

PUD-C Application Overview

And Site Plan

27541 E 121st Street South

Coweta, Ok 74429

Owners / Applicants:

Jason Smith and Johnna Knapp

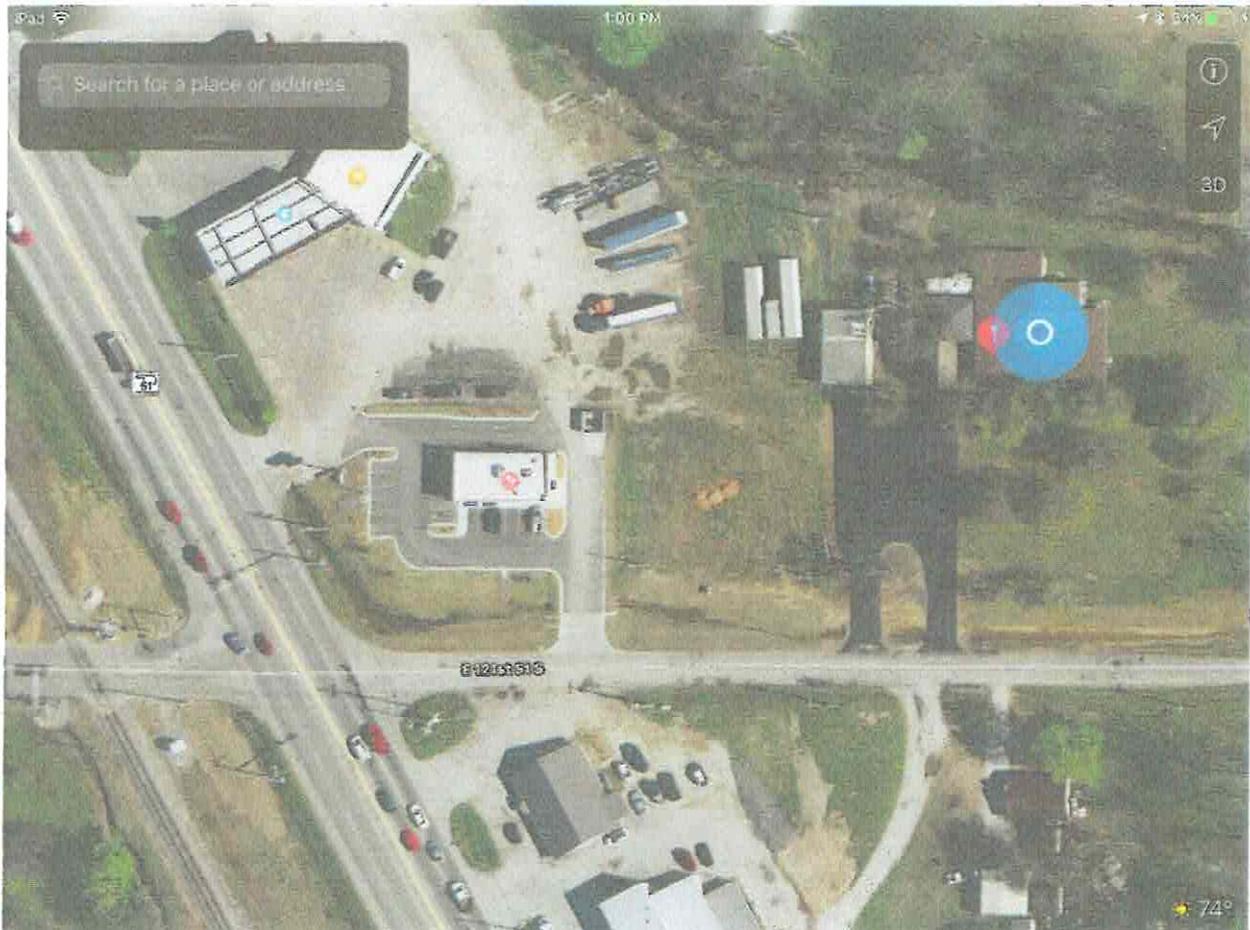
Gnoman, LLC

27541 E 121st Street South

Coweta, OK 74429

Legal Description of Property

Lot 2, Block 2, CREEK HOLLOW, a subdivision of part of the S1/2 of SW1/4 of Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma and generally located east of the northeast corner of State Highway 51 and E 121st Street S.



