

SAPULPA PLANNING COMMISSION
CITY HALL - 425 EAST DEWEY AVENUE
COUNCIL CHAMBERS, 2ND FLOOR
5:30 P.M., TUESDAY, AUGUST 27, 2019

Notice is hereby given that the Sapulpa Planning Commission of the City of Sapulpa, Oklahoma, will meet in regular session at 5:30 p.m. on the 27th day of August , 2019, in the Council Chambers, Sapulpa City Hall, 425 E Dewey Avenue Sapulpa, Oklahoma, with the agenda for said meeting as follows:

MEETING PROCEDURE: If you wish to speak to the Commission on an item, please sign in at the back of the room. Comments concerning items scheduled on the Agenda will be heard immediately following the presentation by staff or petitioner. The Planning Commission will act on the Agenda Item after all comments have been heard.

Please wait until you are recognized by the Chairman and keep comments as brief as possible.

- AGENDA -

1. **CALL TO ORDER.**

2. **INVOCATION.**

3. **PLEDGE OF ALLEGIANCE.**

4. **ROLL CALL.**

5. **REPORTS:**
 - A. Chairman's Report:

 - B. Work Session Report:

 - C. Director's Report:

6. **MINUTES.**
 - A. Discussion and possible action to approve the minutes from the July 23, 2019 Sapulpa Planning Commission meeting.

7. **CONSENT AGENDA:** All matters under “Consent” are considered by the City Council to be routine and will be enacted by one motion. Any Board member may, however, remove an item from consent by request.

8. PUBLIC HEARINGS.

- A.** Discussion and possible action regarding the application by Kalen Patel, R & D Grass Corporation, for a Specific Use Permit, SUP-040, to allow a commercial marijuana grow facility located at 5526 South 48th West Avenue, Tulsa.
- B.** Discussion and possible action regarding the application by Michael McSweeney, Strandedonearthllc, for a Specific Use Permit, SUP-043, to allow a medicinal marijuana dispensary located at 6 West Teel Road.
- C.** Discussion and possible action regarding an Ordinance amending the Zoning ordinance of the City of Sapulpa; Changing the Zone and District of Property located at 1107 East McKinley Avenue, City of Sapulpa, Creek County, State of Oklahoma, from RS-3 (Residential Single Family) to CS (Commercial Shopping).
- D.** Discussion and possible action regarding an Ordinance amending the Zoning Ordinance of the City of Sapulpa, changing the Zone and District of property located at 10176 South 49th West Avenue, City of Sapulpa, State of Oklahoma, from RMH (Residential Mobile Home Park District) to RE (Residential Estate), per SAZ-957.
- E.** Discussion and possible action regarding an Ordinance amending the Zoning Ordinance of the City of Sapulpa; Changing the Zone and District of property located at 102 South Poplar Street, City of Sapulpa, State of Oklahoma, from OL (Office Low Intensity) to RS-3 (Residential Single Family), per SAZ-959.

9. COMMISSIONERS' COMMENTS.

10. ADJOURNMENT.

Posted this 20th day of August, 2019 at or before 5:30 o'clock p.m., at the Sapulpa City Hall, 425 East Dewey, Sapulpa, Oklahoma.

Name: Brittany Billingsly

Title: Administrative Assistant



Consent Agenda 6.A.

Sapulpa Planning Commission

Meeting Date: August 27, 2019

Submitted By: Nikki Howard, Urban Development Director

SUBJECT:

Discussion and possible action to approve the minutes from the July 23, 2019 Sapulpa Planning Commission meeting.

Attachments

minutes



MINUTES

Sapulpa Planning Commission

Tuesday – July 23, 2019 – 5:30 PM – Special Meeting
City Hall – City Council Chambers – 2nd Floor
425 East Dewey Avenue Sapulpa, Oklahoma 74066

1. Call to order

The meeting was CALLED TO ORDER by acting SPC Chairman Andrew Probst at 5:30 PM.

2. Election of Officers

Motion to NOMINATE Andrew Probst as SPC Chairman made by Kayla Parnell and seconded by Lou Martin.

Due to NO further nominations made by the Planning Commission for SPC Chairman a motion to CEASE the nomination made by Lou Martin and seconded by Hunter Edwards.

All Planning Commissioners present stated AYE to confirm the nomination of Andrew Probst as SPC Chairman.

Motion to NOMINATE Lou Martin as SPC Vice-Chairman made by Kayla Parnell and seconded by Hunter Edwards.

Due to NO further nominations made by the Planning Commission for SPC Vice-Chairman a motion to CEASE the nominations made by Hunter Edwards and seconded by Jasson Brook.

All Planning Commissioners present stated AYE to confirm the nomination of Lou Martin as SPC Vice-Chairman.

3. Invocation

4. Pledge of Allegiance

5. Roll Call

Commissioners PRESENT: Jasson Brook, Hunter Edwards, Lou Martin, Kayla Parnell, Andrew Probst

Commissioners ABSENT: Julia Longoria, Carla Stinnett

6. Directors Report



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Directors Report was presented to the Planning Commission by Urban Development Director Nikki Howard.

There was NO DISCUSSION or PUBLIC COMMENTS for this item.

7. Consent Items (Lot-Splits): **None**

8. Public Hearing:

A. SAZ-954 – Hersh Properties, LLC – Rezoning from RS-3 (Residential Single-Family High Density) to RD (Residential Duplex). Location: 517 North 3rd Street.

The Staff Report was presented the Planning Commission by Director Howard. In the Staff Report Director Howard stated that staff was recommending APPROVAL of the requested rezoning.

The applicant Justin Hershberger was presented to address the Planning Commission. There was a brief discussion about the proposed use of the property. It was determined by the applicant that he owns the 4-plex and the two duplexes on the property to the North and plans to construct 2 new duplexes on the subject property very similar to the existing structures to the North.

There were NO PUBLIC COMMENTS for this item.

Motion to APPROVE made by Edwards and seconded by Martin.

AYE – Brook, Edwards, Martin, Parnell, Probst

NAY – None

Motion PASSED (5-0)

B. SAZ-955 – Michael Balch, Jr. – Rezoning from CG (Commercial General) to RS-3 (Residential Single-Family High Density). Location: Northeast corner of North Polar Street and West Hobson Avenue.

Staff Report was presented to the Planning Commission by Director Howard in the Staff Report Director Howard stated that staff was recommending DENIAL of the application for the rezoning because this was considered spot zoning and the application is not in compliance with the comprehensive plan.



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An email was then presented to the Planning Commission from absent Commissioner Longoria. Commissioner Longoria asked for the Planning Commission to consider continuing this item to the August 27, 2019 meeting date until more information about the zoning of the surrounding properties is provided.

The applicant Michael Balch, Jr. was presented to address the Planning Commission. The applicant stated that reason they are request to have a commercially zoned property be rezoned to residential is due to the unusually small lot size (50' by 160'), the applicant also stated that the lot could not be utilized for anything other than residential because of its size.

Chairman Probst then OPENED this item to PUBLIC COMMENTS.

Interested Parties: Ray Freeman (1111 N. Poplar St. Sapulpa) - opposed
Concerns:

1. Would need to have the whole area rezoned and not just a small piece of property.
2. Unsure is the applicant could meet the required building setbacks for residential.
3. If an older house is moved in it will not have a foundation.
4. Is opposed to bringing in an old house, would not do any good for the neighborhood.

The applicant then stated that the house that would be brought in was currently located on Bryan next to the Daylight Donuts and this house would need to be removed in order for the owner of the Daylight Donuts to build a new building for his business. The applicant also stated that he thought this house was worth saving and also said that it would be completely restored and look like a new home.

Director Howard stated that this application would require a Comp Plan Amendment, she also stated that she would also recommend denial of the Comp Plan Amendment.

The applicant then requested that this item be CONTINUED until the August 27, 2019 meeting because he has not purchased the property yet and was under the impression that it was already zoned as residential. The applicant also stated that if he chose to not purchase the property he would then withdraw his application.



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Motion to CONTINUE to the August 27, 2019 made by Edwards and seconded by Brook.

AYE – Brook, Edwards, Martin, Parnell, Probst

NAY – None

Motion PASSED (5-0)

- C. SUP-040 – Kelan Patel** – Specific Use Permit to allow Marijuana- Commercial Growth Facility use in a CG (Commercial General) zoning district. Location: 5526 South 48th West Avenue. *(Applicant requests a continuance to the August 27, 2019 meeting.)*

Motion to CONTINUE this item until the August 27, 2019 meeting made by Edwards and seconded by Book.

AYE – Brook, Edwards, Martin, Parnell, Probst

NAY – None

Motion PASSED (5-0)

- D. SUP-041 – Releaf Ranch, LLC** – Specific Use Permit to allow Marijuana – Retail dispensary/Establishment use in a CG (Commercial General) zoning district. Location: 9697 State Highway 66.

The Staff Report was presented to the Planning Commission by Director Howard. In the Staff Report Director Howard stated that staff was recommending APPROVAL of the application with the following conditions:

- a. Each Commercial Medical Marijuana Facility shall be operated from the permitted premises on the permitted property. No Commercial Medical Marijuana Facility shall be permitted to operate from a moveable, mobile or transitory location, except for a permitted and licensed secure transporter when engaged in the lawful transport of Marijuana.**
- b. Commercial operators will need to submit their security plan and shall include the following: see attached security plan**
- c. Operating hours shall be between 8:00 am and 8:00 pm.**
- d. Signs: No pictures, photographs, drawings or other depictions of marijuana or marijuana paraphernalia shall appear on the outside of any permitted premises nor be visible outside of the permitted premises on the permitted property. The words “marijuana”, “cannabis” and any other words used or intended to convey the presence or availability of**



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marijuana shall not appear on the outside of the permitted premises nor be visible outside of the permitted premises on the permitted property.

- e. All activities of Commercial Medical Marijuana facilities, including without limitation, distribution, growth, cultivation, or the sale of marijuana, and all other related activity under the permit holder's license or permit must occur indoors. The facility's operation and design shall minimize any impact to adjacent uses, including the control of any odor by maintaining and operating an air filtration system so that no odor is detectable outside of the permitted premises.**
- f. All necessary building, electrical, plumbing, and mechanical permits and inspections must be obtained for any part of the permitted premises.**
- g. The permit holder, owner and operator of the facility shall use lawful methods in controlling waste or by-products from any activities allowed under the license or permit.**

The applicant Releaf Ranch was present to address the Planning Commission. The applicant stated that her plan was to be open seven days a week from 10 AM to 8 PM but could change depending on how much business they would have coming in. The applicant also stated that she had plans to open the 1st of September and would have five to ten employees for the business.

There was a discuss between the Planning Commission and the applicant about if there was a separation between her parking lot and the adjacent parking lot owned by the Skating Rink. The applicant stated that the parking lots do meet but are not shared. The applicant also stated that she had tried to meet with the owners of the skating rink of two separate occasions but was unable to get a meeting scheduled.

The applicant also stated that screening requirement would be unnecessary because of the metal building behind her property was much taller than a six-foot privacy fence and felt that would be adequate for her screening requirements. It was determined by Director Howard that the applicant would need to file for a Variance and receive the Sapulpa Board of Adjustment approval for no screening of the property.

Chairman Probst then OPENED this item to PUBLIC COMMENTS.

**Interested Parties: Doug Redding (9755 State Highway 66)
Concerns:**



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1. **State law requires Medical Marijuana businesses to be located 1000 ft. from a public school and this business is next door to a skating rink that has a lot of kids.**
2. **The Planning Commission needs to come up with fair regulations to protect kids.**

Chairman Probst then CLOSED PUBLIC COMMENTS for this item.

The applicant again addressed the Planning Commission, stating that she is a mother of two girls that are grown now but was always considered over protective. The applicant also stated that any type of business that she chose to operate would abide by the laws. She also stated that all customers must be 18 years or older and have their Medical Marijuana Card to be allowed into the facility. The applicant also stated to Planning Commission that there are five register sex offenders that live on the other side of the skating rink and believes that is much more concerning to the wellbeing of children than her business.

Commission Edwards asked the applicant about what type of signage she planned to have installed for the business. The applicant stated that her plans were to have the green cross and the business name “Releaf Ranch” on her business sign.

Commissioner Martin stated that his concern is that the parking lots are shared and the skating rink is a kid oriented business.

There was a brief discussion among the Planning Commission about separating the parking lots by either a vehicle barrier or to extend the required screening fence to the south side of the property and to install security cameras for the parking lot area.

Motion to DENY the application made by Martin and NO second for the motion. Motion FAILED due to a lack of a motion.

Director Howard stated to the Planning Commission that the two businesses would only have one hour of overlapping on their operating hours.

Motion to APPROVE with staff recommendations and to extend the required screening fence to the south side of the property and to install security cameras for the parking lot area made by Edwards and seconded by Brook.



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AYE – Brook, Edwards, Parnell

NAY – Martin, Probst

Motion PASSED (3-2)

- E. SUP-042 – Green Country Research, INC – Specific Use Permit to allow Marijuana – Commercial Growth Facility use in an IL (Industrial Light) zoning district. Location: 4550 West 57th Street.**

The Staff Report was presented to the Planning Commission by Director Howard. In the Staff Report Director Howard stated that staff was recommending APPROVAL of the application for requested Specific Use Permit with the following conditions:

- a. Each Commercial Medical Marijuana Facility shall be operated from the permitted premises on the permitted property. No Commercial Medical Marijuana Facility shall be permitted to operate from a moveable, mobile or transitory location, except for a permitted and licensed secure transporter when engaged in the lawful transport of Marijuana.**
- b. Commercial operators will need to submit their security plan and shall include the following:**
- c. Security surveillance cameras installed to monitor all entrances, along with the interior and exterior of the permitted premises;**
- d. Alarm systems which are professionally monitored and operated 24 hours a day, seven days a week;**
- e. A locking safe permanently affixed to the permitted premises that shall store all marijuana and cash remaining in the facility overnight;**
- f. All marijuana in whatever form stored at the permitted premises shall be kept in a secure manner and shall not be visible from outside the permitted premises, nor shall it be grown, processed, exchanged, displayed or dispensed outside of the permitted premises;**
- g. All security recordings shall be preserved for at least seven (7) days by the permit holder and made available to any law enforcement officer upon request for inspection**
- h. Signs: No pictures, photographs, drawings or other depictions of marijuana or marijuana paraphernalia shall appear on the outside of any permitted premises nor be visible outside of the permitted premises on the permitted property. The words “marijuana”, “cannabis” and any other words used or**



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intended to convey the presence or availability of marijuana shall not appear on the outside of the permitted premises nor be visible outside of the permitted premises on the permitted property.

