

PUD-C APPLICATION OVERVIEW AND SITE PLAN
PUD-C 20-02

APPLICANTS:
MED PHARM INC
24683 E STATE HWY 51
BROKEN ARROW, OK 74014

LEGAL ADDRESS: A part of the northwest quarter (NW/4) of Section Twenty-Seven (27), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, According to the U. S. Government Survey being form particularly described as follows to-witt:

Commencing at the Northeast corner of said NW/4; Thence South $88^{\circ}41'48''$ West along the northerly line of said NW/4 a distance of 674.53 feet to the point of beginning; Thence south $01^{\circ}25'20''$ E a distance of 172.86 feet to a point on the northerly line of State Highway #51; Thence North $68^{\circ}18'10''$ W along said line a distance of 172.00 feet; Thence North $18^{\circ}33'37''$ E a distance of 112.34 feet to a point on the northerly line of said NW/4; Thence North $88^{\circ}41'48''$ E along said line a distance of 119.80 feet to the Point of Beginning, containing 20,000 square feet more or less.

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SECTION 1: GENERAL INFORMATION

INTRODUCTION

The project is located just off State Hwy 51. The address is 24683 E Hwy 51 Broken Arrow, OK 74014. Property is currently Zoned CG and is occupied by Med Pharm Inc. An existing medical marijuana dispensary.

Legal address is:

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Commencing at the Northeast corner of said NW/4; Thence South 88°41'48" West along the northerly line of said NW/4 a distance of 674.53 feet to the point of beginning; Thence south 01°25'20" E a distance of 172.86 feet to a point on the northerly line of State Highway #51; Thence North 68°18'10" W along said line a distance of 172.00 feet; Thence North 18°33'37" E a distance of 112.34 feet to a point on the northerly line of said NW/4; Thence North 88°41'48" E along said line a distance of 119.80 feet to the Point of Beginning, containing 20,000 square feet more or less.

The purpose of this PUD document is to provide appropriate zoning standards for LI zoning, that will allow a working kitchen to process MMJ products.

1.1 OWNER INFORMATION

The property is currently owned by Christopher & Denise Mink

1.2 SITE AND SURROUNDING AREA

The property is currently an existing MMJ dispensary, MED PHARM. The property sits off the hwy 30 feet to the parking lot and 65 ft to the building. There are two drive ways into the property and one drive way in the back , basically in the middle of the property. The property to the west is not in Coweta city limits. The property immediately to the right is TRUCO. A two line road , 101st street , runs behind the property. The property is .46 acres. SEE ATTACHED EXHIBITS A-D

SECTION 2: DEVELOPMENT CONCEPT

2.1 EXISTING SITE

Existing site is Med Pharm Dispensary. The site is .46 acres SEE ATTACHED EXHIBIT A & B

2.2 PROPOSED SITE

Proposed site will remain Med Pharm Dispensary with no changes to the outside of the property. Internal changes will include converting current office/mechanical room to a kitchen area. Kitchen area will be used to process medical marijuana edibles. There will be no changes to any exterior walls and there will be no additions to the building. Kitchen will meet Wagoner County Health Dept rules. OMMA (Oklahoma Medical Marijuana Authority) will provide the processing license required to process Medical Marijuana. Specific use permitted will need to be changed to allow Med Pharm or any other licensed dispensary in good standing with OMMA to hold the processing license at the current Med Pharm location.
SEE ATTACHED EXHIBIT F1 & F2 for purposed changes of interior of building.

SECTION 3: UTILITIES AND INFRASTRUCTURE

3.1 VEHICULAR AND PEDESTRIAN ACCESS

Current site has two driveways off of Hwy 51 to access the business. There is one driveway behind the building that is accessed off of 101st street. There are currently 20 parking spaces, one of which is a handicap parking space with a ramp to access the building .

3.2 SANITARY SEWER

There is a private line from the current building that accesses Rural Water #4 sewer system.

3.2 WATER

Water is provided by Rural Water #4.

3.3 GAS, ELECTRIC AND TELEPHONE SERVICE

Gas is provided by Oklahoma Natural Gas. Electric is provided by PSO. Telephone service is currently provided by Cox Communication.

3.4 REFUSE

Trash receptacle is provided by an outside source. Unit is locked and has signage on each side as requested by the Coweta Police Dept. SEE ATTACHED EXHIBIT E

SECTION 4: DEVELOPMENT STANDARDS

4.1 BULK AND AREA REQUIREMENTS

Per Chapter 13 section 1350 this is existing property meets all yard requirements.

SEE ATTACHEMENT A-D

Existing property meets all requirements set forth in Chapter 13 sections 1360-1390 of the light industrial code book.

