



REPORT TO:
STILLWATER PLANNING COMMISSION No. SUP20-08
ISSUED BY THE COMMUNITY DEVELOPMENT DEPARTMENT - STILLWATER,
OKLAHOMA

Date of Meeting: December 1, 2020

Subject: Specific Use Permit: 4818 N Washington Street

Purpose of Report: The applicant requests review and approval of an SUP to allow for a medical marijuana growing facility.

Background: The property is currently within a tract of land currently zoned RSS Small Lot Single Family Residential located along Washington Street just south of Richmond Road. The applicant desires to establish a medical marijuana growing facility inside an existing building on the proposed site. The property will need to be rezoned from RSS to a zoning district that allows this use with an SUP. The approved SUP in the A Agriculture zoning district would allow medical marijuana to be grown indoors and outdoors. This application is a companion item to MA20-07.

Application Processing Information:

Applicant – Everett Farms

Owner – Everett Farms

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

Assigned Planner – Rian Harkins, Senior Planner

Processing Track:

Submittal Date – November 11, 2020

Planning Commission – December 1, 2020

City Council – January 11, 2021

Project/Site Design Data/Details:

Zoning – RSS Small Lot Single Family Residential Section 23-137 (MA20-07 requests a change from RSS to be A)

Existing Use – Residential/Agricultural

Proposed Use – Medical Marijuana Grow Facility

Lot size – Approximately 14.3 acres, Building area approximately 47'x50"

Parking – Available on site

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has frontage on Washington 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 within this part of the community is commercial and low density residential. Commercial is indicated fronting Washington and at major intersections, with low density residential adjacent to the west.

Discussion: The applicant is requesting the approval of an SUP to allow the establishment of a medical marijuana growing facility upon approval of a map amendment from RSS to a zoning district that allows this use with an SUP. The related map amendment is requesting a change from RSS to A Agricultural Zoning.

The area contains a mixture of commercial, public, and residential land uses. The property is a residential acreage that is adjacent to lots of varying sizes. The zoning districts surrounding the subject site are:

- North and West – RSS Small lot single family residential, CG General Commercial
- East and South. – RTM Residential Two and Multi Family as part of a Planned Unit Development as well as CS Commercial Shopping;

Findings:

1. The Land Development Code allows for marijuana growing facilities in specific zoning districts with an SUP.
2. Oklahoma State Law allows for medical marijuana growing facilities.
3. Parking is sufficient for the intended use.
4. The applicant will need a state license to operate a growing facility.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed SUP as presented.
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: November 23, 2020
Attachments: Area Map, Site Plan
Map Designation: NW