Proposed Location of Uses Under PUD-C

The intended use and division of the property located at 27541 E 121st Street Coweta, Ok 74429 is for zoning requirements to meet special use permitting. The uses under the proposed PUD-C will include the zoning division of the two existing structures with the East 240 Feet and structures being used as IL (light Industrial) and the west 60 feet of the property and structure CG (Commercial). The property is currently all zoned CG and that will be the principle use with the IL being a secondary use on the property to support the commercial business.

CG (Commercial) Uses under the PUD-C

The west 60 feet of the property is currently zoned CG and will remain so under this application for PUD-C. This portion of the property consist of 2,513 m2. Under the PUD both structures will share the parking lot.



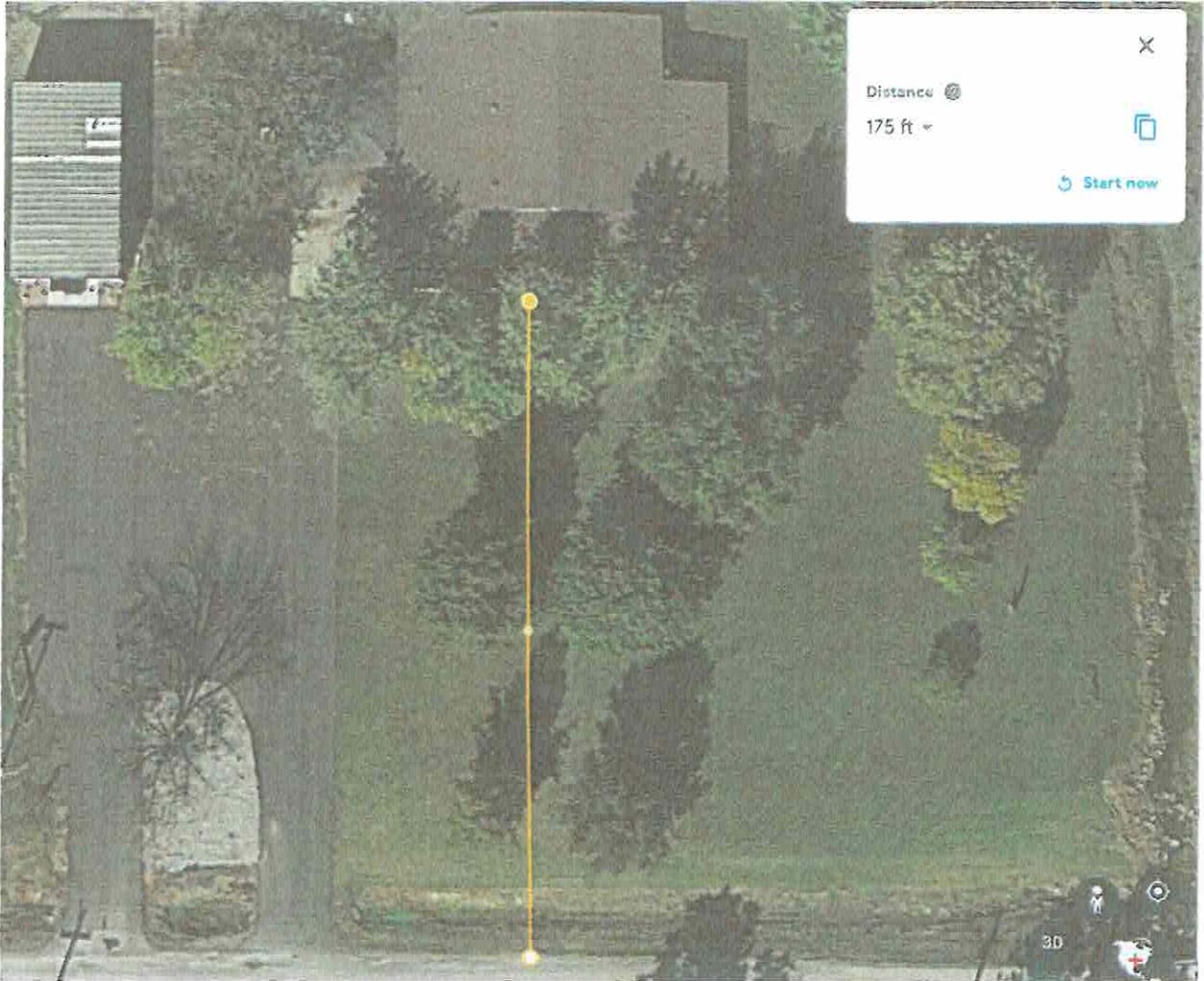
IL (Light Industrial) Uses under the PUD-C

The East 240 feet of the property is currently zoned CG and will be used as IL under this application for PUD-C. This portion of the property consist of 7,167 m2. Under the PUD both structures will share the parking lot.