- i. All activities of Commercial Medical Marijuana facilities, including without limitation, distribution, growth, cultivation, or the sale of marijuana, and all other related activity under the permit holder’s license or permit must occur indoors. The facility’s operation and design shall minimize any impact to adjacent uses, including the control of any odor by maintaining and operating an air filtration system so that no odor is detectable outside of the permitted premises.**
- j. All necessary building, electrical, plumbing, and mechanical permits and inspections must be obtained for any part of the permitted premises.**
- k. The permit holder, owner and operator of the facility shall use lawful methods in controlling waste or by-products from any activities allowed under the license or permit.**

The applicant Green Country Research was presented to address the Planning Commission. There was a brief discussion among the Planning Commission and the applicant about the tracking of the inventory. It was determined by the applicant that they must follow the “seed to sell” procedure to track all of their product. The applicant also stated that the seed is recorded and then tracked by being weighed at different stages during the growth period of the plant until it is sold. The applicant also stated that they have taken extra security measures to ensure that no product leaves the facility without their knowledge.

It was also determined by the applicant that the facility would employ up to eight part-time employees.

Commission Brook then asked the applicant what type of background checks if any would be performed on potential employees. It was determined by the applicant that they would be running background checks on employees and they are looking for applicants that have a horticulture background.

There were NO PUBLIC COMMENTS for this item.

Motion to APPROVE with staff recommendations made by Brook and seconded by Parnell.

AYE – Brook, Edwards, Martin, Parnell, Probst

NAY – None



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Motion PASSED (5-0)

- F. Discussion and possible action to adopt “Planning Commission Policies and Procedures”.

There was NO DISCUSSION or PUBLIC COMMENTS for this item.

Motion to APPROVE made by Martin and seconded by Parnell.

AYE – Brook, Edwards, Martin, Parnell, Probst

NAY – None

Motion PASSED (5-0)

9. Adjournment:

Motion to ADJOURN made by Edwards and seconded by Brook.

AYE – Brook, Edwards, Martin, Parnell, Probst

NAY – None

Motion PASSED (5-0)

The meeting was ADJOURNED at 7:04 PM.

SPC Chairman

Date



AGENDA ITEM

Public Hearings 8.A.

Sapulpa Planning Commission

Meeting Date: August 27, 2019

Submitted By: Nikki Howard, Urban Development Director

Department: Planning & Development

Presented By: Nikki Howard

SUBJECT:

Discussion and possible action regarding the application by Kalen Patel, R & D Grass Corporation, for a Specific Use Permit, SUP-040, to allow a commercial marijuana grow facility located at 5526 South 48th West Avenue, Tulsa.

BACKGROUND:

The proposed commercial marijuana grow facility is located North and East of the "Town West" shopping center. The general area is primarily a mix of heavy commercial, industrial, and motel uses. The building located directly to the North is located on the same parcel as an industrial supply company.

The applicants have been approved through OMMA (Oklahoma Medicinal Marijuana Authority) for the proposed location.

RECOMMENDATION:

Staff recommends approval of the SUP-040 with the conditions listed on the case report.

Attachments

Staff report

Findings of Fact & Conclusion of Law

Maps and submittals

site photo



SAPULPA PLANNING COMMISSION
August 27, 2019
STAFF REPORT

FILE: SUP-040 | Specific Use Permit

APPLICANT: Kelan Patel

ADDRESS: 5526 South 48th West Avenue, Tulsa

PARCEL: 30750-92-33-08190

STR: Section 33, Township 19 North, Range 12 East

LEGAL: Lots One (1), Two (2), Three (3), Four (4), and Five (5), Block Twelve (12), Opportunity Heights, an addition to the City of Sapulpa, Tulsa County, State of Oklahoma, according to the recorded plat thereof

LOT SIZE: 1.36 acres more or less

ZONING: CG Commercial General

EXISTING USE: Vacant building

OWNER: 1803, LLC

CC WARD: Ward #5 Mr. Bruce Bledsoe and Mr. Hugo Naifeh

PREPARED BY: Nikki Howard – Urban Development Director

REQUEST:

The applicant requests a Specific Use Permit to allow a Commercial Marijuana Growth Facility in a CG (Commercial General).

APPLICABLE STATE AND MUNICIPAL CODE SECTIONS:

As provided in O.S. § 11-43-113, the utilization of the SUP process is designed to address uses which are specialized in nature. The Specific Use list are so clarified because of the size of the land they require or the specialized nature of the use, or they may more intensely dominate the area in which they are located, or their effects on the general public are broader in scope than other types of uses permitted in the district.

BACKGROUND:

The proposed Commercial Marijuana Growth Facility is located North and East of the “Town West” shopping center. The general area is primarily a mix of Heavy Commercial, Industrial, and motel uses. They have approval from the OMMA for the proposed location. Fastenal is located on the same parcel as the proposed grow facility. They are an Industrial supply company.

SURROUNDING LAND USE AND ZONING:

North:	CG Fastenal
East:	CG Vacant lot
South:	CG Interstate Inn
West:	CG Interstate Inn

Comprehensive Plan: The subject property is designated Commercial/Industrial on the Future Land Use Map (FLUM).

Flood Zone: The subject property is not within a flood zone.

PUBLIC COMMENTS: As of writing this report, staff has not received any public comment.

STAFF RECOMMENDATION:

Recommended motion for SPC:

Staff is recommending **APPROVAL** of the application with the following conditions:

- a. Each Commercial Medical Marijuana Facility shall be operated from the permitted premises on the permitted property. No Commercial medical Marijuana Facility

shall be permitted to operate from a moveable, mobile or transitory location, except for a permitted and licensed secure transporter when engaged in the lawful transport of Marijuana.

- b. Commercial operators will need to submit their security plan and shall include the following:
 - Security surveillance cameras installed to monitor all entrances, along with the interior and exterior of the permitted premises;
 - Alarm systems which are professionally monitored and operated 24 hours a day, seven days a week;
 - A locking safe permanently affixed to the permitted premises that shall store all marijuana and cash remaining in the facility overnight;
 - All marijuana in whatever form stored at the permitted premises shall be kept in a secure manner and shall not be visible from outside the permitted premises, nor shall it be grown, processed, exchanged, displayed or dispensed outside of the permitted premises;
 - All security recordings shall be preserved for at least seven (7) days by the permit holder and made available to any law enforcement officer upon request for inspection
- c. Signs: No pictures, photographs, drawings or other depictions of marijuana or marijuana paraphernalia shall appear on the outside of any permitted premises nor be visible outside of the permitted premises on the permitted property. The words "marijuana", "cannabis" and any other words used or intended to convey the presence or availability of marijuana shall not appear on the outside of the permitted premises nor be visible outside of the permitted premises on the permitted property.
- d. All activities of Commercial Medical Marijuana facilities, including without limitation, distribution, growth, cultivation, or the sale of marijuana, and all other related activity under the permit holder's license or permit must occur indoors. The facility's operation and design shall minimize any impact to adjacent uses, including the control of any odor by maintaining and operating an air filtration system so that no odor is detectable outside of the permitted premises.
- e. All necessary building, electrical, plumbing, and mechanical permits and inspections must be obtained for any part of the permitted premises.
- f. The permit holder, owner and operator of the facility shall use lawful methods in controlling waste or by-products from any activities allowed under the license or permit.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

NOW on this ___ day of _____, the City of Sapulpa Planning Commission, having considered the above Specific Use Permit request, finds and concludes as follows:

1. PROBABLE EFFECT OF THE PROJECT ON THE ADJACENT PROPERTY: The Planning Commission finds that the proposed use will have (minimal/substantial) effect on the adjacent property.

2. COMMUNITY WELFARE AS AFFECTED BY THE PROJECT:
The Planning Commission finds that the proposed use (will/will not) adversely affect the community welfare.

3. IMPACT OF THE DEVELOPMENT ON PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO PARKS, ROADS, AND UTILITIES:
The Planning Commission finds that the proposed use (will/will not) have an adverse effect on public facilities.

4. SAFEGUARDS TO DIMINISH THE EFFECT ON THE ADJACENT PROPERTY, COMMUNITY WELFARE, OR PUBLIC FACILITIES/SERVICES:
The Planning Commission finds that the following safeguards (if any) are needed, to diminish the effect of the proposed use:

- (a) _____
- (b) _____
- (c) _____

5. All procedural requirements of 11 O.S. 43-113 have been met and SUP-_____ is hereby approved/denied for the reasons set forth above, and these findings and conclusions have been approved in open meeting this ___ day of _____, 20__.

SUP-040

Kelan Patel
5526 S 48th W Ave
Tulsa, OK 74107

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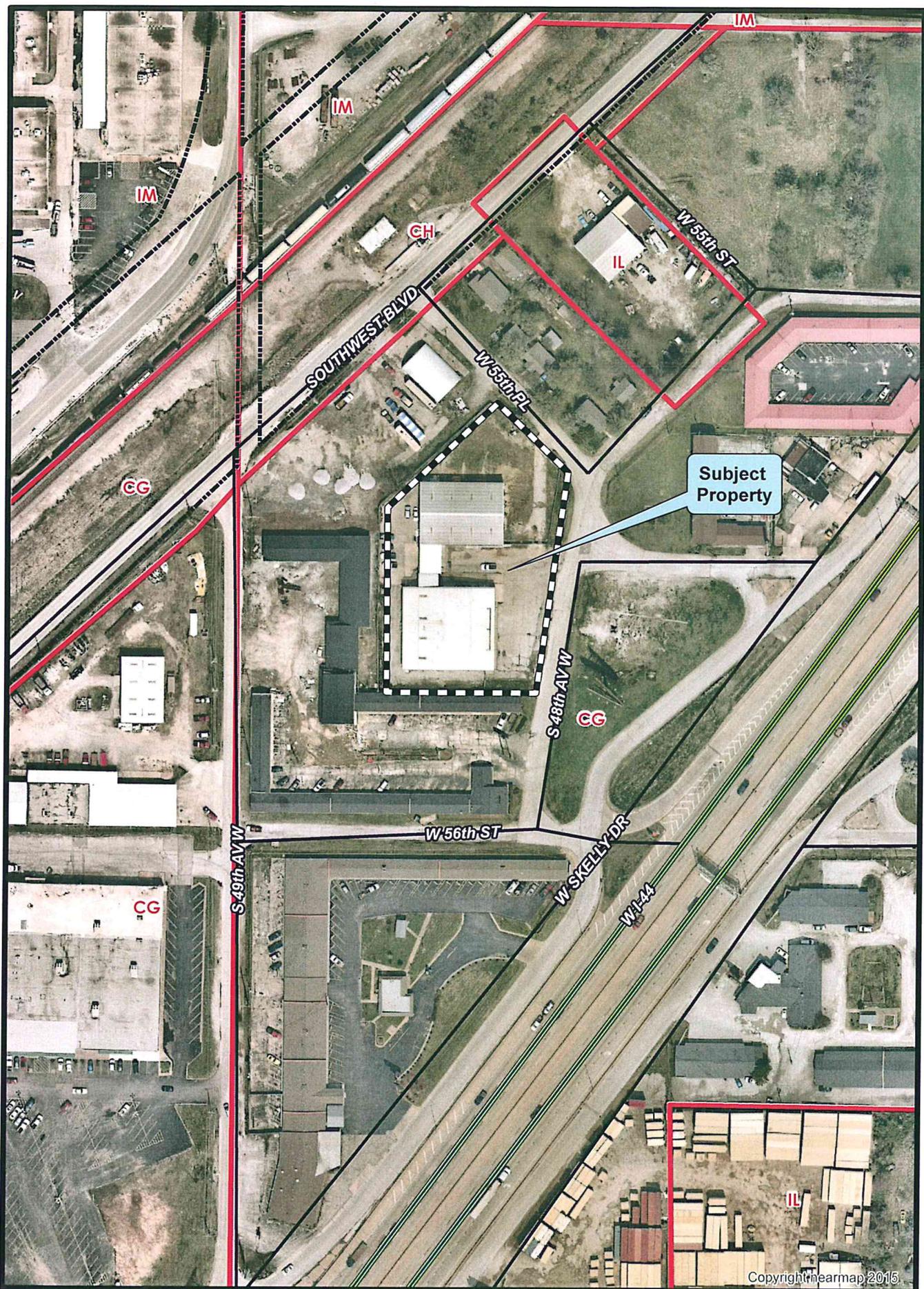
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Legend

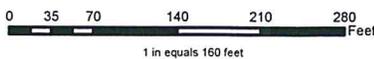
-  Zoning
-  Subject Property
-  City Limits
-  Parcels
-  Highways
-  Roads & Streets
-  Railroads



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Property Description

Property located in Lots 1-5,
Block 12, Opportunity Heights
Addition, Sapulpa, Tulsa County,
Oklahoma
E-911: 5524-5526 S 48th W Ave., Tulsa, OK 74107



Map Prepared by:
City of Sapulpa
Date: 6/24/2019

Source Data:
Creek County Assessors
City of Sapulpa, Incog

**CITY OF SAPULPA
MAP PRODUCTS**

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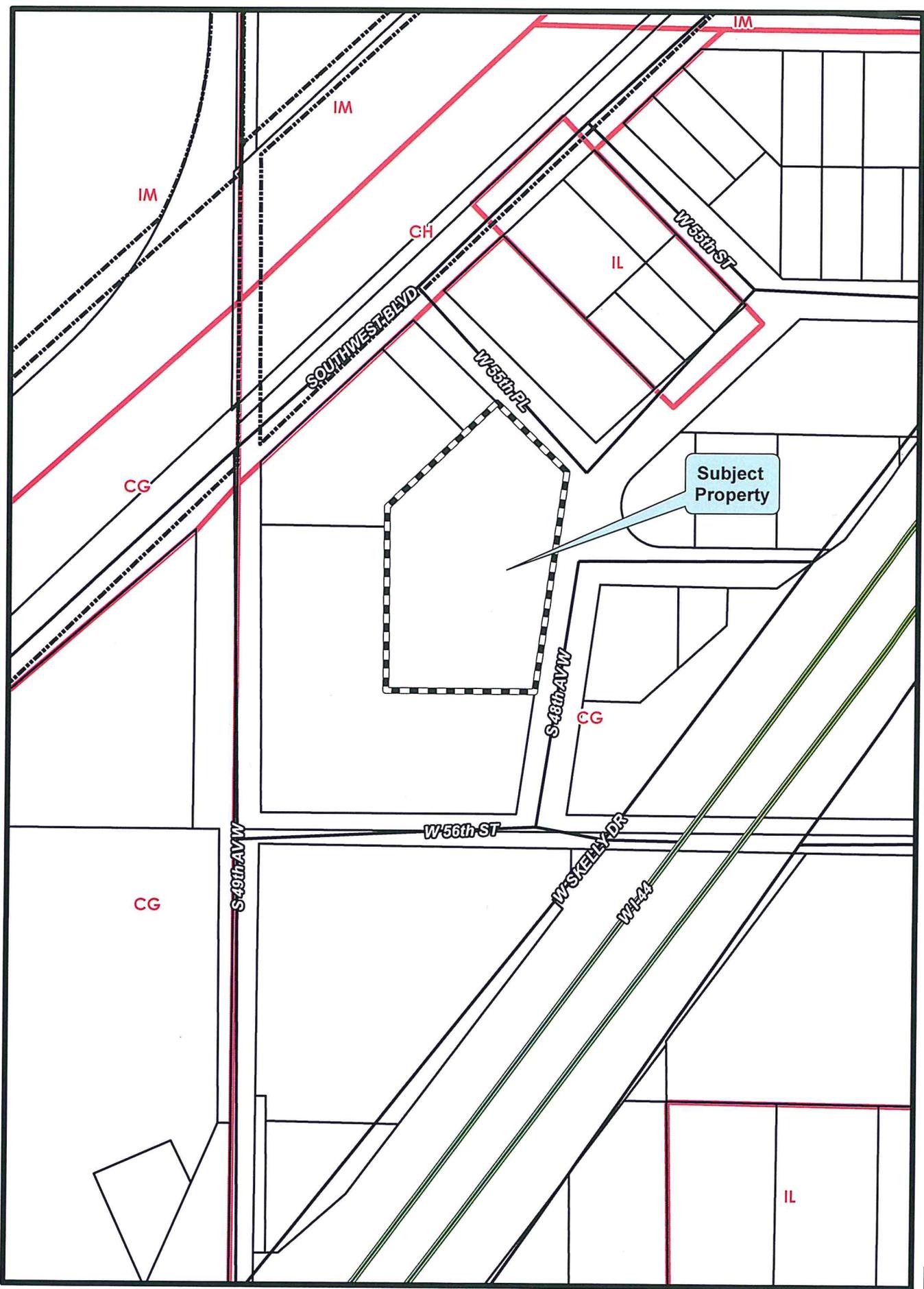
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Legend

