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Memorandum

To: Honorable Mayor and City Council
From: Carolyn Back, Community Development Director
Location: 27541 East 121st Street South
Zoning: Commercial General (CG)
Re: Case Number: CZ 20-07 for PUD-C 20-01
Date: 08-03-2020

BACKGROUND

The applicant, Gnomon, LLC, is seeking a Planned Unit Development (PUD) PUD-C 20-01. The property is approximately 2.2 acres, more or less, in Coweta, Oklahoma located east of the Northeast corner of State Highway 51 and East 121st Street South, at 27541 East 121st Street South, in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

The applicant has submitted a PUD application to cover the proposed medical marijuana dispensary and grow manufacturing businesses for this parcel of land. The applicant will need Specific Use Permits for the two (2) medical marijuana business covered in PUD-C 20-01.

The Planned Unit Development proposes the zoning of Commercial General (CG) and Industrial Light (IL) that will allow for both businesses to operate on the same property, within the existing structures, with the City of Coweta PUD approval. Special attention was given by the applicant to specifically state in the PUD the only Industrial use allowed would be the Medical Marijuana grow/manufacturing facility.

When the City of Coweta Comprehensive Plan was adopted in 1994, certain uses (i.e. Medical Marijuana businesses) were not in existence. However, today uses may be of such size, nature, or location that their existence should now be recognized. Changing conditions make it necessary for the Comprehensive Plan to be amended from time to time. Staff is comfortable with this amendment.

Staff finds this request, with the PUD use restrictions, to be in accordance with and meets the objectives of the City of Coweta Comprehensive Plan

STAFF COMMENTS

The Planning Commission made a recommendation for approval (4-0) with staff recommended conditions to establish a Planned Unit Development (“PUD”) PUD-C 20-01. Staff recommends approval with the following conditions:

1. The only Industrial Light (IL) use allowed on this property is the Medical Marijuana Business grow/manufacturing business.
2. The employee parking and storage of equipment “gravel” area listed, and depicted on page 10 of 17, will need to be constructed of an All-Weather Material: A hard surface, dust-free material, as defined in the City of Coweta Zoning Code.
3. Specific Use Permit for Medical Marijuana Business – Dispensary Facility
4. Specific Use Permit for Medical Marijuana Business – Manufacturing and Grow Facility

ATTACHMENTS

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|--------------------------|-----------------|----------------------|
| 1. Public Hearing Notice | 2. Location Map | 3. Aerial View Map |
| 4. Zoning Map | 5. PUD-C 20-01 | 6. Ordinance No. 835 |