Set Back From 121st Street

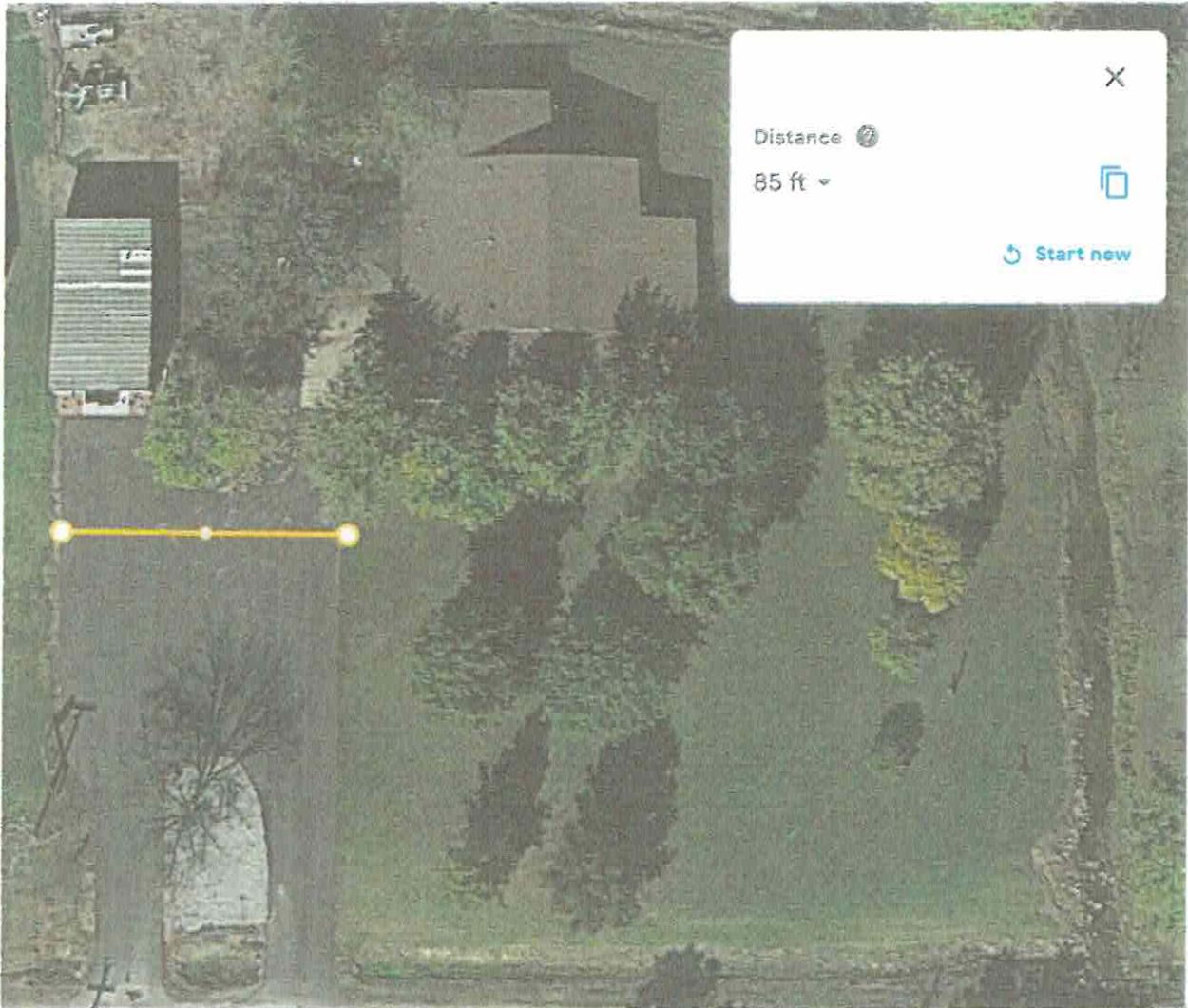
Both structures are set back 175' from 121st street.