-  Zoning
-  Subject Property
-  City Limits
-  Parcels
-  Highways
-  Roads & Streets
-  Railroads

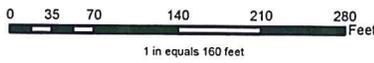


Property Description

Property located in Lots 1-5,
Block 12, Opportunity Heights
Addition, Sapulpa, Tulsa County,
Oklahoma
E-911: 5524-5526 S 48th W Ave., Tulsa, OK 74107

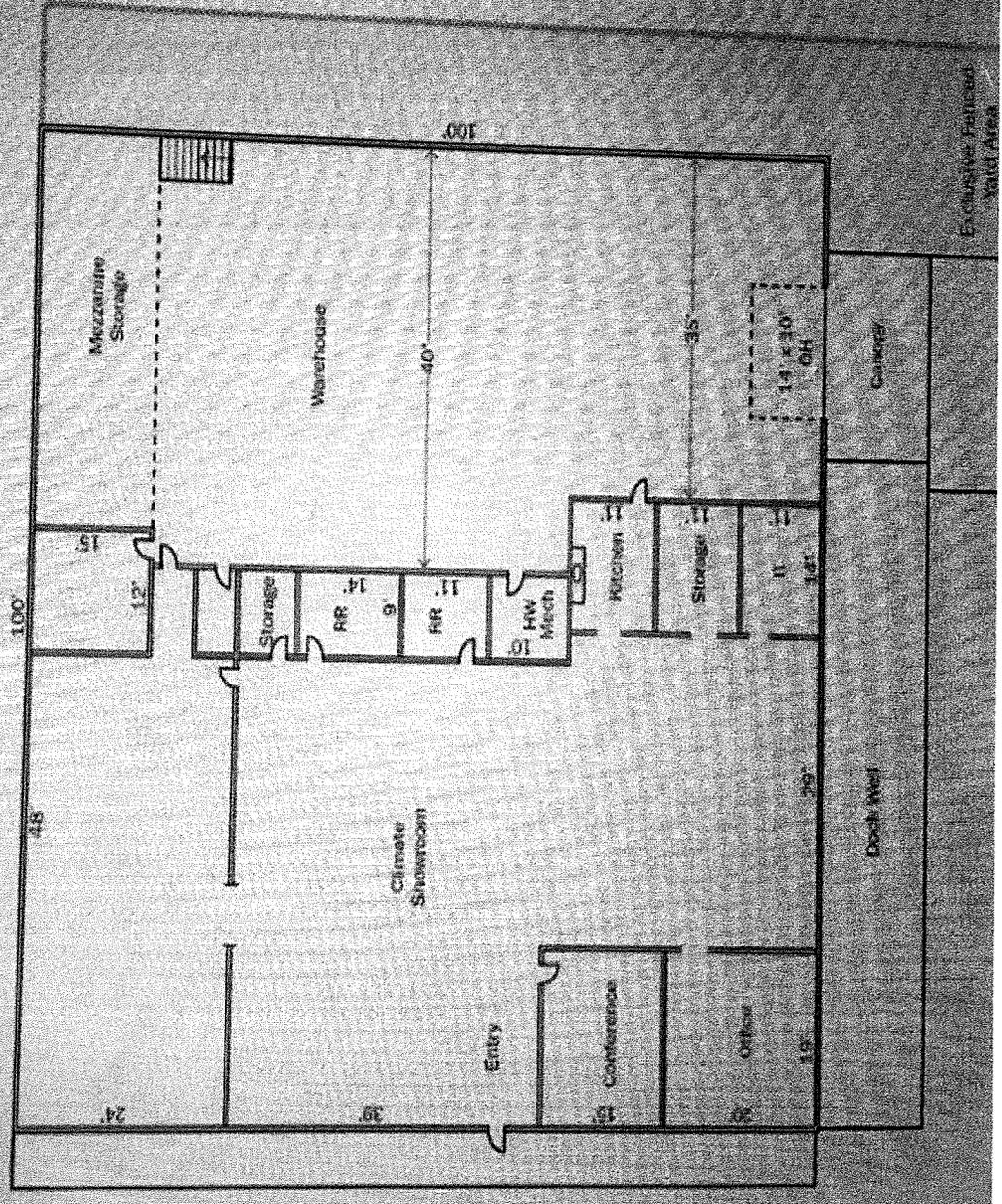
Map Prepared by:
City of Sapulpa
Date: 6/24/2019

Source Data:
Creek County Assessors
City of Sapulpa, Incog



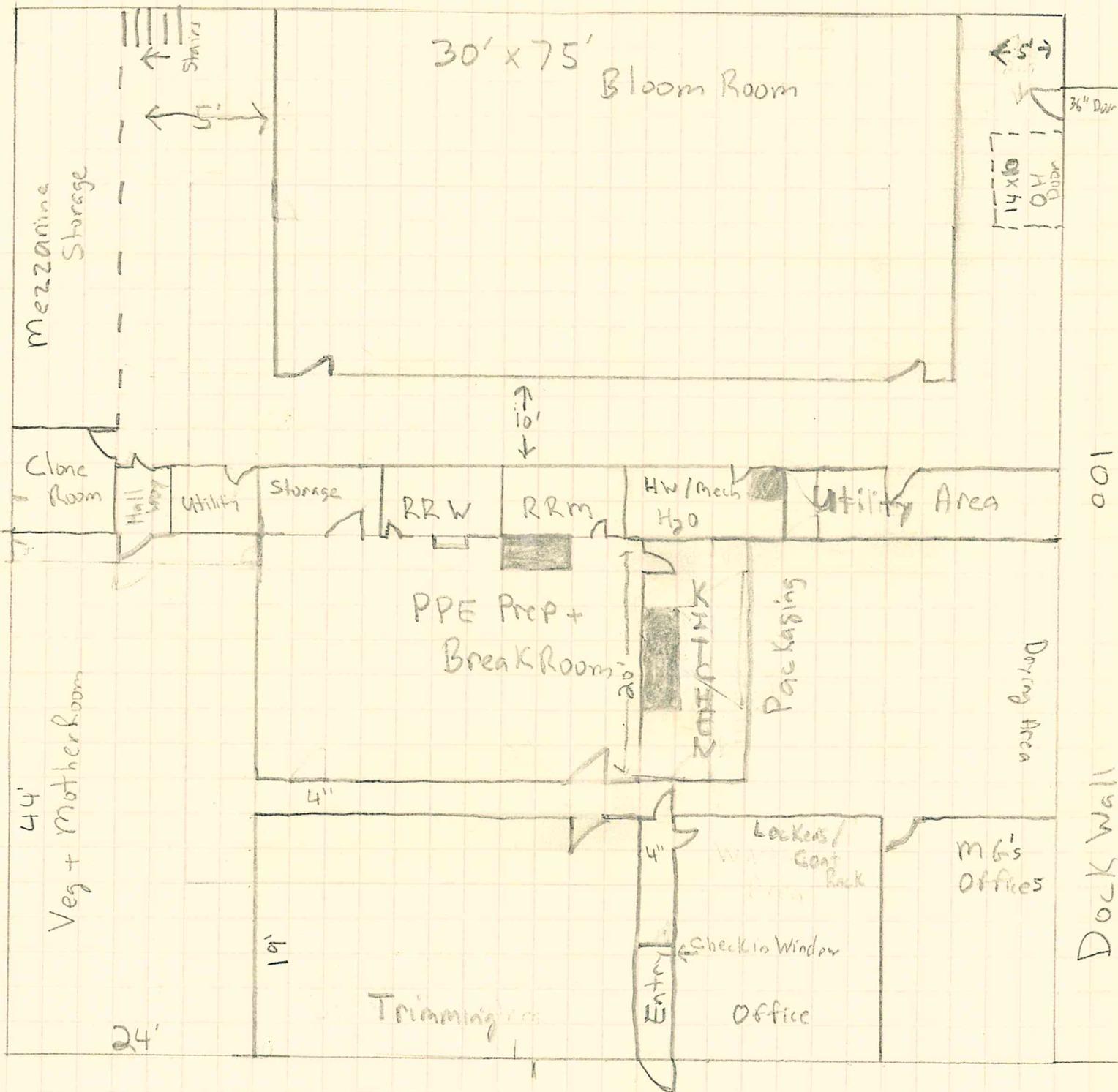
~~Current~~ Current

EXHIBIT A LEASED PREMISES



Exclusive Painted
Vault Area

Proposed
100



← 001 →

-  = Utility Sink
-  = 3 Compartment Sink
-  = Eye Wash

Applicant req. Cont. to Aug 27th.

307509233208190



Ward #5

Comm/Ind

1.36 ac m/1

331912

300 radius report

Sapulpa Metropolitan Area Planning Commission (SMAPC)

Specific Use Permit Application (SUP)

For Office Use

Date Application Submitted 6-19-19 Received by AH Complete? Yes or No
Date of Public Hearing 7-23-19 Case Number SUP-40 Approved? Yes or No

Applicant: Kelan Patel Phone: 847-571-1021
Owner: (if different**) Susie Kelley Phone: 918-636-2622
Address: 5526 S. 48th W. Ave Tulsa, OK Zoning: General Comm S-T-R:
Lot: 1-5 Block: 12 Subdivision: Opportunity Heights

**Does the Applicant have permission from the Owner to request a Specific Use Permit? (Y) or N

The following items must be submitted as part of the application packet for a Specific Use Permit (SUP):

- Site Plan - A site plan shall consist of drawing(s) containing:
A north arrow;
Proposed location of structures, off-street parking, and open space;
Dimensions of buildings and other structures;
Distances between existing and proposed structures, as well as setback dimensions;
Proposed location of buffer areas, screening, and landscaping; and
Sufficient surrounding area to demonstrate the relationship to adjoining uses.
Filed Deed of ownership with the Book & Page stamp from the County Clerk
A signed and sealed 300' property ownership list from a Certified Abstract company (3 sets of labels)
Any additional information required by staff to aid the Sapulpa Are Planning Commission (SMAPC) in making a recommendation to the Sapulpa City Council (CC) - renderings, photos, color swatches, etc.
A check payable to the City of Sapulpa (no cash or money orders) at the time of application
The completed and signed*** copy of this application

A. Subject Property

1. Size in Acres or Square Feet: Building is Approx 9500sqft 2. Current Use: Commercial / Office
3. Frontage Road (Street): W 55th Pl / S 48th W Ave

4. Identify structures and improvements on the property: Interior Remodeling Only at this time. Minor Repairs to Exterior of Building for improved maintenance.
5. City Water: Yes No 6. City Sewer: Yes No 7. Basin (if applicable): _____

B. Adjoining Property

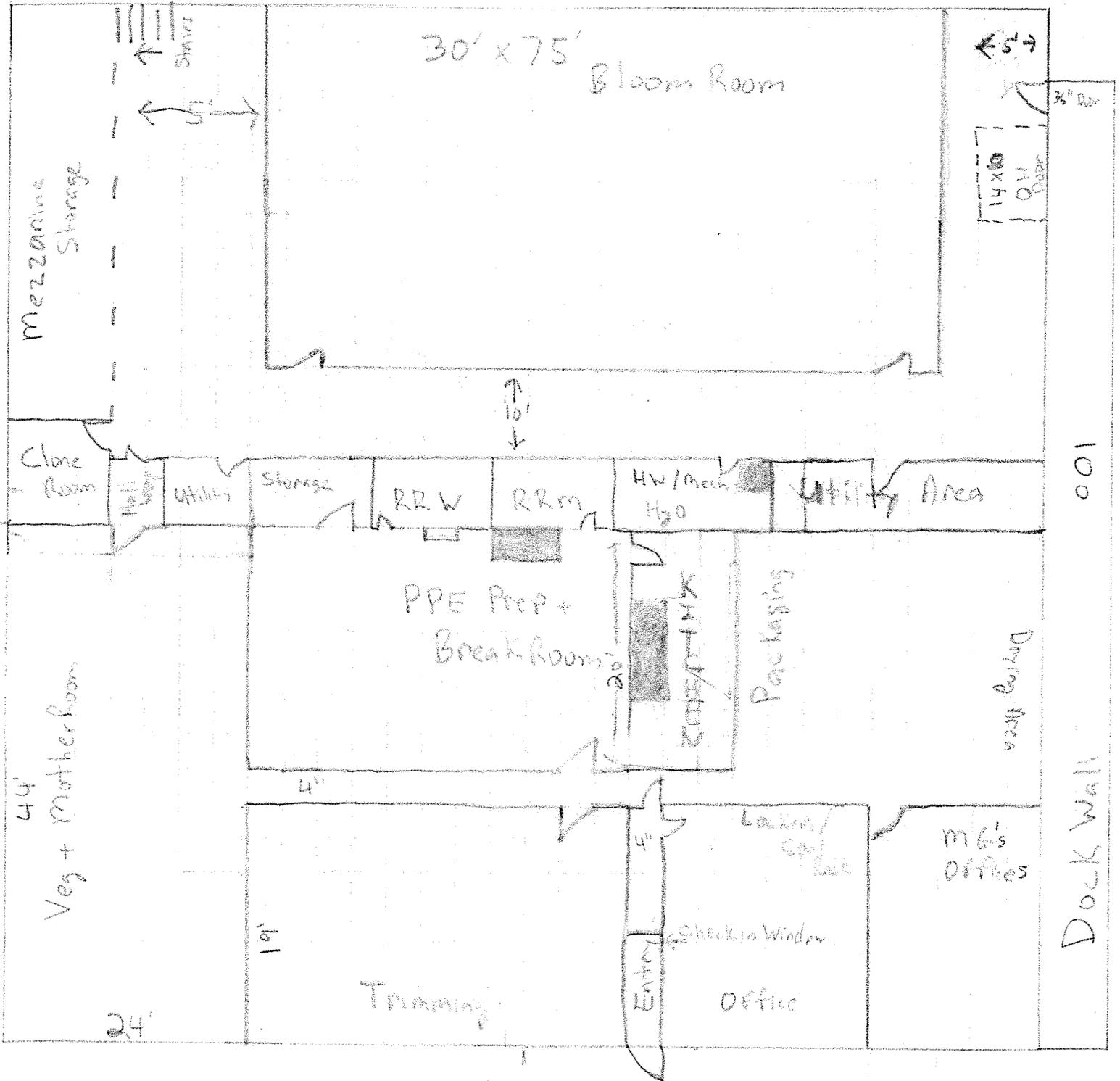
1. Provide approximate distances from structures on adjacent lots to the property lines: East of Building is East end about 35 yards. North is Boundary Line with fence. South is Front Entrance of Building and Parking Lot. West is Interstate 44 Znn about 35 yards.
2. Identify adjacent and surrounding land uses: Commercial / Industrial

C. Specific Use Permit Request

As provided by O.S. §11-43-113, the utilization of the Specific Use Permit process is designed to address land uses, which because of the specialized nature of the use, may dominate the area in which such uses are proposed to be located.

