

**Specific Use Permit (SUP) Application Overview**

**And Site Plan**

27541-A E 121<sup>st</sup> Street South

Coweta, Ok 74429

*Owners / Applicants:*

Jason Smith and Johnna Knapp

Gnomon, LLC

27541 E 121<sup>st</sup> Street South

Coweta, OK 74429

The property is owned by Gnomon LLC with Jason Smith and Johnna Knapp as the sole shareholders.

*Lessee Information*

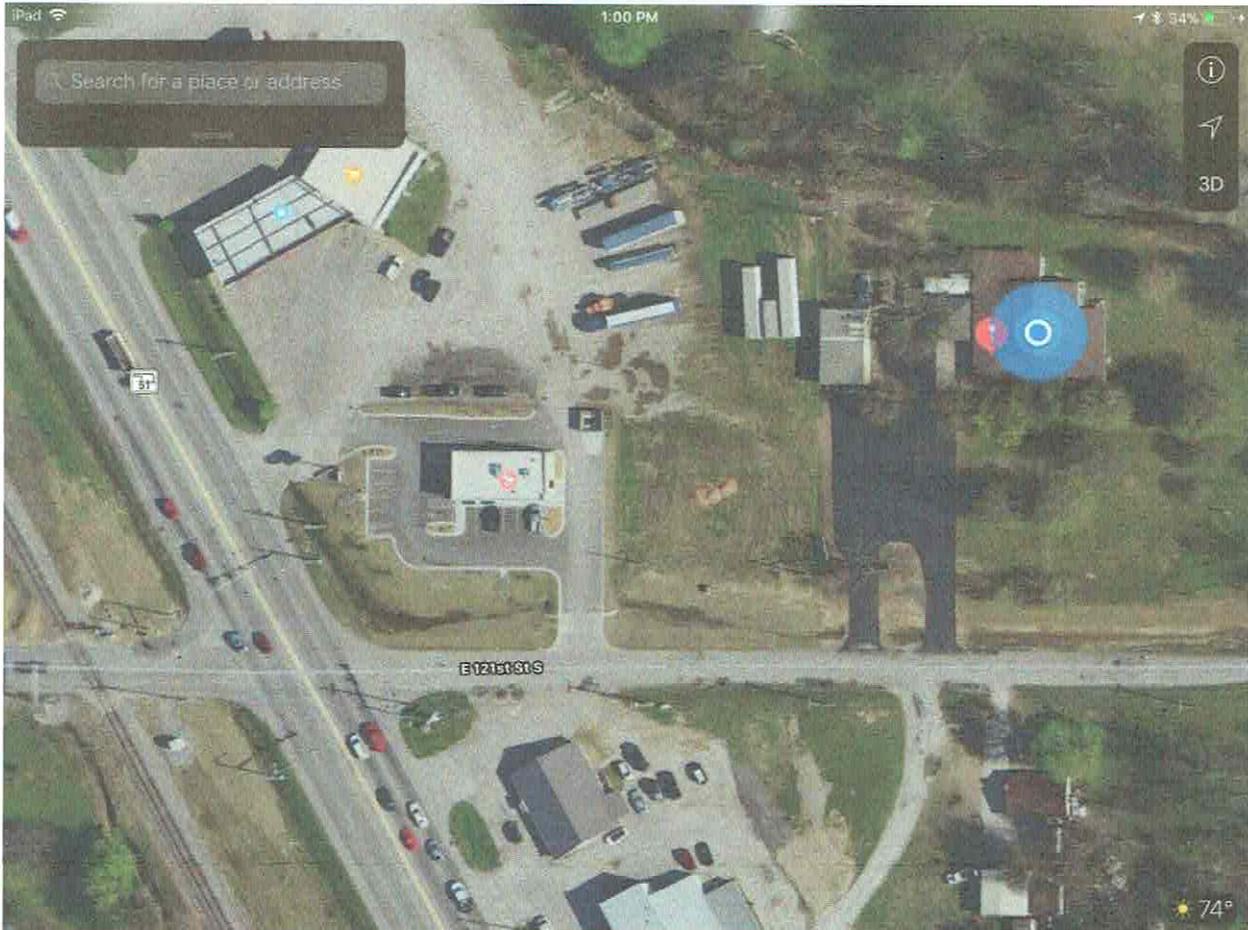
Gnomon's Creek Dispensary, LLC

27541-A E 121<sup>st</sup> Street South Coweta, Ok 74429

A lease agreement is in place for the property listed in the site plan and overview. This application will be listed under the Lessee, Gnomon's Creek Dispensary.