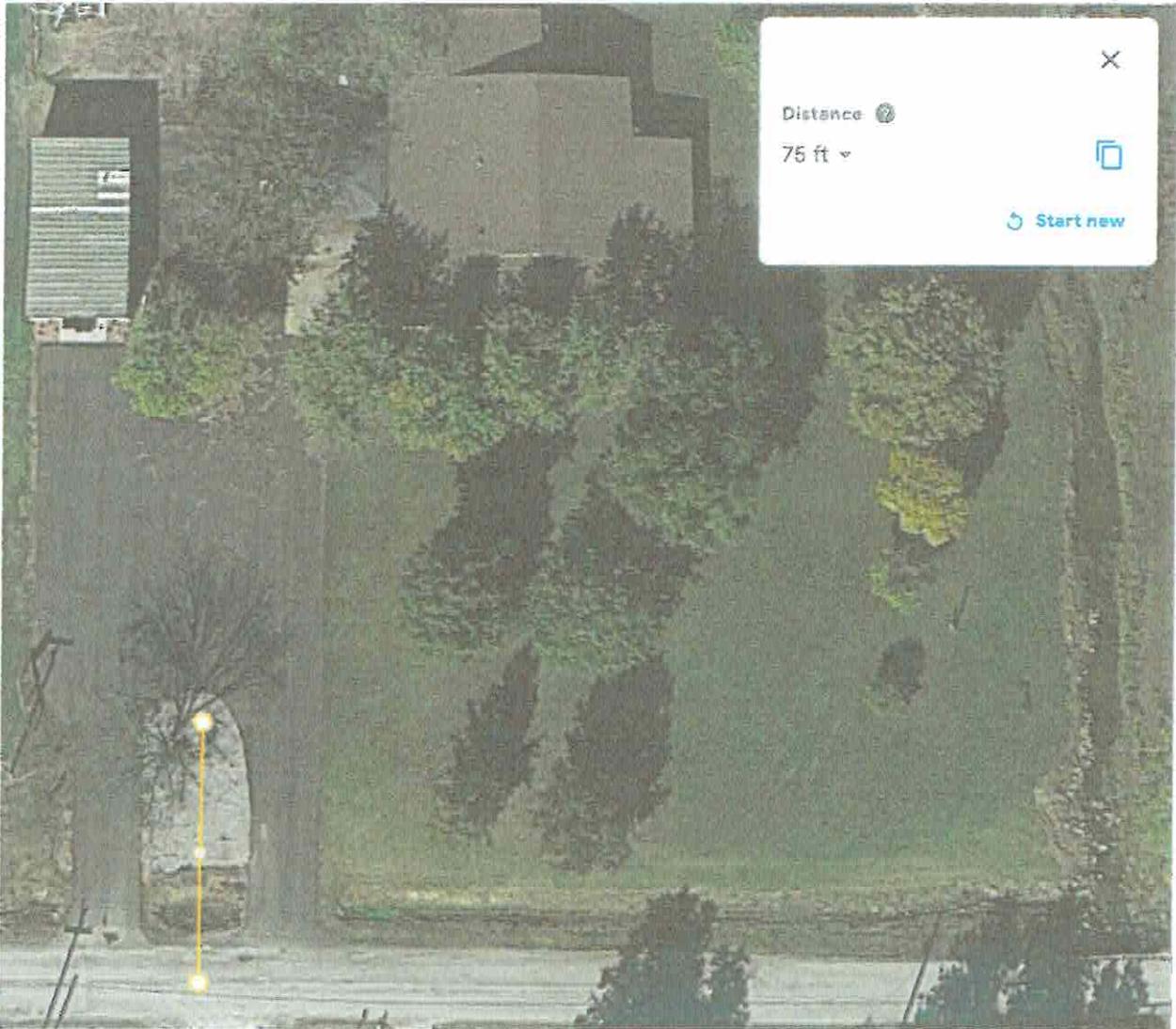
Off-Street Parking

Per Chapter 17 of the Coweta Off-Street Parking and loading requirements, we submit the following information for consideration

The overall Parking Lot measures 85' x 100'. It is made of all-weather black asphalt and marked with individual parking spots. (not show in the photo below)



The offset to the center of the 121st to the start of the parking lot, excluding the entrance and exit, is 75'.