1. Describe the proposed Specific Use as it pertains to your property: Commercial Grow
2. Describe any benefits to the adjacent properties or to the City: Increase in Employment, Workers may decide to reside in the nearby ^{hotels} ~~hotels~~ _{units}, and increase Tax Revenues.
3. Explain how the subject property is well suited for proposed Specific Use. (e.g. advantages such as topography, soil, drainage, access, proximity to populated commercial/residential areas, etc): This property allows us easy access to Highway 44 to deliver our goods.
4. Explain how the proposed Specific Use may affect the road system serving your area: We don't expect too much of an increase of Traffic. It will be the employees and Deliveries.
5. Provide the number of additional daily traffic counts the Specific Use may produce: 20-30 VPD
6. If there are increases in traffic, what traffic control measures are proposed? Traffic Increase will not impede any current traffic controls.
7. How could the proposed Special Use be detrimental to properties in the vicinity? Nothing per our Business Plan will be a detrimental factor to our neighbors of the City of Sapulpa.
8. Explain what measures are proposed to minimize any adverse effects: We will abide by all the rules and regulations of the City of Sapulpa and The State of Oklahoma. Our goal is to be a State of the Art Facility in this space.

Proposed
100



← 001 →

-  = Utility Sink
-  = 3 Compartment Sink
-  = Eye Wash

State of Oklahoma

License Certificate

NON - TRANSFERABLE

COMMERCIAL GROWER LICENSE

HEREBY GRANTED TO

R&D GREEN GRASS CORPORATION

5526 S 48TH WEST AVE, TULSA, OK, 74107

THE LICENSE IS ISSUED BY THE OKLAHOMA STATE DEPARTMENT OF HEALTH, OKLAHOMA MEDICAL MARIJUANA AUTHORITY TO CERTIFY THE ABOVE HAS FULFILLED THE REQUIREMENTS OF TITLE 63 O.S. § 4-20A ET SEQ. AND THE OKLAHOMA ADMINISTRATIVE CODE AT TITLE 310 CHAPTER 681. THE LICENSE IS SUBJECT TO THE REPRESENTATIONS MADE ON THE APPLICATION THEREFOR, AND MAY BE SUSPENDED OR REVOKED FOR CAUSE AS PROVIDED BY LAW AND RULE. LICENSEE SHALL OBSERVE AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS OF THE STATE OF OKLAHOMA.



12/23/2019

LICENSE NUMBER:

GAAA-EK07-6KFX

Tom Bates

TOM BATES, J.D.
Interim Commissioner
Oklahoma State Department of Health

TRANSPORTATION LICENSE ONLY



OKLAHOMA MEDICAL MARIJUANA AUTHORITY

Website: OMMA.ok.gov | Email: OMMA@ok.gov | Phone: (405) 522-6662

Wednesday, December 19, 2018

License #: GAAA-EKO7-6KFX

R&D GREEN GRASS CORPORATION
MEDPOINT GROWER TULSA
5526 S 48TH WEST AVE
TULSA, OK, 74107

RE: **Approval** of Medical Marijuana Commercial License

The Oklahoma Medical Marijuana Authority (OMMA) has determined that your application has met licensure requirements for a COMMERCIAL GROWER LICENSE license in accordance with Title 63 O.S. § 420 et seq. and the Oklahoma Administrative Code (OAC) 310:681. Your approved licensure start date is:

12/18/2018 and will expire one(1) year after this date, on **12/23/2019**.

It is your responsibility to submit a timely renewal application prior to this expiration date.

Your license number is: **GAAA-EKO7-6KFX**

In addition to submission of timely renewal, it is the responsibility of the licensee to notify the OMMA in the event of:

- 1) changes in contact information; or
- 2) changes that may affect the licensee's qualifications for licensure.

Ongoing monthly yield and/or sales reports are also required by law, and shall be deemed untimely if not received by the OMMA by the fifteenth (15th) of each month, to reflect the applicable data for the preceding month. Reporting tools may be accessed at OMMA.ok.gov.

Included with this letter is your license certificate. If you have any questions, please do not hesitate to contact a member of my staff at omma.ok.gov or by phone at (405) 522-6662.

Sincerely,

Tom Bates, J.D.
Interim Commissioner
Oklahoma State Department of Health

Attachment: License Certificate



Return to: Commercial Title & Escrow Services
4739 E 91st St., Suite 200, Tulsa, OK 74137
68 O.S. Section 3202(3)

QUIT-CLAIM DEED

THIS INDENTURE: Made this 29th day of September, 2017, between **EDDIE D. BURNS, JR.**, a single person, party of the first part, and **1803 LLC**, an Oklahoma limited liability company, party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to him duly paid, receipt of which is hereby acknowledged, does hereby quit-claim, grant, bargain, sell and convey unto said party of the second part, and to its successors or assigns forever, all his right, title, interest and estate, both at law and in equity, of, in and to the following described real estate, situated in the County of TULSA, State of Oklahoma, to wit:

Lots One (1), Two (2), Three (3), Four (4), and Five (5), Block Twelve (12), OPPORTUNITY HEIGHTS, an Addition in Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging.

To have and to hold the above granted premises unto the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand the day and year first above written.

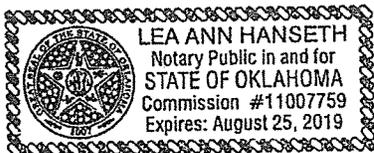
EDDIE D. BURNS, JR.

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss.

This instrument was acknowledged before me on September 29, 2017 by **EDDIE D. BURNS, JR.**, a single person.

My Commission Expires:

LeAnn Hansel
Notary Public



RECORDED & RETURN TO:
COMMERCIAL TITLE & ESCROW SERVICES, INC.
4739 E. 91ST ST. STE. 200
TULSA, OK 74137

TULSA ABSTRACT & TITLE CO.
612 S. DENVER AVE.
TULSA, OK 74119

17-72714





AGENDA ITEM

Public Hearings 8.B.

Sapulpa Planning Commission

Meeting Date: August 27, 2019

Submitted By: Nikki Howard, Urban Development Director

Department: Planning & Development

Presented By: Nikki Howard

SUBJECT:

Discussion and possible action regarding the application by Michael McSweeney, Strandedonearthllc, for a Specific Use Permit, SUP-043, to allow a medicinal marijuana dispensary located at 6 West Teel Road.

BACKGROUND:

The subject property is located at the southwest corner of West Teel Road and South Main Street. The proposed dispensary is a small (494 square feet) tenant space between a convenience store and a laundromat. Lazy H is located directly south, multifamily use to the east, north is a non conforming single family residential structure, and a mini storage facility to the west. The proposed dispensary is located approximately 1200 feet from Central Technology Center main campus.

RECOMMENDATION:

Staff recommends approval of SUP-043 with conditions listed in the case report.

Attachments

Staff report

Findings of Fact & Conclusion of Law

maps and submittals

site photo



SAPULPA PLANNING COMMISSION
August 27, 2019
STAFF REPORT

FILE: SUP-043 | Specific Use Permit

APPLICANT: Michael McSweeney

ADDRESS: 6 West Teel Road

PARCEL: 1999-11-017-011-0-020-00

STR: Section 11, Township 17 North, Range 11 East

LEGAL: A tract of land in the NW/4 of Section 11, Township 17 North, Range 11 East of the Indian Base and Meridian, Creek County, State of Oklahoma, being more particularly described as follows: Commencing at the NE corner of the NW/4 of Section 11; Thence West along the North line of said Section a distance of 832.69 feet to the Point of Beginning; thence due South a distance of 215 feet to the North line of Lazy H Addition to the City of Sapulpa; Thence due West along the North line of said Addition a distance of 120.00 feet; Thence due North a distance of 215 feet to the North line of said Section; Thence East along the North line of said Section a distance of 120.00 feet to the Point of Beginning.

LOT SIZE: 23,980 square feet more or less

ZONING: CS – Commercial Shopping Center

EXISTING USE: Vacant tenant space

OWNER: Robert and Hatsumi Robertson

CC WARD: Ward #3 Vice Mayor Lou Martin and Mr. Marty Cummins

PREPARED BY: Nikki Howard – Urban Development Director

REQUEST:

The applicant requests a Specific Use Permit to allow a Retail Medicinal Marijuana Dispensary in the CS (Commercial Shopping Center).

APPLICABLE STATE AND MUNICIPAL CODE SECTIONS:

As provided in O.S. § 11-43-113, the utilization of the SUP process is designed to address uses which are specialized in nature. The Specific Use list are so clarified because of the size of the land they require or the specialized nature of the use, or they may more intensely dominate the area in which they are located, or their effects on the general public are broader in scope than other types of uses permitted in the district.

BACKGROUND:

A medical marijuana dispensary license allows a business to legally sell medical marijuana and medical marijuana products. Licensed dispensaries can only sell to patient license holders, caregiver license holders, research license holders, and the parent or legal guardian named on a minor patient’s license. Dispensaries engaging in unlawful sales may be fined, or their licenses may be revoked. Licensed dispensaries must comply with Title 63 O.S. § 420A *et seq.* and the Oklahoma Administrative Code (OAC) 310:681.

The subject property is located at the southwest corner of West Teel Road and South Main Street. The proposed dispensary is a small tenant space between a convenience store and laundromat.

SURROUNDING LAND USE AND ZONING:

North:	CG Non-conforming residential use
East:	CG Vacant lot
South:	RS-3 Lazy H Addition
West:	CS Mini Storage

Comprehensive Plan: The subject property is designated Office/Commercial on the Future Land Use Map (FLUM).

Flood Zone: The subject property is not within a flood zone.

PUBLIC COMMENTS: As of writing this report, staff has not received any public comment.

STAFF RECOMMENDATION:

Recommended motion for SMAPC:

Staff is recommending **APPROVAL** of the application with the following conditions:

- a. Each Commercial Medical Marijuana Facility shall be operated from the permitted premises on the permitted property. No Commercial medical Marijuana Facility shall be permitted to operate from a moveable, mobile or transitory location, except for a permitted and licensed secure transporter when engaged in the lawful transport of Marijuana.
- b. Commercial operators will need to submit their security plan and shall include the following: see attached security plan
- c. Operating hours shall be between 8:00 am and 8:00 pm.
- d. Signs: No pictures, photographs, drawings or other depictions of marijuana or marijuana paraphernalia shall appear on the outside of any permitted premises nor be visible outside of the permitted premises on the permitted property. The words "marijuana", "cannabis" and any other words used or intended to convey the presence or availability of marijuana shall not appear on the outside of the permitted premises nor be visible outside of the permitted premises on the permitted property.
- e. All activities of Commercial Medical Marijuana facilities, including without limitation, distribution, growth, cultivation, or the sale of marijuana, and all other related activity under the permit holder's license or permit must occur indoors. The facility's operation and design shall minimize any impact to adjacent uses, including the control of any odor by maintaining and operating an air filtration system so that no odor is detectable outside of the permitted premises.
- f. All necessary building, electrical, plumbing, and mechanical permits and inspections must be obtained for any part of the permitted premises.
- g. The permit holder, owner and operator of the facility shall use lawful methods in controlling waste or by-products from any activities allowed under the license or permit.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

NOW on this ___ day of _____, the City of Sapulpa Planning Commission, having considered the above Specific Use Permit request, finds and concludes as follows:

1. PROBABLE EFFECT OF THE PROJECT ON THE ADJACENT PROPERTY: The Planning Commission finds that the proposed use will have (minimal/substantial) effect on the adjacent property.

2. COMMUNITY WELFARE AS AFFECTED BY THE PROJECT:
The Planning Commission finds that the proposed use (will/will not) adversely affect the community welfare.

3. IMPACT OF THE DEVELOPMENT ON PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO PARKS, ROADS, AND UTILITIES:
The Planning Commission finds that the proposed use (will/will not) have an adverse effect on public facilities.

4. SAFEGUARDS TO DIMINISH THE EFFECT ON THE ADJACENT PROPERTY, COMMUNITY WELFARE, OR PUBLIC FACILITIES/SERVICES:
The Planning Commission finds that the following safeguards (if any) are needed, to diminish the effect of the proposed use:

- (a) _____
- (b) _____
- (c) _____

5. All procedural requirements of 11 O.S. 43-113 have been met and SUP-_____ is hereby approved/denied for the reasons set forth above, and these findings and conclusions have been approved in open meeting this ___ day of _____, 20__.

SUP-043

Michael McSweeney
Robert & Hatsumi
Robertson
4 W. Teel Rd.
Sapulpa, Oklahoma

CITY OF SAPULPA MAP PRODUCTS

These map products and all underlying data were developed for use by the City of Sapulpa for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying lot size of property boundaries, or placement or location of any map features thereon.