### 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 121<sup>st</sup> Street S.

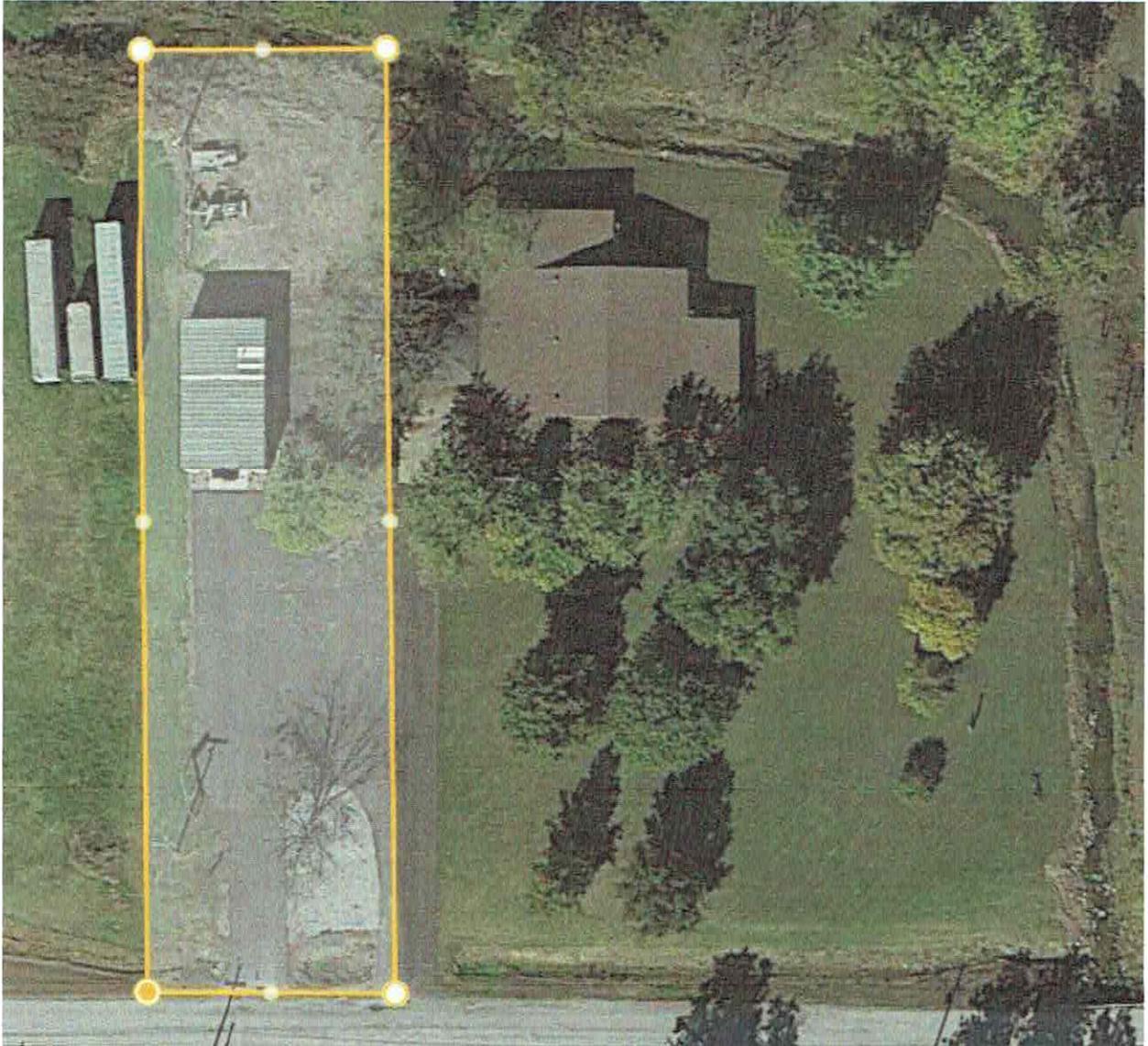


### Proposed Location and Use

The intended of the property located at 27541-A E 121<sup>st</sup> Street Coweta, Ok 74429 is for zoning requirements and Special Use Permitting for Medical Marijuana Dispensary as outline in Coweta City Ordinance 824. The property is currently Zoned CG.