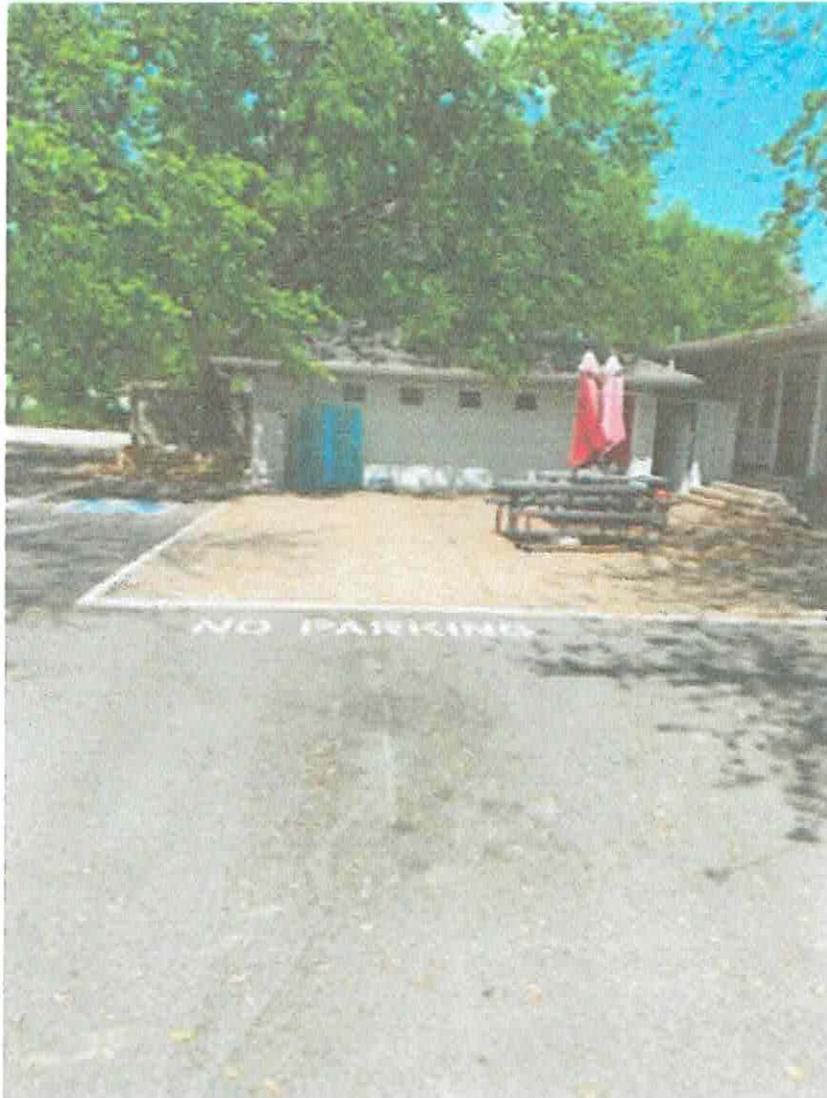


There are 16 Standard parking spots, 2 handicap parking and 10 Motorcycle parking spots as shown below.