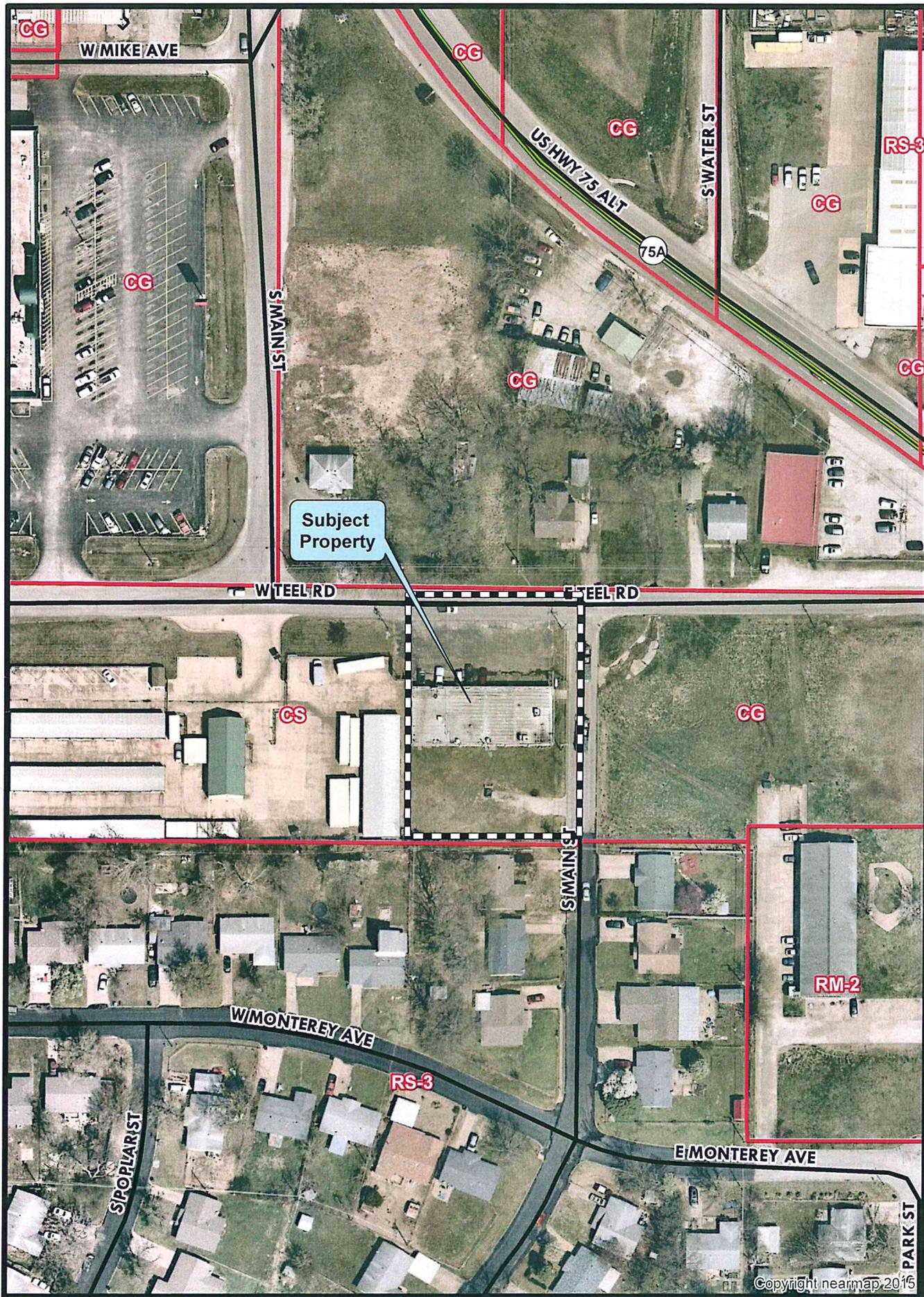
THE CITY OF SAPULPA MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA.

Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available.

Independent verification of all data contained herein should be obtained by any user of these map products, or the underlying data. The City disclaims, and shall not be held liable for, any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.

Legend

-  Zoning
-  Subject Property
-  City Limits
-  Parcels
-  Highways
-  Roads & Streets
-  Railroads

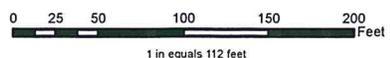


Subject Property

Copyright nearmap 2015

Property Description

Property within Sec 11-T17N-R11E
Containing 0.59 Acres, full legal
description in case file
Sapulpa, Creek County, Oklahoma
E 041: 4 W. Teel Rd. Sapulpa, Oklahoma 74066



Map Prepared by:
City of Sapulpa
Date: 7/22/2019

Source Data:
Creek County Assessors
City of Sapulpa, Incoo

SUP-043

Michael McSweeney
Robert & Hatsumi
Robertson
4 W. Teel Rd.
Sapulpa, Oklahoma

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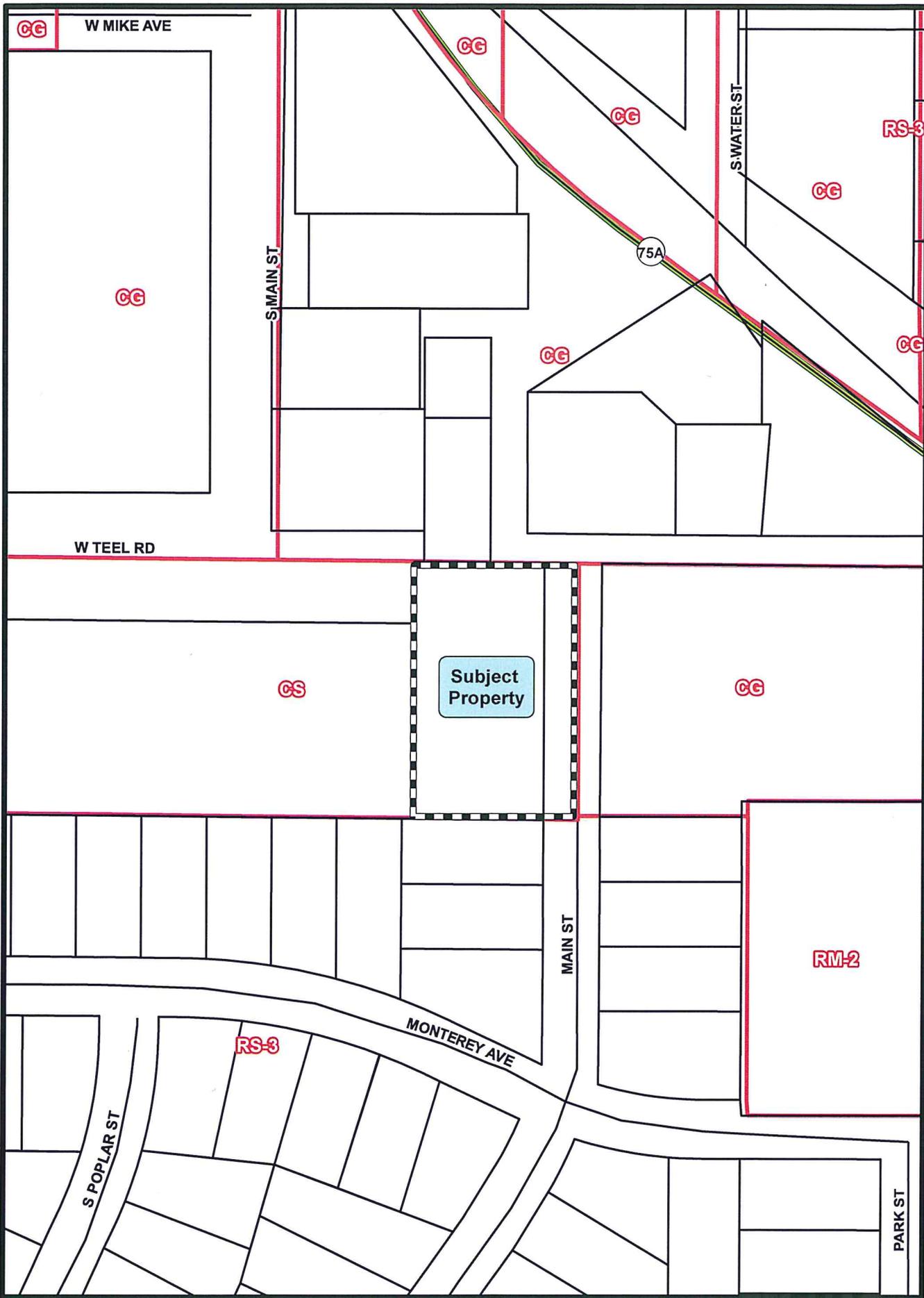
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Independent verification of all data contained herein should be obtained by any user of these map products, or the underlying data. The City disclaims, and shall not be held liable for, any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.

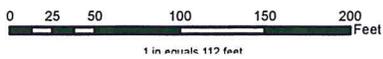
Legend

-  Zoning
-  Subject Property
-  City Limits
-  Parcels
-  Highways
-  Roads & Streets
-  Railroads



Property Description

Property within Sec 11-T17N-R11E
Containing 0.59 Acres, full legal
description in case file
Sapulpa, Creek County, Oklahoma



Map Prepared by:
City of Sapulpa
Date: 7/22/2019

Source Data:
Creek County Assessors
City of Sapulpa, Inc.



1999-11-017-011-0-020-00

Ø flood

Office Commercial

Sapulpa Metropolitan Area Planning Commission (SMAPC)

Specific Use Permit Application (SUP)

For Office Use
Date Application Submitted 7/19/19 Received by AH Complete? Yes or No
Date of Public Hearing 8/27/19 Case Number SUP-43 Approved? Yes or No

Applicant: Michael McSweeney Phone: 918-691-7284

Owner: (if different**) Robert + Hatsumi Robertson Phone: 918-636-2838

Address: 4 W Teel Rd Zoning: CS S-T-R: 11-T17N-R11E

Lot: Block: Subdivision:

**Does the Applicant have permission from the Owner to request a Specific Use Permit? (Y) or N

The following items must be submitted as part of the application packet for a Specific Use Permit (SUP):

- Site Plan - A site plan shall consist of drawing(s) containing:
- A north arrow;
- Proposed location of structures, off-street parking, and open space;
- Dimensions of buildings and other structures;
- Distances between existing and proposed structures, as well as setback dimensions;
- Proposed location of buffer areas, screening, and landscaping; and
- Sufficient surrounding area to demonstrate the relationship to adjoining uses.
- Filed Deed of ownership with the Book & Page stamp from the County Clerk
- A signed and sealed 300' property ownership list from a Certified Abstract company (3 sets of labels)
- Any additional information required by staff to aid the Sapulpa Are Planning Commission (SMAPC) in making a recommendation to the Sapulpa City Council (CC) - renderings, photos, color swatches, etc.
- A check payable to the City of Sapulpa (no cash or money orders) at the time of application
- The completed and signed*** copy of this application

A. Subject Property

1. Size in Acres or Square Feet: 494 Sq Ft 2. Current Use: Vacant

3. Frontage Road (Street): Teel Rd

4. Identify structures and improvements on the property: NO Change

5. City Water: X Yes ___ No 6. City Sewer: X Yes ___ No 7. Basin (if applicable): _____

B. Adjoining Property

1. Provide approximate distances from structures on adjacent lots to the property lines: 5' 40 15'

2. Identify adjacent and surrounding land uses: Convenient store & laundromat

C. Specific Use Permit Request

As provided by O.S. §11-43-113, the utilization of the Specific Use Permit process is designed to address land uses, which because of the specialized nature of the use, may dominate the area in which such uses are proposed to be located.

1. Describe the proposed Specific Use as it pertains to your property: Marijuana Retail Dispensary / establishment

2. Describe any benefits to the adjacent properties or to the City: people may choose that particular Convenient Store over another because of their medical needs.

3. Explain how the subject property is well suited for proposed Specific Use. (e.g. advantages such as topography, soil, drainage, access, proximity to populated commercial/residential areas, etc.): It is in a high traffic location.

4. Explain how the proposed Specific Use may affect the road system serving your area: NO Change. It is already a high traffic area.

5. Provide the number of additional daily traffic counts the Specific Use may produce: 10+

6. If there are increases in traffic, what traffic control measures are proposed? unnecessary
Control measures have already been taken in this area due to high traffic

7. How could the proposed Special Use be detrimental to properties in the vicinity? NO effect

8. Explain what measures are proposed to minimize any adverse effects: WC will have a 24 hr. video Monitoring System, which will also monitor the surrounding area.

SPECIFIC USE PERMIT
“SECURITY PLAN”

- A. SECURITY SERVEILLANCE CAMERAS TO BE INSTALLED:
 - a. (1) ON THE EXTERIOR OF THE MAIN/ONLY ENTRANCE
 - b. (1) ON THE INTERIOR OF THE MAIN/ONLY ENTRANCE
 - c. (2) ADDITIONAL CAMERAS TO BE INSTALLED ON THE INTERIOR OF THE PREMISES

- B. COX BUSINESS SECURITY (OR EQUIVELANT PROVIDER)
 - a. PROFESSIONAL 24/7 MONITORING
 - b. WINDOW/DOOR SENSORS

- C. (2) SAFES PERMANENTLY AFFIXED TO THE PERMITTED PREMISES:
 - a. (1) 24”X40”X60” LOCKING SAFE FOR ALL MARIJUANA AND CASH LEFT OVER NIGHT
 - b. (1) 14”X14”X20” CASH DROP SAFE FOR FREQUENT DAILY DEPOSITS TO REDUCE CASH IN REGISTER

- D. ALL MARIJUANA PRODUCTS WILL BE INSIDE/BEHIND DISPLAY CASES, NO WALKING ACCESS WILL BE POSSIBLE BY PATIENTS.

THE STORE FRONT WINDOWS WILL HAVE A TINT/WRAP TO ENSURE NO MARIJUANA IN ANY FORM CAN BE SEEN FROM OUTSIDE THE PERMITTED PREMISES; NOR WILL IT BE GROWN, PROCESSED, EXCHANGED, DISPLAYED OR DISPENSED OUTSIDE THE PERMITTED PREMISES.

- E. ALL SECURITY RECORDINGS WILL BE PRESERVED FOR AT LEAST (7) DAYS BY THE PERMIT HOLDER AND MADE AVAILABLE TO LAW ENFORCEMENT UPON REQUEST FOR INSPECTION.

State of Oklahoma

License Certificate

NON - TRANSFERABLE

COMMERCIAL DISPENSARY LICENSE

HEREBY GRANTED TO

STRANDEDON EARTH LLC

6 W TEEL RD , SAPULPA, OK, 74066

THE LICENSE IS ISSUED BY THE OKLAHOMA STATE DEPARTMENT OF HEALTH, OKLAHOMA MEDICAL MANUJANA AUTHORITY TO CERTIFY THE ABOVE HAS FULFILLED THE REQUIREMENTS OF TITLE 63 O.S. § 420A ET SEQ. AND THE OKLAHOMA ADMINISTRATIVE CODE AT TITLE 310 CHAPTER 681. THE LICENSE IS SUBJECT TO THE REPRESENTATIONS MADE ON THE APPLICATION THEREOF, AND MAY BE SUSPENDED OR REVOKED FOR CAUSE AS PROVIDED BY LAW AND RULE. LICENSEE SHALL OBSERVE AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS OF THE STATE OF OKLAHOMA.