4.2 FLOOR PLAN

SEE ATTACHED EXHIBIT F1 & F2 FOR PROPOSED FLOOR PLAN CHANGES

4.3 STREETS AND ACCESS REGULATIONS

Existing property meets all city requirements. SEE ATTACHED EXHIBIT A & B

4.4 PARKING REQUIREMENTS

Currently there are 20 parking spaces, with one being a handicap parking space with access to a ramp.

4.5 SIGNAGE

Signage on building to include current front signage (see attached exhibit G) Future signage may include a menu/informational sign by the pick up window. (see attached exhibit H) Signage similar to front signage may be added to the west side of existing building. All signage to meet current sign code per Chapter 18 of code book.

4.6 FREESTANDING SIGNS

Free standing signs are to meet all sign codes per chapter 18 of code book. Free standing signage must have appropriate permits and approved by the city.

EXHIBIT A



EXHIBIT B

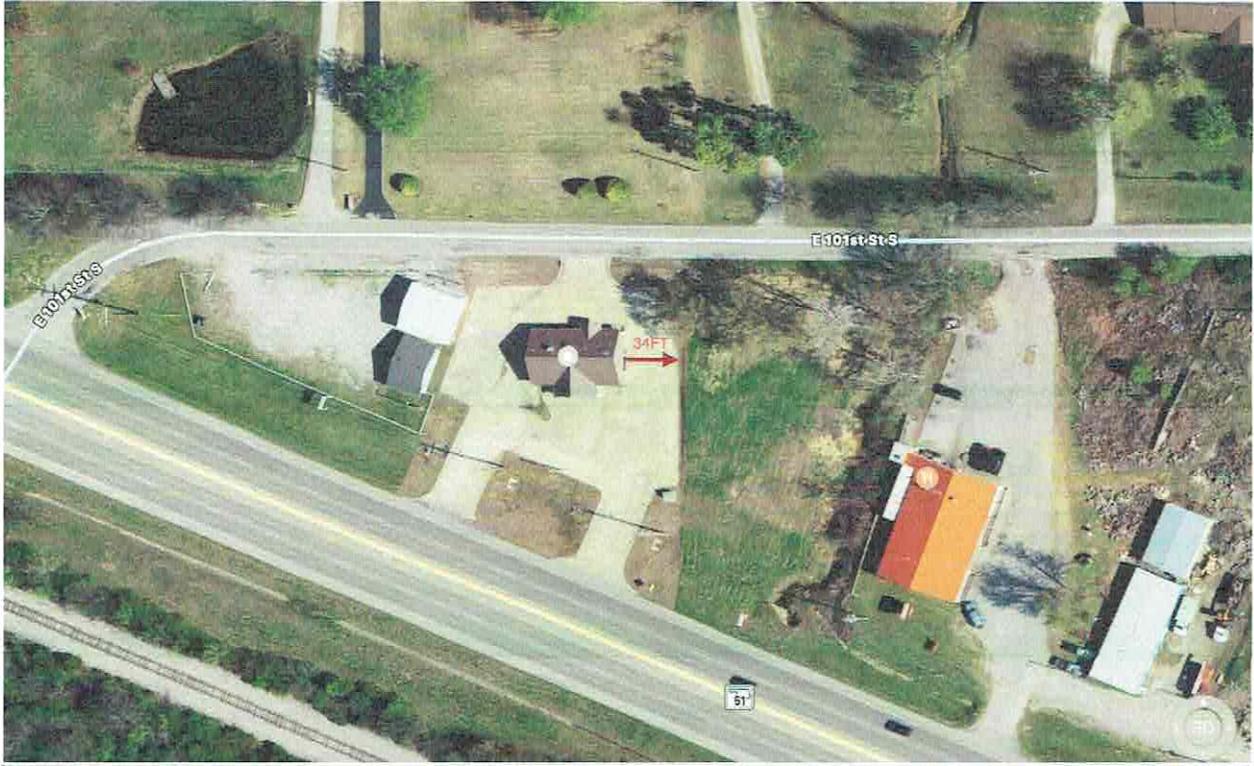


EXHIBIT C

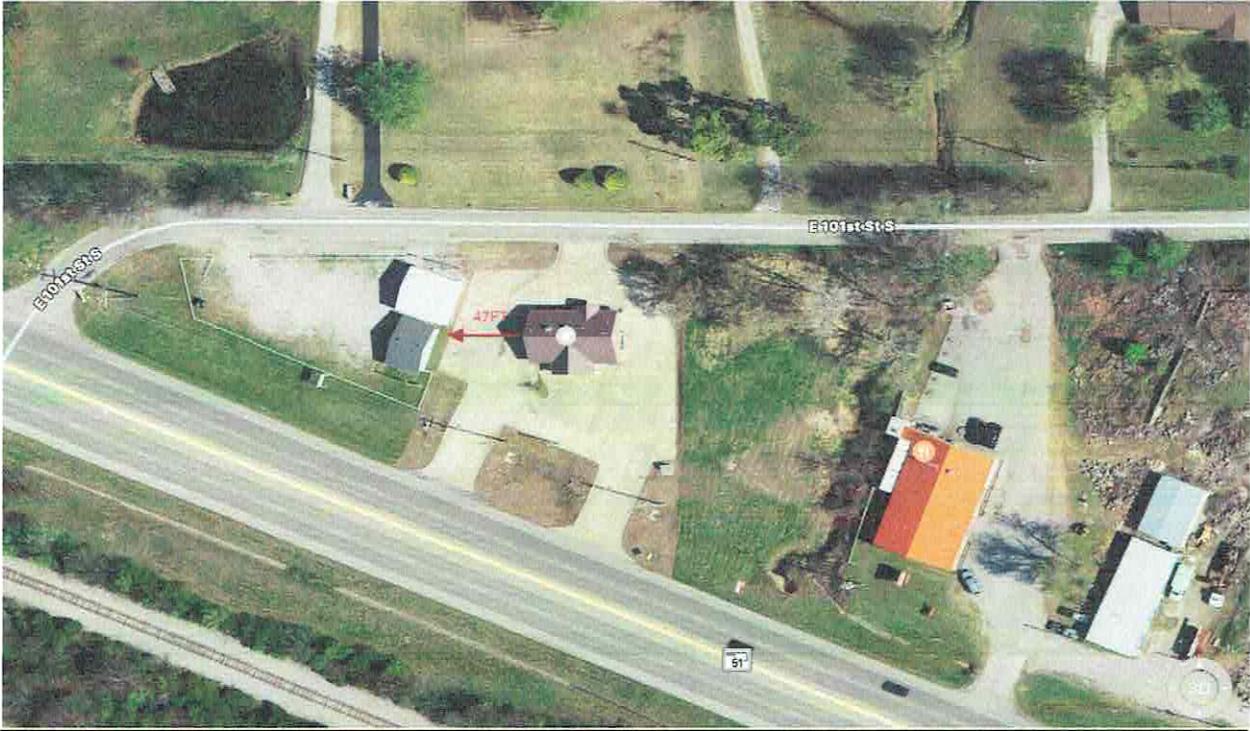


EXHIBIT D

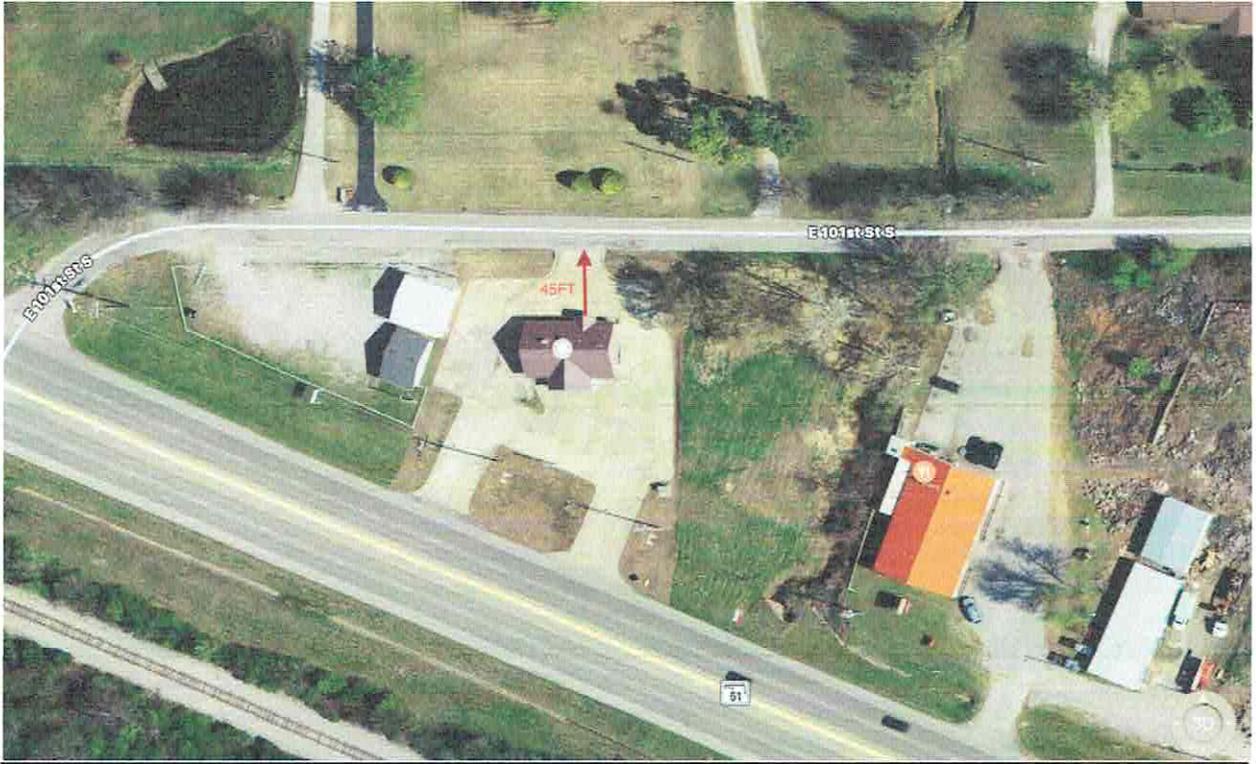
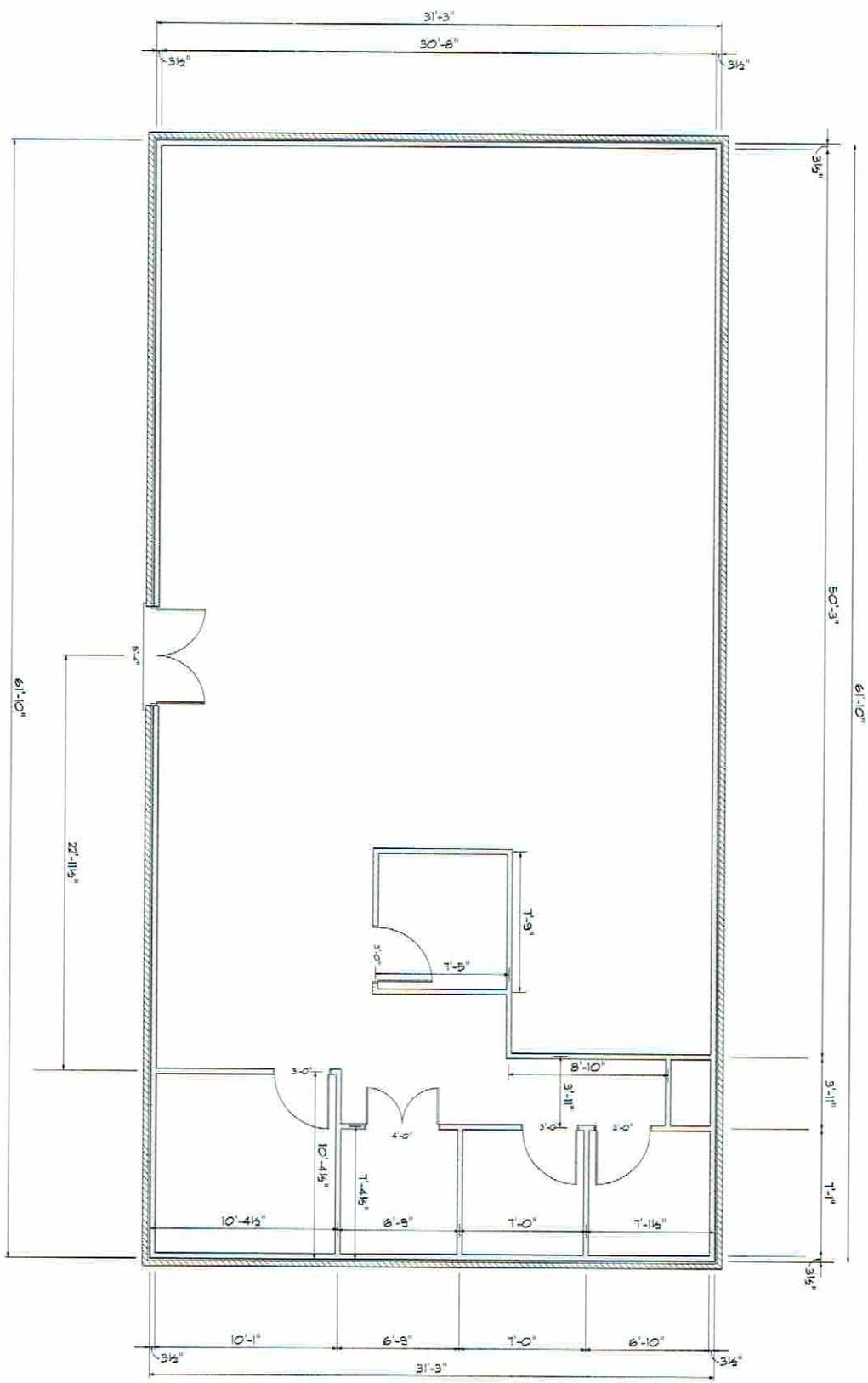