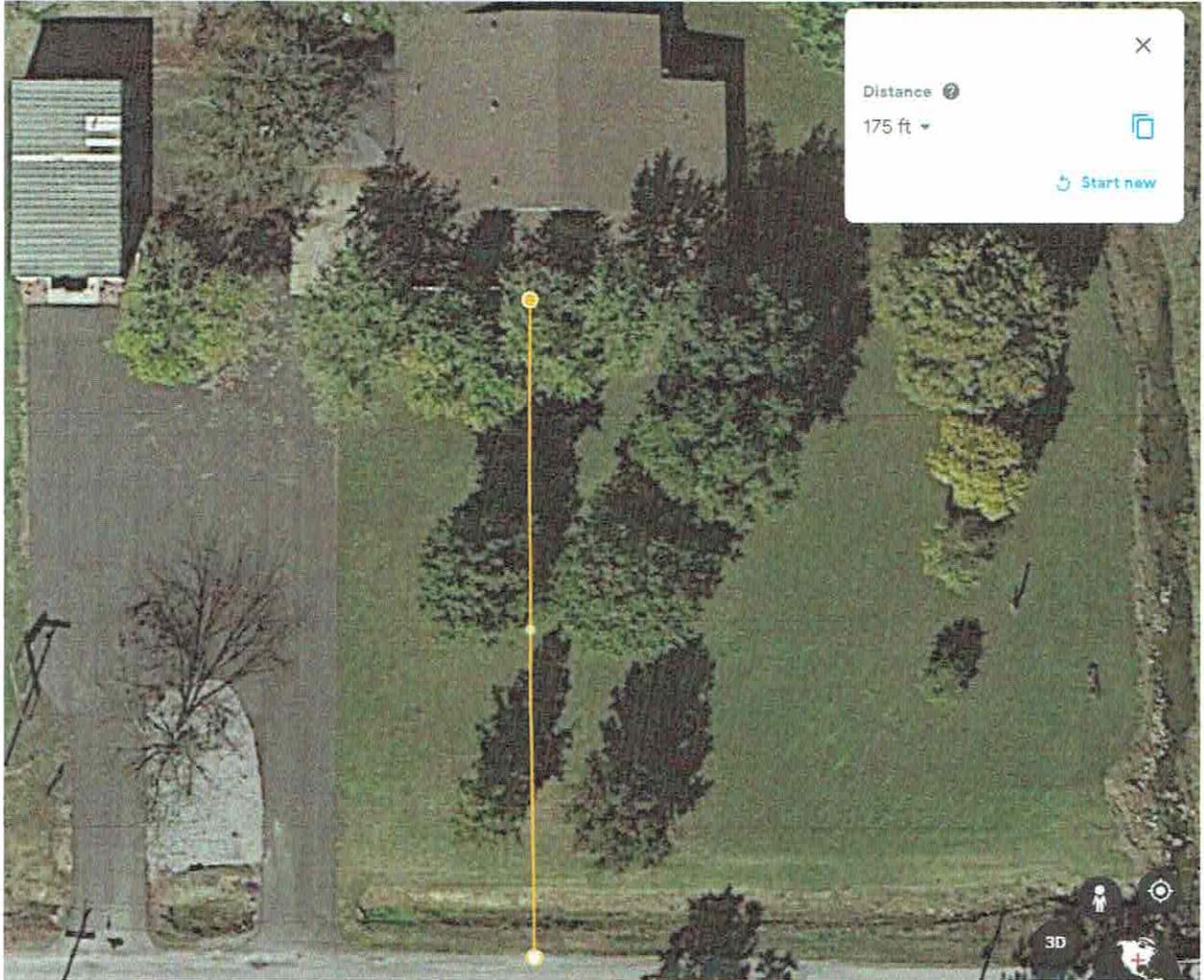
**CG (Commercial) Uses under the SUP**

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