07/03/2020

LICENSE NUMBER:

DAAA-VK5G-WLKG



DO NOT COPY

Tom Bates

TOM BATES, J.D.
Interim Commissioner
Oklahoma State Department of Health



OKLAHOMA MEDICAL MARIJUANA AUTHORITY

Website: OMMA.ok.gov | Email: OMMA@ok.gov

Monday, July 1, 2019

License #: DAAA-VK5G-WLKG

STRANDEDONEARTHLLC
#ZENBUDZ
6 W TEEL RD
SAPULPA, OK, 74066

RE: Approval of Medical Marijuana Commercial License

The Oklahoma Medical Marijuana Authority (OMMA) has determined that your application has met licensure requirements for a COMMERCIAL DISPENSARY LICENSE license in accordance with Title 63 O.S. § 420 et seq. and the Oklahoma Administrative Code (OAC) 310:681. Your approved licensure start date is:

06/28/2019 and will expire one(1) year after this date, on **07/03/2020**.

It is your responsibility to submit a timely renewal application prior to this expiration date.

Your license number is: **DAAA-VK5G-WLKG**

In addition to submission of timely renewal, it is the responsibility of the licensee to notify the OMMA in the event of:

- 1) changes in contact information; or
- 2) changes that may affect the licensee's qualifications for licensure.

Ongoing monthly yield and/or sales reports are also required by law, and shall be deemed untimely if not received by the OMMA by the fifteenth (15th) of each month, to reflect the applicable data for the preceding month. Reporting tools may be accessed at OMMA.ok.gov.

Included with this letter is your license certificate. If you have any questions, please do not hesitate to contact a member of my staff at omma.ok.gov.

Sincerely,

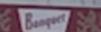
A handwritten signature in black ink that reads "Tom Bates".

Tom Bates, J.D.
Interim Commissioner
Oklahoma State Department of Health

Attachment: License Certificate



SPEED QUEEN
EQUIPMENT
COIN OPERATED
LAUNDRY
AND
DRY CLEANING

TEEL CORNER
Coors LIGHT
Coors 

OPEN
WASH

bang
\$1.19
\$2.39
\$2.79
\$2.59
\$3.99
\$1.09
99c



AGENDA ITEM

Public Hearings 8.C.

Sapulpa Planning Commission

Meeting Date: August 27, 2019

Submitted By: Nikki Howard, Urban Development Director

Department: Planning & Development

Presented By: Nikki Howard

SUBJECT:

Discussion and possible action regarding an Ordinance amending the Zoning ordinance of the City of Sapulpa; Changing the Zone and District of Property located at 1107 East McKinley Avenue, City of Sapulpa, Creek County, State of Oklahoma, from RS-3 (Residential Single Family) to CS (Commercial Shopping).

BACKGROUND:

The subject property is located east of the Northeast corner of East McKinley Avenue and South Main Street. The rezoning is to bring the existing business into compliance. The lot is used as office space and detailing of cars for "Down the Road Motors" formerly "Henshaw's Used Cars". The West lot was rezoned to Commercial in 1976 when it was owned by the City of Sapulpa with used car sales being the proposed use.

RECOMMENDATION:

Staff is recommends approval of the request to rezone the property from Residential Single Family to Commercial Shopping.

Attachments

staff report

case maps

site photo



SAPULPA PLANNING COMMISSION (SPC)
August 27, 2019

FILE: SAZ-956 | Rezoning

OWNERS: Davood and Jalil Mortazavi

ADDRESS: 1107 East McKinley Avenue
PARCEL: 1630-00-013-000-0-130-00

STR: Section 36, Township 18 North, Range 11 East

LEGAL: Lot Fourteen (14), Block Thirteen (13), Woodlawn Addition to the City of Sapulpa, Creek County, State of Oklahoma, according to the recorded plat thereof.

LOT SIZE: 8250 square feet more or less

ZONING: RS-3

EXISTING USE: Commercial Car Lot

APPLICANT: Jerry Mortazavi

CC WARD: Ward #1 Mr. Wes Galloway and Mr. John Suggs

PREPARED BY: Nikki Howard – Urban Development Director

REQUEST:

The applicant requests to rezone the subject property from RS-3 (Residential Single Family) to CS (Commercial Shopping).

APPLICABLE STATE AND MUNICIPAL CODE SECTIONS:

City of Sapulpa Zoning Code, Chapter 6, Commercial

BACKGROUND: The subject property is located east of the Northeast corner of East McKinley Avenue and South Mission Street. The rezoning is to bring the property in compliance. It is used as office space/car detailing of the adjoining car lot (previously Henshaw's Used Cars). The lot to the West was owned by the City of Sapulpa and rezoned to commercial in 1976 for a proposed used car lot.

SURROUNDING LAND USE AND ZONING:

North:	CS Donut Shop
East:	RS-3 Residential Single Family
South:	CS Office
West:	CS Car lot

Comprehensive Plan: The subject property is designated Office/Commercial on the Future Land Use Map (FLUM).

Flood Zone: The subject property is not located within a flood zone.

PUBLIC COMMENTS:

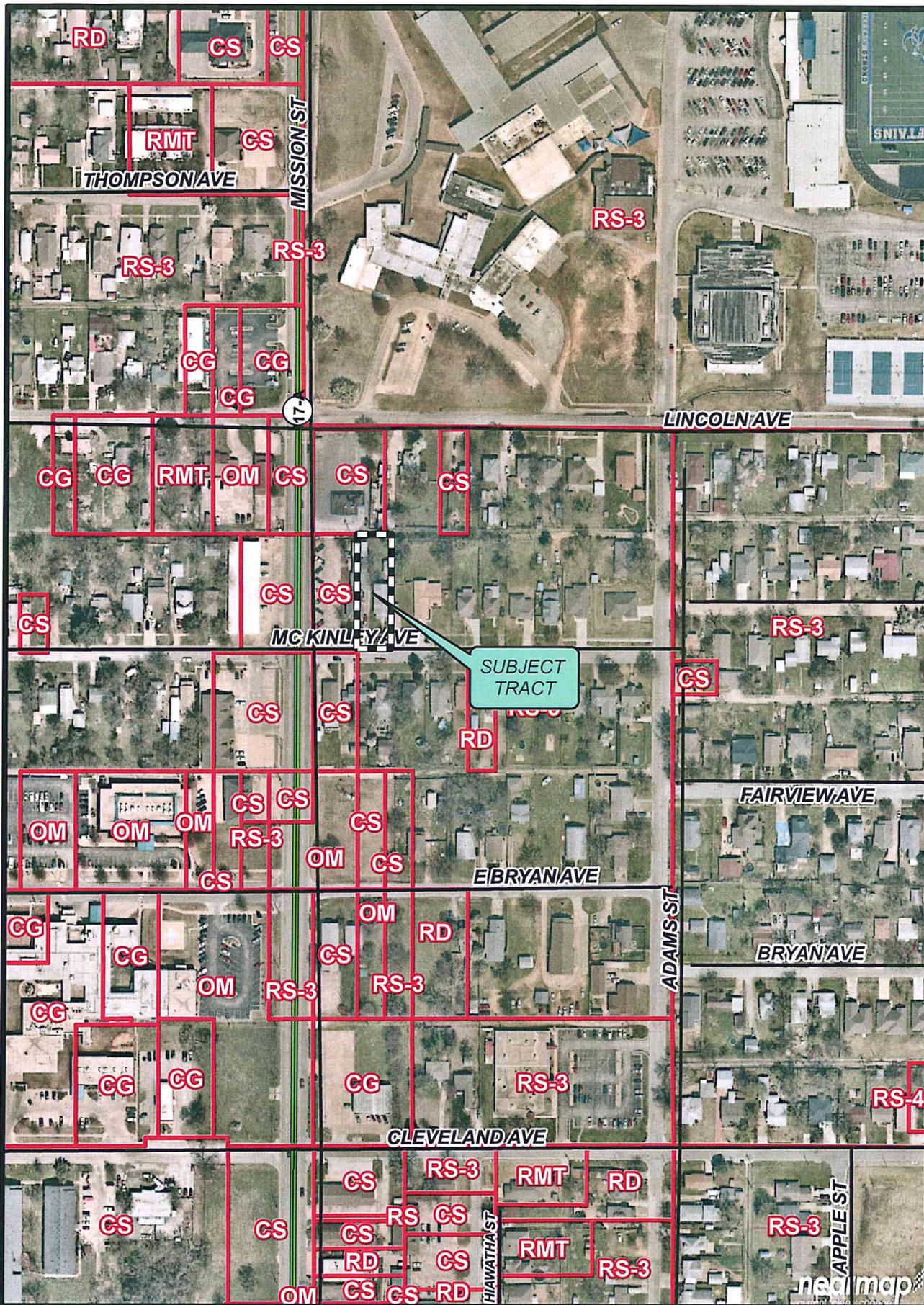
Staff has not received any inquiries regarding the application.

STAFF RECOMMENDATION: Recommended motion for SPC:

Staff is recommending **APPROVAL** of the application.

SAZ-956

Jerry Mortazavi
307 S Mission St
Sapulpa, OK



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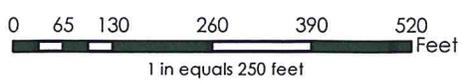
Legend

- Zoning
- Subject Property
- Parcels
- Highways
- Roads & Streets
- Railroads



Property Description

Property located on Lot 14, Block 13,
Woodlawn Addition, Sapulpa,
Creek County, Oklahoma.



Map Prepared by:
City of Sapulpa
Date: 7/16/2019

Source Data:
Creek County Assessors
City of Sapulpa, INCOG

E-911: 1107 E McKinley Ave, Sapulpa, OK 74066

SAZ-956

Jerry Mortazavi
307 S Mission St
Sapulpa, OK

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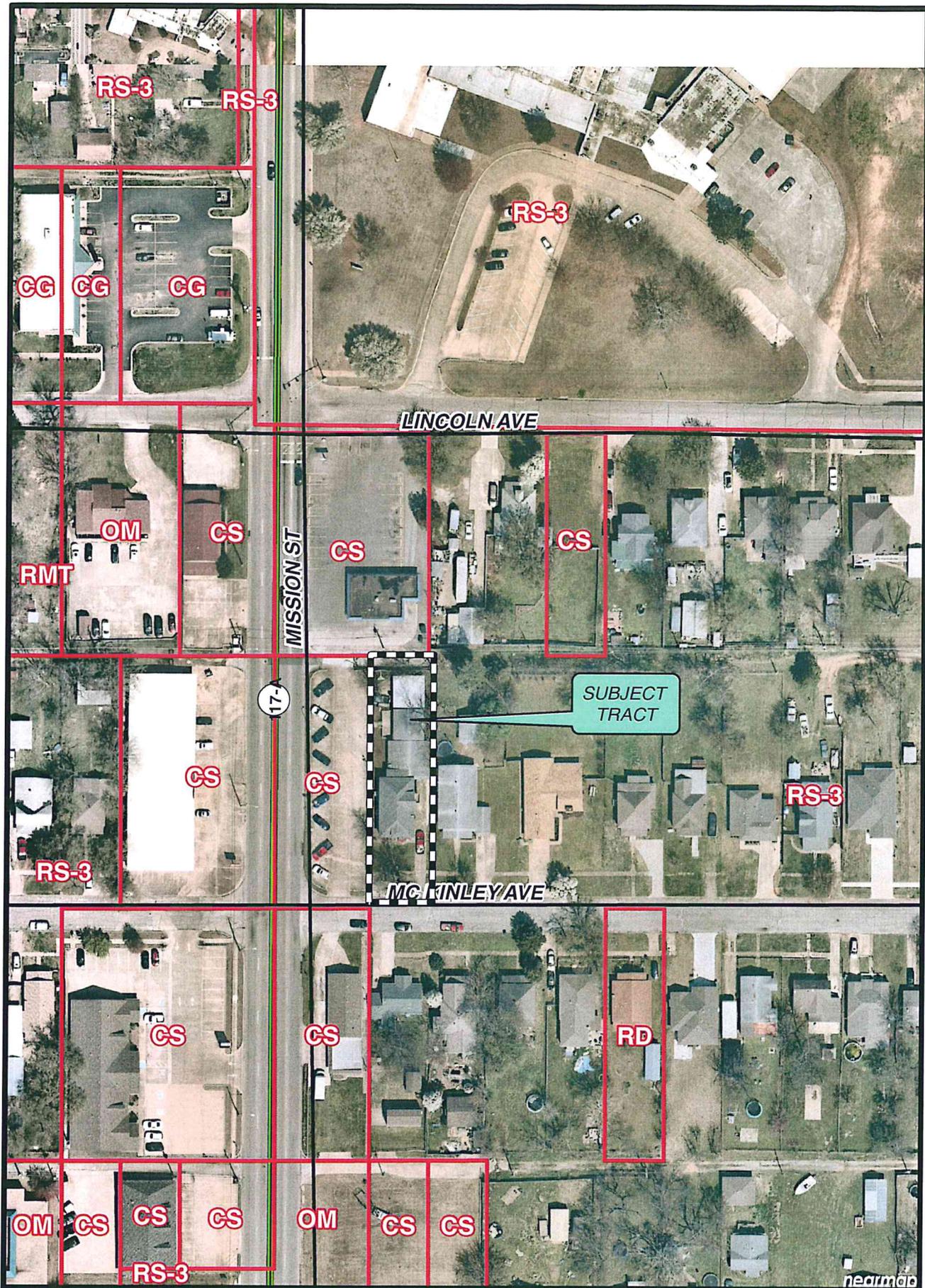
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Legend

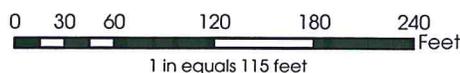
-  Zoning
-  Subject Property
-  Parcels
-  Highways
-  Roads & Streets
-  Railroads



Property Description

Property located on Lot 14, Block 13,
Woodlawn Addition, Sapulpa,
Creek County, Oklahoma.

