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Memorandum

To: Honorable Mayor and City Council
From: Carolyn Back, Community Development Director
Location: 24683 East State Highway 51
Zoning: Commercial General (CG)
Re: Case Number: CZ 20-10 for PUD-C 20-02
Date: 09-14-2020

BACKGROUND

The applicant, Med Pharm Inc., is seeking a Planned Unit Development (“PUD”) PUD-C 20-02. The property is approximately 20,000 square feet more or less in Coweta, Oklahoma located south of East 101st Street and East State Highway 51, in Section 27, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. The current zoning for the property is Commercial General (CG).

The applicant has submitted a PUD application to cover the existing medical marijuana dispensary and proposed kitchen process medical marijuana businesses for this parcel of land. The applicant will need and has applied for a Specific Use Permit for the proposed kitchen process medical marijuana business covered in PUD-C 20-02.

The Planned Unit Development proposes the zoning of Industrial Light (IL) that will allow for both businesses to operate on the same property, within the existing structure, in compliance with Coweta’s ordinances regarding Medical Marijuana. Special attention was given by the applicant to specifically state in the PUD the only use allowed per the IL zoning would be the medical marijuana dispensary and proposed kitchen process medical marijuana businesses facility. The property is located within a ¼ mile of a Heavy Industrial (IH) use and another Industrial Light (IL) use.

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 RECOMMENDATION

The Planning Commission made a recommendation of approval (4-0) with staff recommended conditions to establish a Planned Unit Development (“PUD”) PUD-C 20-02. Staff recommends approval with the following conditions:

1. The only Industrial Light (IL) use allowed on this property is the Medical Marijuana Business – existing medical marijuana dispensary and proposed kitchen process medical marijuana businesses.
2. Specific Use Permit for Medical Marijuana Business – proposed kitchen process medical marijuana business.

ATTACHMENTS

1. Public Hearing Notice
4. Zoning Map

2. Location Map
5. PUD-C 20-02

3. Aerial View Map
6. Ordinance No. 839