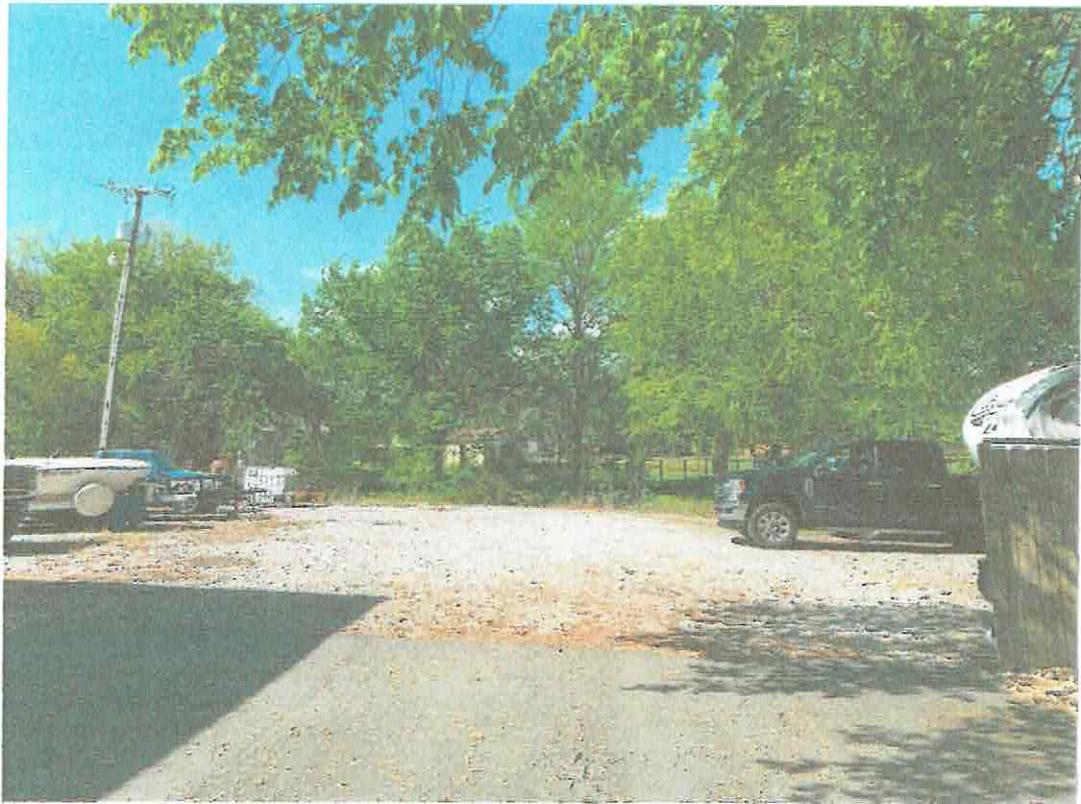
Off Street Loading Area

The property has one area designated as the loading and unloading area shown below. It measures 42' x 36'.



Additional Employee Parking and Equipment Storage

An additional 420 m2 of parking and storage area is located at the rear of the property as shown below. It is graveled and maintained for employee parking and storage of equipment used to maintain the property.



Public and private vehicular and pedestrian circulation

The public vehicular and pedestrian circulation will be limited the commercial side of the proposed PUD-C. This will include access and egress to the structure designate for retail sales. All other areas of the property will be limited access to employees and guided tours of the facilities.



Uses and structure measurements

The proposed PUD-C will not have any residential section allocated. The entirety of the property will be used for commercial and manufacture purposes as shown below. No plans for construction of new buildings are being proposed. Only the existing structures are included in the application for the PUD-C

CG (Commercial Retail Establishment)

The structure that will be zoned CG as part of the PUD-C will be for retail sales of products manufactured on site at the proposed IL location. It measures 40' x 30' (1200sf) and is currently operating as a licensed hair salon.



IL (Light industrial Production Facility)

The Structure that will be zoned IL as part of the PUD-C Will be for the production/ manufacturing of goods to be sold in the retail establishment and other like businesses. The overall structure is approximately 5600sf of mixed-use space for different processes. There is also a detached garage measuring 30' x 30' that will be used for storage and equipment.



As required by Coweta Ordinance 824 a screening fence is purposed as part of this PUD-C application. The fence will be built using approved materials and be installed at a min height of 6'.



Proposed Location, Height and Size of any Ground Signage

We have one ground sign that was originally part of the property and will remain. The existing sign is 10' tall and 12' long. We have no plans on any permanent signage to be installed at this time but will reserve the right to amend the PUD-C in accordance with signage requirements as needed. The existing sign is located at the South West corner of the property.



Relationship of the PUD to Adjoining Uses

The location of the proposed PUD-C is situated just east of HWY 51 on 121st street with a variety of zoning. On Both sides of HWY 51 you will find primarily CG (commercial) zoned businesses with 2 IL (Light Industrial) zoned location on the West side. The remaining property adjacent to the proposed location is zoned AG (Agricultural). No RS (Residential) zoned property is adjacent to proposed PUD-C Location.

Information provide by City of Coweta



Group Ownership Arrangement

The property is owned by Gnoman LLC with Jason Smith and Johnna Knapp as the sole shareholders. All investments into the property are funded by Gnoman LLC and its owners. No other investors are involved with the application for the PUD-C.

This application for zoning to a PUD-C will followed by application for special use permits and in accordance with the applicable zoning requirements as outlined.