E-911: 1107 E McKinley Ave, Sapulpa, OK 74066



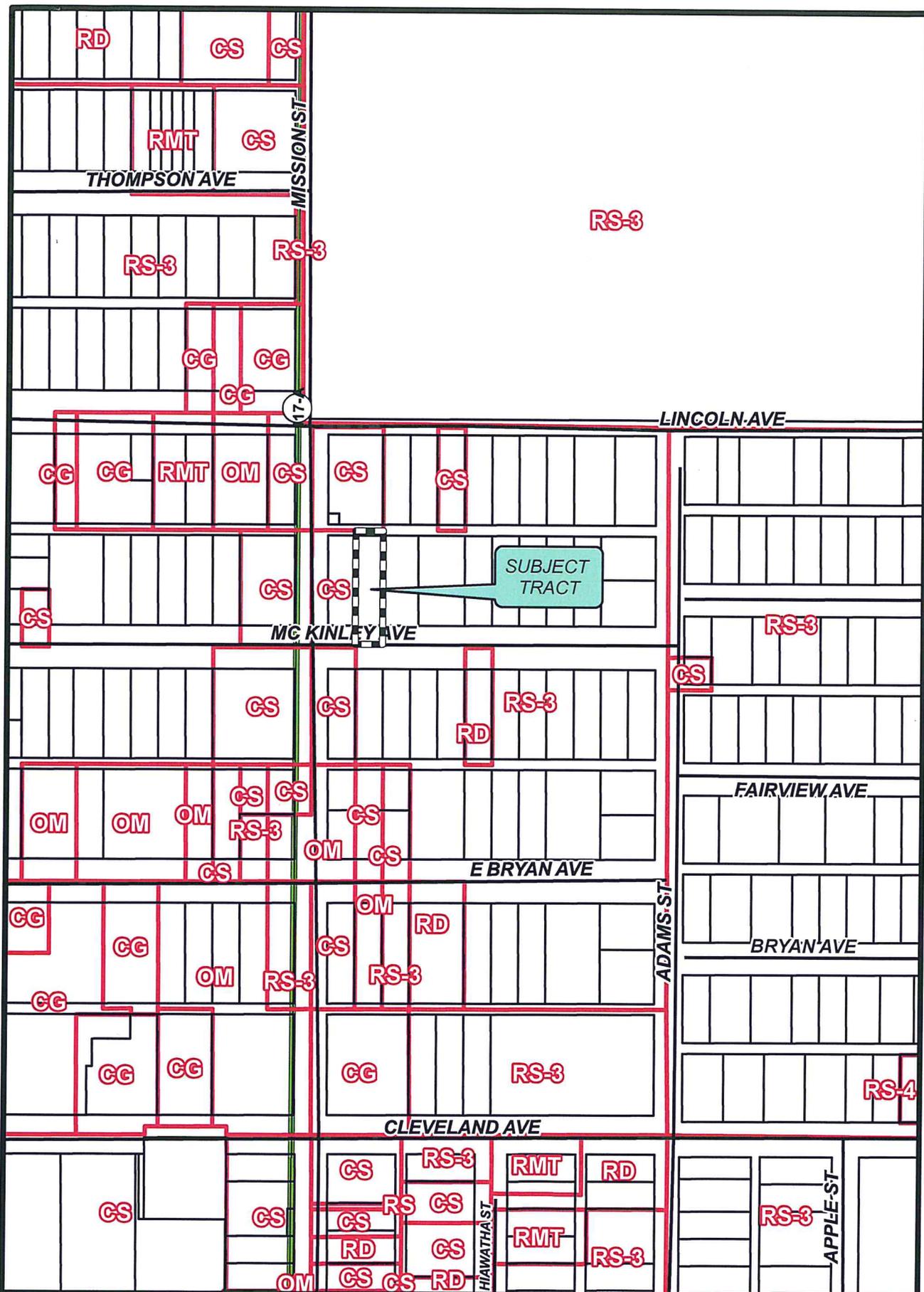
Map Prepared by:
City of Sapulpa

Date: 7/22/2019

Source Data:
Creek County Assessors
City of Sapulpa, INCOG

SAZ-956

Jerry Mortazavi
307 S Mission St
Sapulpa, OK



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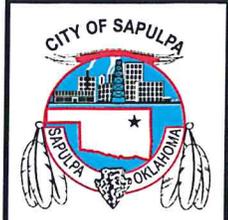
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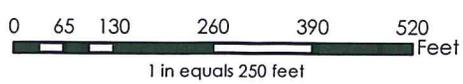
Legend

- Zoning
- Subject Property
- Parcels
- Highways
- Roads & Streets
- Railroads



Property Description

Property located on Lot 14, Block 13,
Woodlawn Addition, Sapulpa,
Creek County, Oklahoma.



Map Prepared by:
City of Sapulpa

Date: 7/16/2019

Source Data:
Creek County Assessors
City of Sapulpa, INCOG

E-911: 1107 E McKinley Ave, Sapulpa, OK 74066





AGENDA ITEM

Public Hearings 8.D.

Sapulpa Planning Commission

Meeting Date: August 27, 2019

Submitted By: Nikki Howard, Urban Development Director

Department: Planning & Development

Presented By: Nikki Howard

SUBJECT:

Discussion and possible action regarding an Ordinance amending the Zoning Ordinance of the City of Sapulpa, changing the Zone and District of property located at 10176 South 49th West Avenue, City of Sapulpa, State of Oklahoma, from RMH (Residential Mobile Home Park District) to RE (Residential Estate), per SAZ-957.

BACKGROUND:

The subject property is west of 49th West Avenue, south of Hilton Road. The four parcels were created via Lot-Split 1094 in September of 2018. Since the approval of the lot-split, one single family residential structure is complete and occupied. The far west tract is currently under construction. The owner would like to ensure that there are no mobile homes placed on the four lots, thus the reasoning for the request.

The two easternmost tracts have a significant amount of grass, weeds, and tree debris. Those lots will need to be cleaned prior to the issuance of a building permit.

Per CCZ-578 (1982) the original 40 acre tract was rezoned to RMH for a 190 unit mobile home park.

RECOMMENDATION:

Staff recommends approval of the request to rezone the property from Residential Mobile Home Park to Residential Real Estate.

Attachments

case report

Maps & survey

site photo east lots

site photo west lots



SAPULPA PLANNING COMMISSION (SPC)
August 27, 2019

FILE: SAZ-957 | Rezoning

OWNERS: Chad Lafevers

ADDRESS: 10716,10720,10724,10728 South 49th West Avenue

PARCEL: 1999-29-018-012-0-790-00
1999-29-018-012-0-950-00

STR: Section 29, Township 18 North, Range 12 East

LEGAL: A tract of land located in the Northeast Quarter of the Southeast Quarter (NE/4 SE/4) of Section 29, Township 18 North, Range 12 East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit: Beginning at a point 339.25 feet South and 623 feet East of the Northwest corner of the said NE/4 SE/4; thence East 191.32 feet; thence South 227.65 feet; thence West 191.32 feet; thence North 227.65 feet to the Point of Beginning. Subject to a 25 foot road easement on the South boundary. AND a tract of land located in the Northeast Quarter of the Southeast Quarter (NE/4 SE/4) of Section 29, Township 18 North, Range 12 East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof, described as: Beginning at a point 566.8 feet South and 248.07 feet West of the Northeast corner of said NE/4 SE/4; thence West 262.63 feet; thence North 227.65 feet; thence S84°07'E 178 34 feet; thence East 83.2 feet; thence South 208.7 feet to the Point of Beginning. Subject to a 25 foot

LOT SIZE: 2.29 acres

ZONING: RMH

EXISTING USE: Residential

APPLICANT: Chad Lafevers

CC WARD: Ward #5 Mr. Bruce Bledsoe and Mr. Hugo Naifeh

PREPARED BY: Nikki Howard – Urban Development Director

REQUEST:

The applicant requests to rezone the subject property from RMH (Residential Mobile Home Park) to RE (Residential Estate).

APPLICABLE STATE AND MUNICIPAL CODE SECTIONS:

City of Sapulpa Zoning Code, Chapter 4, Residential

BACKGROUND: The subject property is west of 49th West Avenue South of Hilton Road. The four parcels were created via Lot-Split 1094 in September of 2018. Since the approval of a lot-split, one single family residential structure is complete and occupied. The far west tract is currently under construction. The owner would like to ensure that there are no mobile homes placed on the four lots, thus the reasoning for the rezoning request. The two easternmost tracts have a significant amount of grass, weeds, and tree debris. Those lots will need to be cleaned prior to the issuance of a building permit. Per CCZ-578 (1982) the original 40 acre tract was rezoned to RMH for a 190 unit mobile home park.

SURROUNDING LAND USE AND ZONING:

North:	RMH Single Family Dwelling
East:	RMH Single Family Dwelling
South:	RMH Single Family Dwelling
West:	RMH non-conforming storage of a mobile home

Comprehensive Plan: The subject property is designated REsidential on the Future Land Use Map (FLUM).

Flood Zone: The subject property is not located within a flood zone.

PUBLIC COMMENTS:

Staff has not received any inquires regarding the application.

STAFF RECOMMENDATION: Recommended motion for SPC:

Staff is recommending **APPROVAL** of the application.

**Request to Re-Zone
from RMH to RE**

SAZ-957

Chad LaFavers
6405 Lindsay Dr.
Sapulpa, OK

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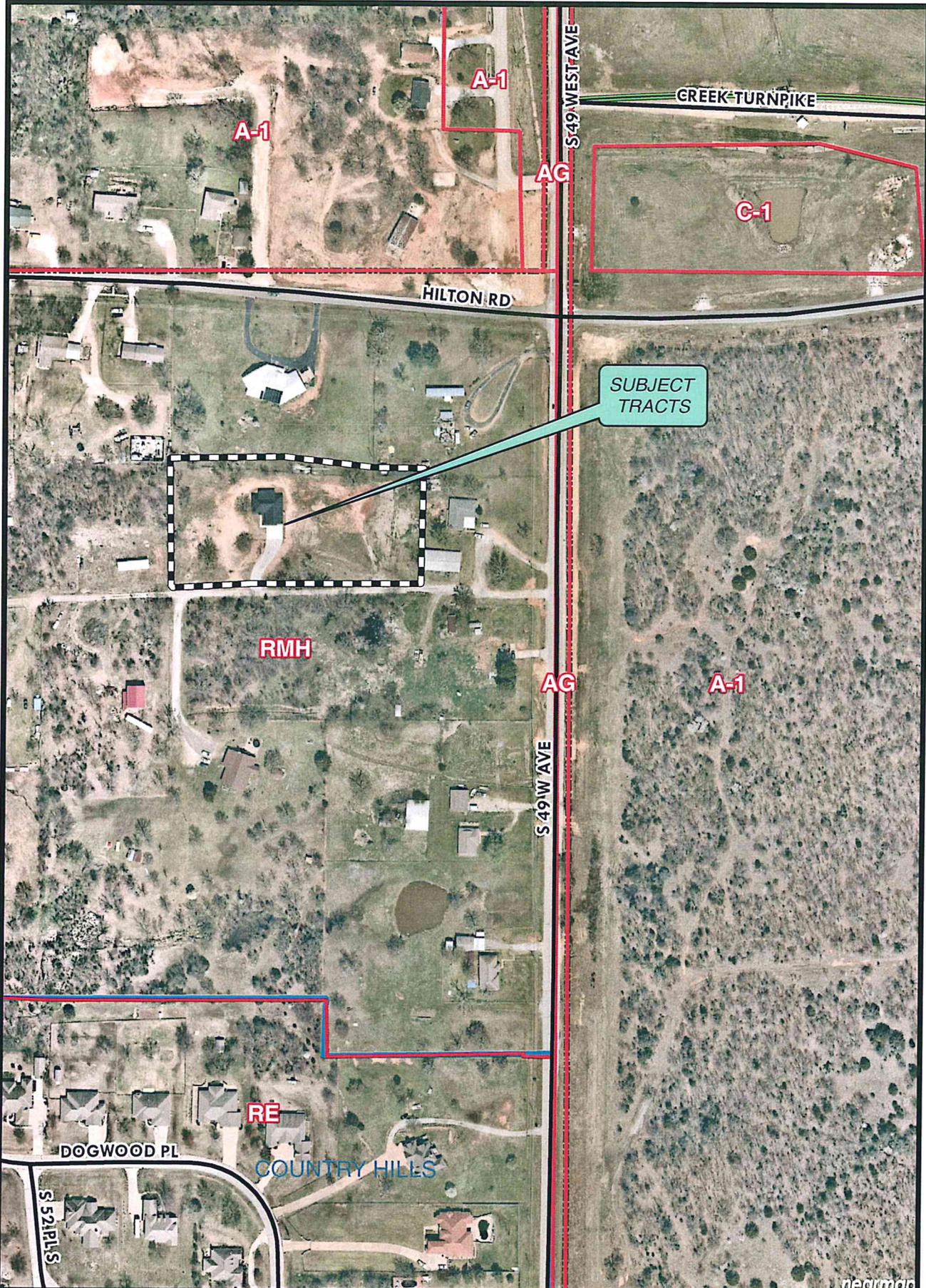
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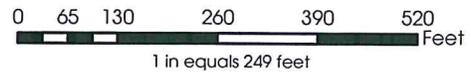
Legend

-  Zoning
-  Subject Property
-  Parcels
-  Highways
-  Roads & Streets
-  Railroads



Property Description

Property located in Sec 29-T18N-R12E
See case file for full legal description,
Sapulpa, Creek County, Oklahoma.



E-911: 10716,10720,10724,10728 S. 49th W Ave. Sapulpa, OK 74066

Map Prepared by:
City of Sapulpa

Date: 7/24/2019

Source Data:
Creek County Assessors
City of Sapulpa, INCOG

Request to Re-Zone
from RMH to RE

SAZ-957

Chad LaFavers
6405 Lindsay Dr.
Sapulpa, OK

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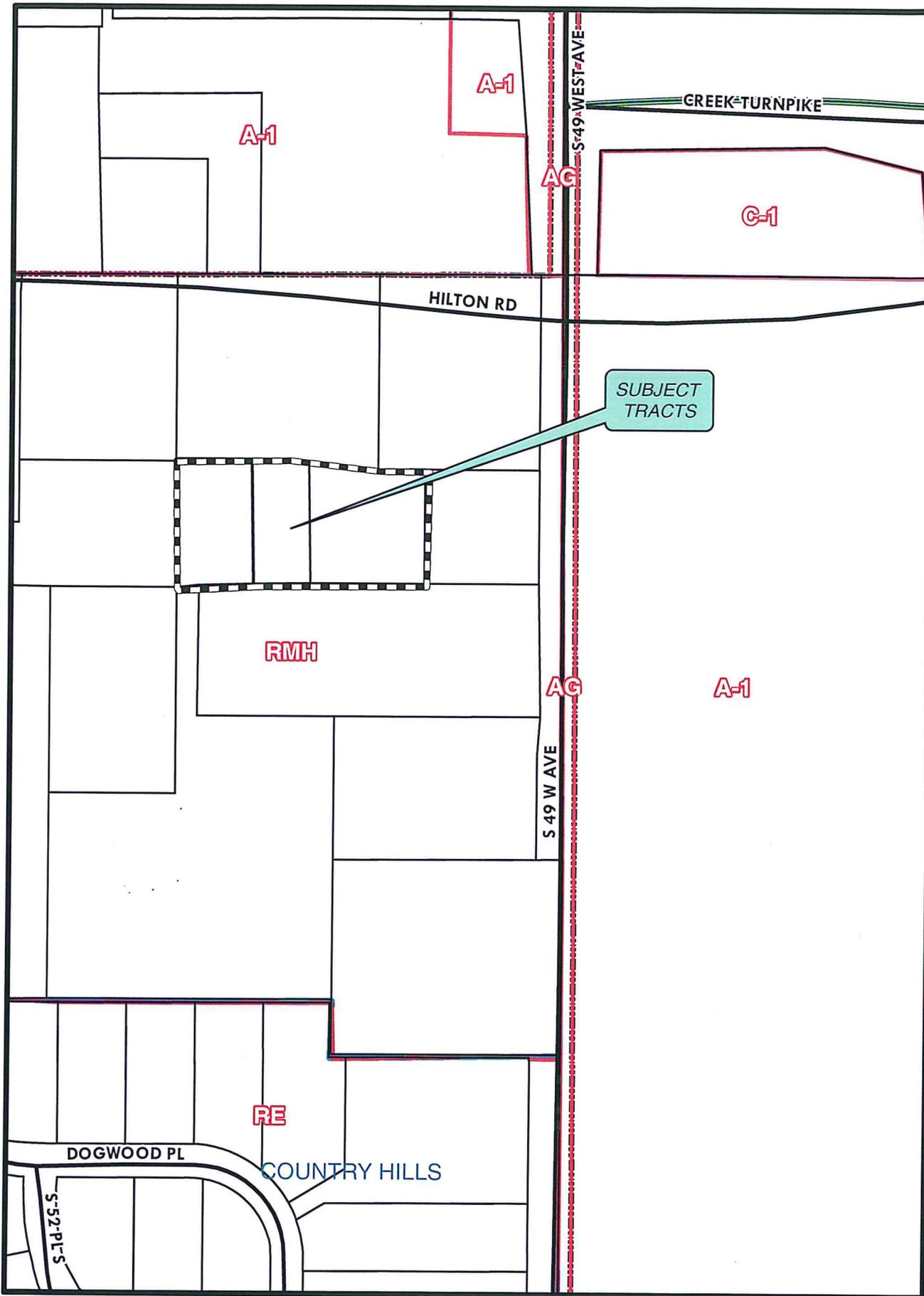
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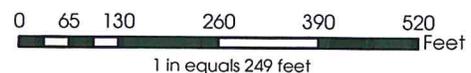
Legend