EXHIBIT E

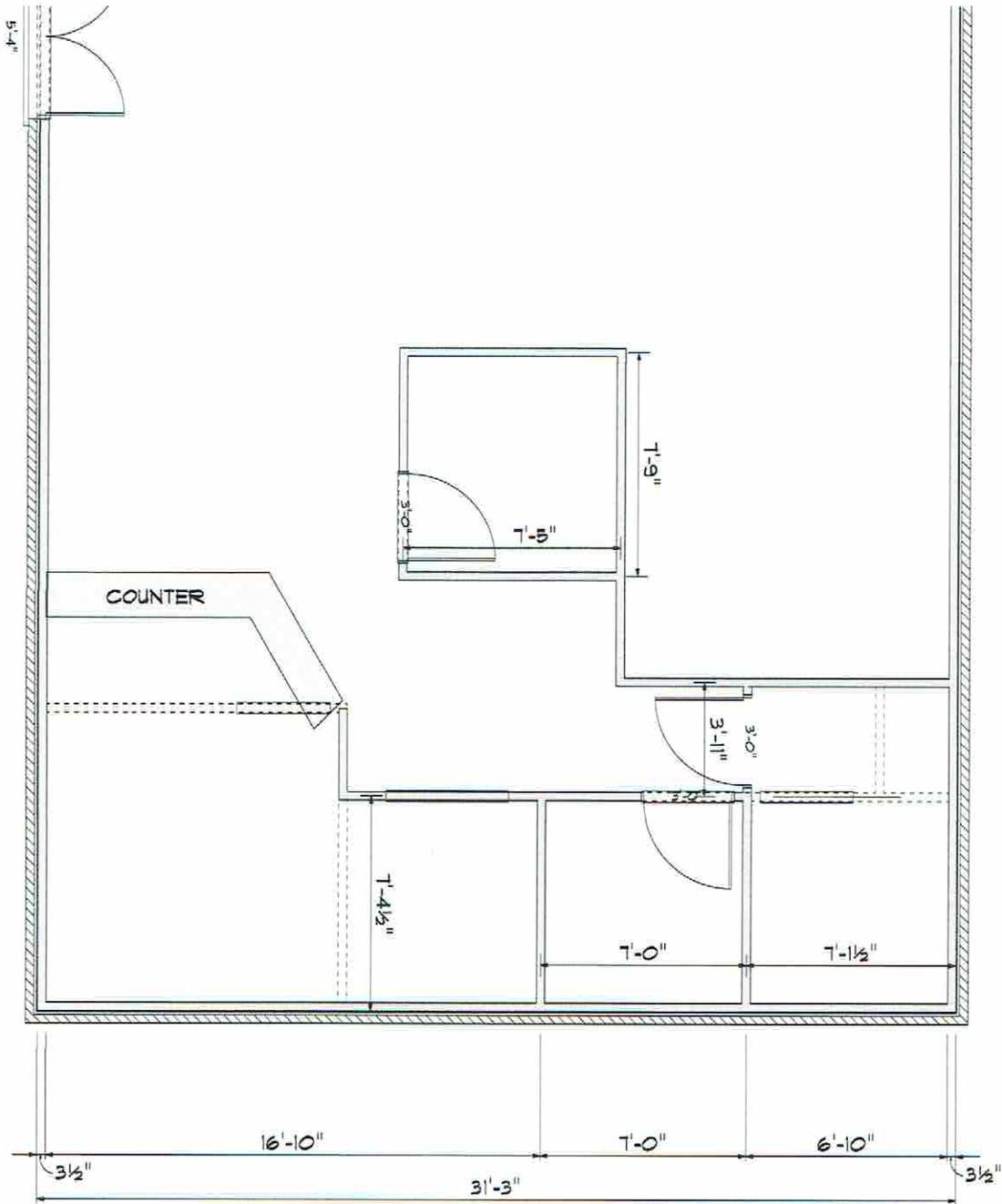


Existing Plan
SCALE: 1/4" = 1'-0"



Current Floor Plan

Proposed Plan
SCALE: 3/8" = 1'-0"



purposed new floor plan

EXHIBIT G



EXHIBIT H



EXHIBIT I

