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Memorandum

To: Honorable Mayor and City Council
From: Carolyn Back, Community Development Director
Re: CZ 20-05 SUP Crematory
Location: 210 South Broadway in Section 18, Township 17 North, Range 16 East.
Date: June 1, 2020

BACKGROUND

On May 18, 2020, Brown Family Funeral Home went before the City of Coweta Planning Commission requesting a Specific Use Permit (CZ 20-05) for a Crematory at their existing location. The applicant was present. There were no parties in opposition to the application. The Planning Commission voted 4-0 to recommend approval with the following conditions to the City Council.

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

STAFF COMMENTS

On April 17, 2020, Brown Family 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 change of 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 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. With the approval of this Specific Use Permit, there is a change of use being granted.

With the requested change of use, A Knox Rapid Access System that provides a non-destructive emergency access to the property is required.

City of Coweta Ordinance 793 - Section 109 - Public Safety Key Box Access

Section D addresses the process of implementing the requirement of Knox Box installations for new commercial and industrial buildings, buildings or facilities containing a quantity of hazardous materials, governmental structures, nursing care facilities, educational facilities, all places of assembly, all gated communities, and all assisted living facilities.

Section E states all newly constructed occupancies listed, and those change of use occupancies that are subject to this ordinance shall have the key box installed and operational prior to and a condition of final inspection and occupancy.

Staff requests City Council add the Knox Box installation requirement as a condition of approval for this Specific Use Permit.

- (6) installation of Knox Box, operational prior to and a condition of final inspection and occupancy

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

Staff recommends approval of this application (CZ 20-05 SUP) with six (6) conditions as listed.

ATTACHMENTS

1. CZ 20-05 Aerial View
2. CZ 20-05 Location Map
3. CZ 20-05 Zoning Map
4. CZ 20-05 Floor Plan
5. CZ 20-05 Public Hearing Notice