medical marijuana. This application is a companion item to SUP20-08.

Background: The property currently contains a single-family structure along with two other separate structures, one being the proposed grow facility. Rezoning is necessary to allow for an indoor grow facility at this property.

The lot is bordered by the following zoning districts:

- RSS, Small Lot Single-Family Residential – To the west, north and some east
- CG, Commercial General – To the northeast
- CS, Commercial Shopping – To the east
- RTM, Two-Family and Multi-Family – To the south and southeast

Application Processing Information:

Applicant – Everett Farms

Owner – Same

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

Assigned Planner – Rian Harkins, Senior Planner

Processing Track:

Submittal Date – October 29, 2020

Planning Commission – December 1, 2020

City Council - January 11, 2021

Project/Site Design Data/Details:

Existing Zoning – RSS, Small Lot Single-Family Residential, Sec 23.137

Proposed Zoning – A, Agriculture, Sec 23.170

Existing Use – Residential

Proposed Use – Single-Family residential with an indoor grow facility for medical marijuana

Lot size – 14.3

Parking – N/A

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property fronts onto N. Washington St. a major arterial street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The OSU transit gray bus route runs along N. Washington St. on a 30 min. frequency. There is a sidewalk located across N. Washington St. but it only runs south for 3 blocks.
- 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 within this part of the community to be a mix of commercial and low-density residential uses. Other proposed land uses in the area are high density residential, open space/parks, and the airport.

Discussion: The applicant is requesting the approval of a map amendment to rezone the property addressed as 4814 N. Washington St. from RSS, Small Lot Single-Family Residential District to A, Agriculture.

The subject site is bordered by similarly zoned residential properties to the west, north and east with commercial and higher density residential zoned properties to the east and south. The applicant has submitted a site plan indicating a layout for the lot including an existing structure to be used as an indoor grow facility for medical marijuana. This operation necessitates the need for the A zoning district and is the first step in a two-step process as the applicant will need a Specific Use Permit to be approved as well in order to operate marijuana grow facility.

Findings:

1. The Land Development Code allows for rezoning of land via Map Amendments.
2. Agricultural Zoning is not an adjacent zoning district found in the area.
3. The proposed Map Amendment will allow for a medical marijuana grow facility with an SUP, which is not possible right now.
4. A medical marijuana grow facility is allowed only with an SUP in the A zoning district.
4. The Comprehensive Plan calls for a mix of commercial and low density residential uses in this area.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed map amendment as presented.
2. Find that a map amendment is appropriate, but at a lower zoning classification, and approve as amended.
3. Find that the map amendment 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 map amendment.
4. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by: Josh Brown, Planning Technician
Reviewed by: Lanc Gross, Planning Manager
Date of Preparation: November 12, 2020
Attachments: Application, Area Map, Zoning Comparison Chart, Site Plan
Map Designation: NW