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Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Re: CZ 20-05 SUP Crematory
Location: 210 South Broadway in Section 18, Township 17 North, Range 16 East.
Date: May 18, 2020

BACKGROUND

On November 2, 2015, Wright-Brown Funeral Home was granted an approval for a Specific Use Permit (CZ 15-07) for a Crematory at their existing location.

Per the City of Coweta Zoning Code, a Specific Use Permit (SUP) has an implementation time limit of two (2) years. CZ 15-07 was not implemented within the two (2) year timeframe and has expired.

STAFF COMMENTS

On April 17, 2020, Wright-Brown Funeral Home applied for a Specific Use Permit for a Crematory at their existing location.

The property is located within the (DT) Downtown (Broadway) District Overlay which allows any use permitted in the (CG) General Commercial zoning district. A Funeral Home is a Use-by-Right within the CG District. A Crematory is an allowed use with a Specific Use Permit in the CG District.

A typical cremation unit contains a primary and secondary combustion chamber. These chambers are lined with a refractory brick designed to withstand the extremely high temperatures ranging from 1400 to 1650 F.

The following conditions were previously imposed with CZ 15-07:

- (1) provide City Staff with copies of all applicable environmental, health and safety permits by all relevant federal, state and local authorities,
- (2) provide an amended floor plan showing where chemicals and potentially flammable and hazardous materials are stored and used on the premises, in relation to the location of the crematory,
- (3) obtain the applicable mechanical, electrical, and/or plumbing permits from the City of Coweta, and
- (4) provide notice to the Coweta Fire Department prior to start-up of crematory operations, and also, at the option of the Fire Department, provide to the Fire Department any safety data sheets on substances used and/or stored on the premises, prior to start-up of crematory operations.

No specification documents were submitted by the applicant depicting the type of unit(s) to be installed and operated on-site. Staff recommends as an additional condition of approval.

- (5) provide all new equipment specifications to be reviewed by Coweta

The Specific Use Permit review process is to determine if the use is appropriate in a specific location, compatible with the surrounding area and uses, and that the use and layout will meet the requirements of the code for that specific use, including parking and other zoning code issues.

Staff finds the Crematory use to be compatible with the existing Funeral Home use on the property and the surrounding uses in the Downtown District.

STAFF RECOMMENDATION

The Planning Commission may recommend approval, approval with conditions, or denial of this application for a Specific Use Permit to the City Council.

Staff recommends approval of this application with conditions.

ATTACHMENTS

1. Aerial View
2. Location Map
3. Zoning Map
4. Floor Plan