-  Zoning
-  Subject Property
-  Parcels
-  Highways
-  Roads & Streets
-  Railroads



Property Description

Property located in Sec 29-T18N-R12E
See case file for full legal description,
Sapulpa, Creek County, Oklahoma.



Map Prepared by:
City of Sapulpa

Date: 7/24/2019

Source Data:
Creek County Assessors
City of Sapulpa, INCOG

E-911: 10716,10720,10724,10728 S. 49th W Ave. Sapulpa, OK 74066







AGENDA ITEM

Public Hearings 8.E.

Sapulpa Planning Commission

Meeting Date: August 27, 2019

Submitted By: Nikki Howard, Urban Development Director

Department: Planning & Development

Presented By: Nikki Howard

SUBJECT:

Discussion and possible action regarding an Ordinance amending the Zoning Ordinance of the City of Sapulpa; Changing the Zone and District of property located at 102 South Poplar Street, City of Sapulpa, State of Oklahoma, from OL (Office Low Intensity) to RS-3 (Residential Single Family), per SAZ-959.

BACKGROUND:

The subject property is located at the southwest corner of West Lee Avenue and South Poplar Street. The property was rezoned to OL in December 2002 per SAZ-849. The proposed use was a legal office, "Frazier Legal Center".

The new owner will be utilizing the structure as a residence and would like to be in compliance with the zoning code and comprehensive plan.

RECOMMENDATION:

Staff is recommending approval of the request to rezone the property from Office Low Intensity to Single Family Residential, per SAZ-959.

Attachments

[Case report](#)

[case maps](#)

[site photo](#)



SAPULPA PLANNING COMMISSION (SPC)
August 27, 2019

FILE: SAZ-959 | Rezoning

OWNERS: JAV, LLC

ADDRESS: 102 South Poplar Street
PARCEL: 1000-00-068-000-0-010-00

STR: Section 35, Township 18 North, Range 11 East

LEGAL: The North 64.9 feet of Lot 1, Block 68, Original Town now City of Sapulpa, Creek County, State of Oklahoma, according to the recorded plat thereof.

LOT SIZE: 9750 square feet more or less

ZONING: OL

EXISTING USE: Law Office

APPLICANT: Bob Nale

CC WARD: Ward #2 Mr. John Anderson and Ms. Carla Gunn

PREPARED BY: Nikki Howard – Urban Development Director

REQUEST:

The applicant requests to rezone the subject property from OL (Office Low Intensity) to RS-3 (Residential Single Family).

APPLICABLE STATE AND MUNICIPAL CODE SECTIONS:

City of Sapulpa Zoning Code, Chapter 4, Residential

BACKGROUND: The subject property is located at the southwest corner of West Lee Avenue and South Poplar Street. The property was rezoned to OL in December 2002 per SAZ-2394 for “Frazier Legal Center”. The new owner will be utilizing the structure as a residence and would like to be in compliance with the zoning code and comprehensive plan.

SURROUNDING LAND USE AND ZONING:

North:	CG Elk’s Lodge
East:	CS Dental Office
South:	RS-3 Residential Single Family
West:	RS-3 Residential Single Family

Comprehensive Plan: The subject property is designated Residential on the Future Land Use Map (FLUM).

Flood Zone: The subject property is not located within a flood zone.

PUBLIC COMMENTS:

Staff received a call from an adjoining property owner who had no issue with the Residential use.

STAFF RECOMMENDATION: Recommended motion for SPC:

Staff is recommending **APPROVAL** of the application.

Request to Re-Zone
from OL to RS-3

SAZ-959

Bob Nale
620 E. Lee Ave.
Sapulpa, OK

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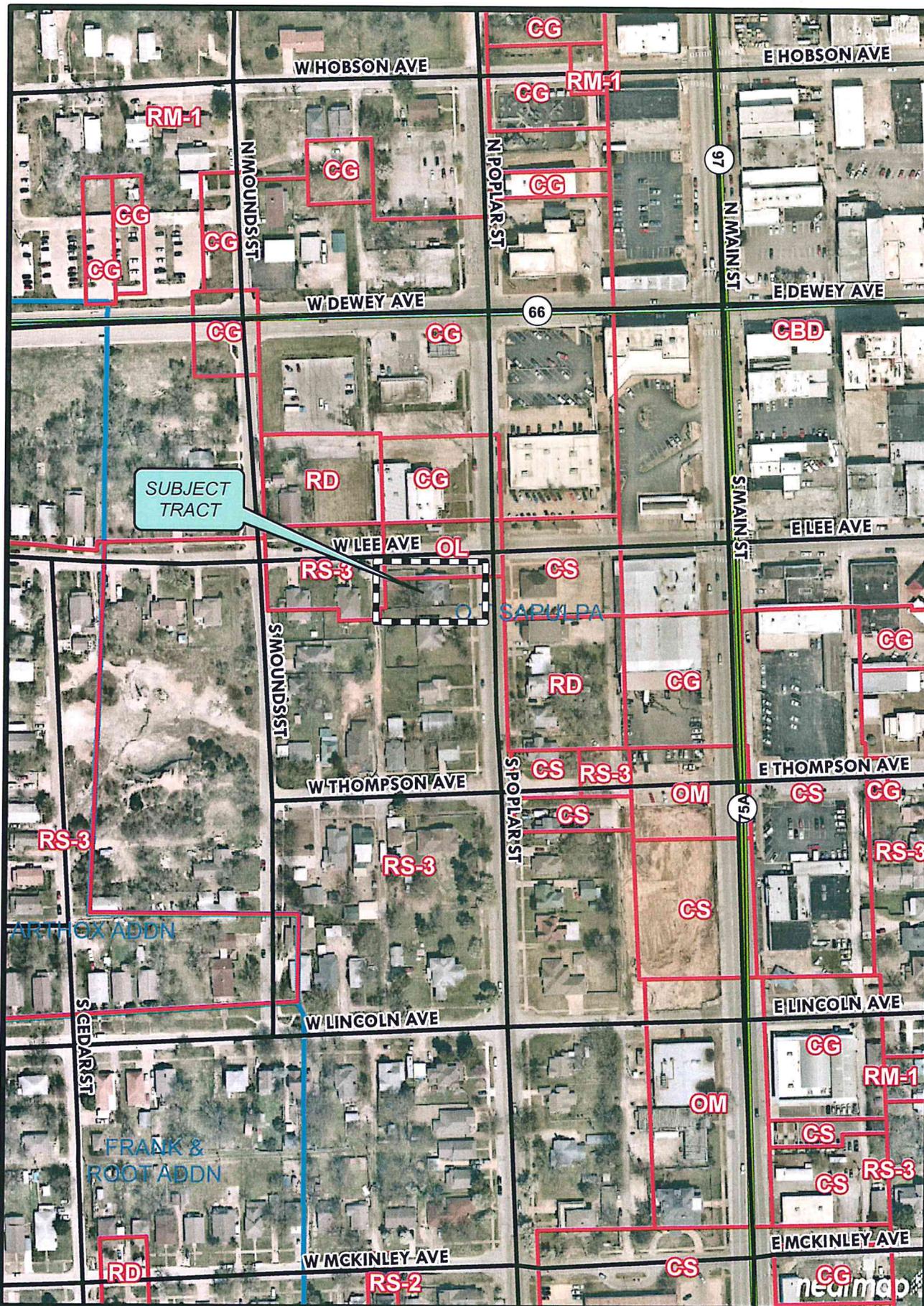
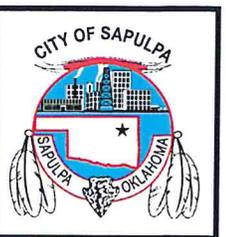
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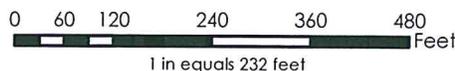
Legend

-  Zoning
-  Subject Property
-  Parcels
-  Highways
-  Roads & Streets
-  Railroads



Property Description

Property located at 102 S. Poplar St.
N. 64.9 ft. of Lot 1 Block 68 O.T Sapulpa
Sapulpa, Creek County, Oklahoma.



Map Prepared by:
City of Sapulpa

Date: 7/31/2019

Source Data:
Creek County Assessors
City of Sapulpa, INCOG

E-911: 102 S. Poplar St. Sapulpa, OK 74066

Request to Re-Zone
from OL to RS-3

SAZ-959

Bob Nale
620 E. Lee Ave.
Sapulpa, OK

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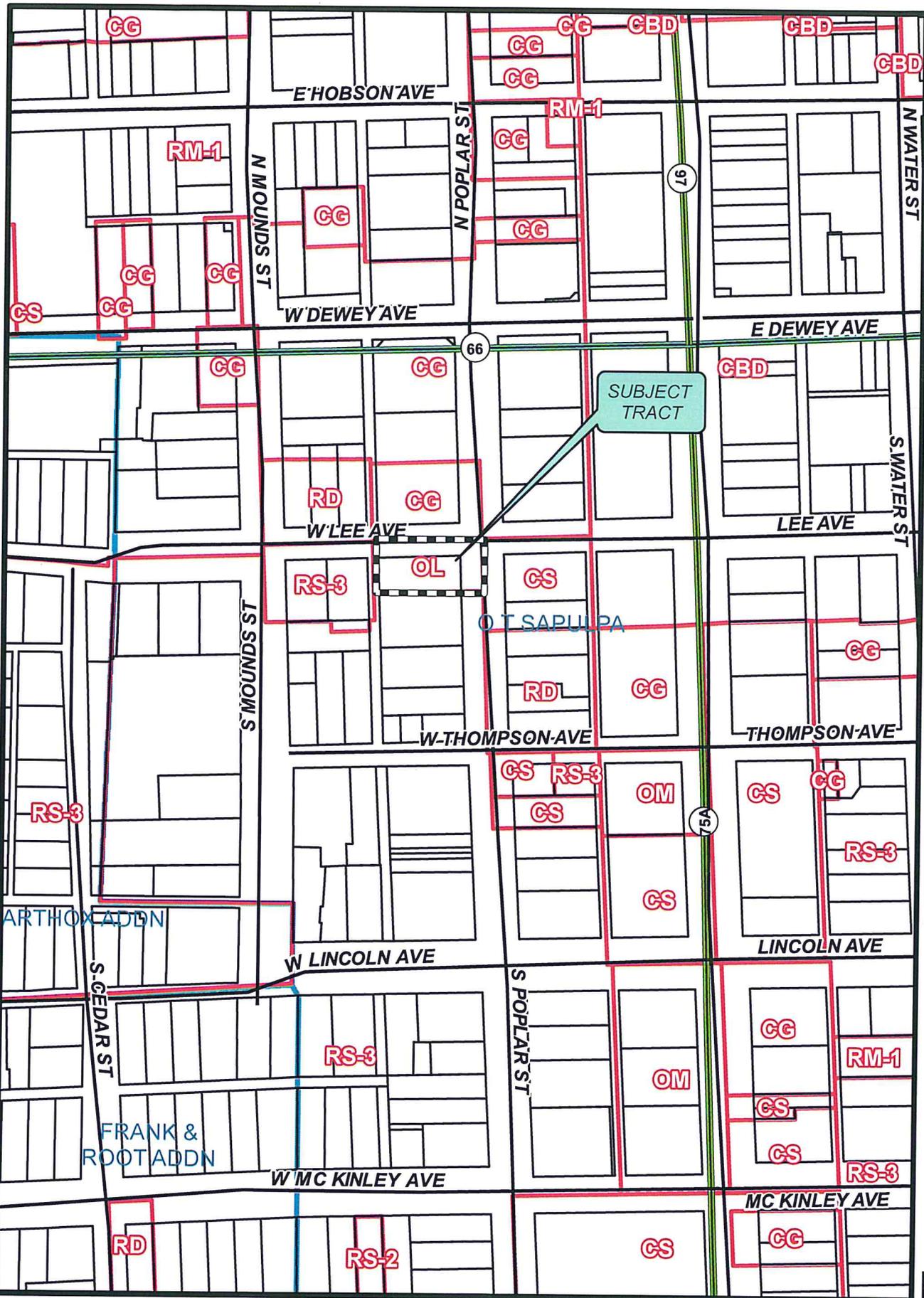
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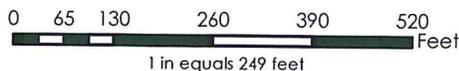
-  Zoning
-  Subject Property
-  Parcels
-  Highways
-  Roads & Streets
-  Railroads



Property Description

Property located at 102 S. Poplar St.
N. 64.9 ft. of Lot 1 Block 68 O.T Sapulpa
Sapulpa, Creek County, Oklahoma.

E-911: 102 S. Poplar St. Sapulpa, OK 74066



Map Prepared by:
City of Sapulpa

Date: 7/31/2019

Source Data:
Creek County Assessors
City of Sapulpa, INCOG



FRAZIER
LEGAL
CENTER
100 S. Poplar