## Set Back From 121<sup>st</sup> Street

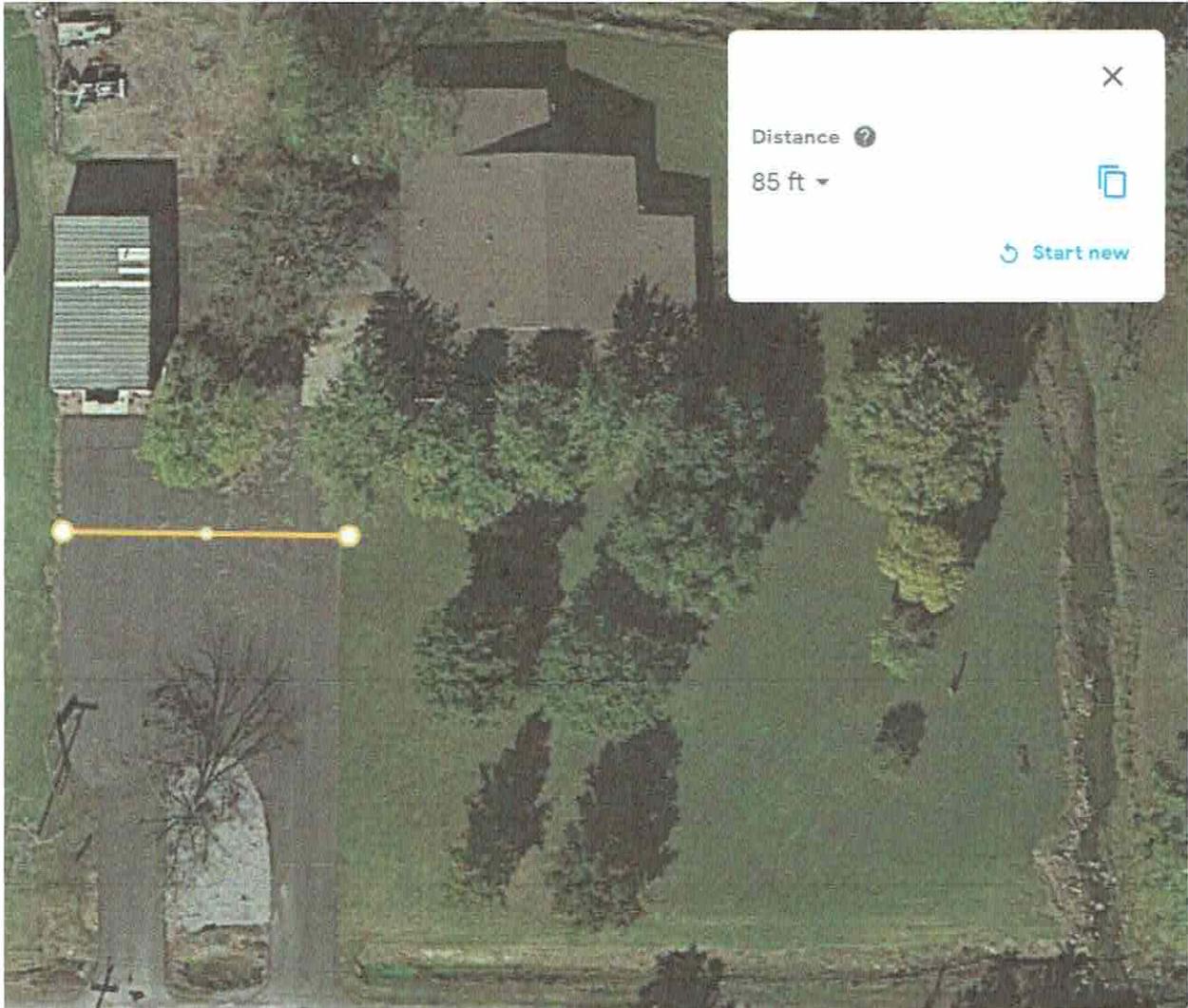
Both structures are set back 175' from 121<sup>st</sup> street.



**Off-Street Parking**

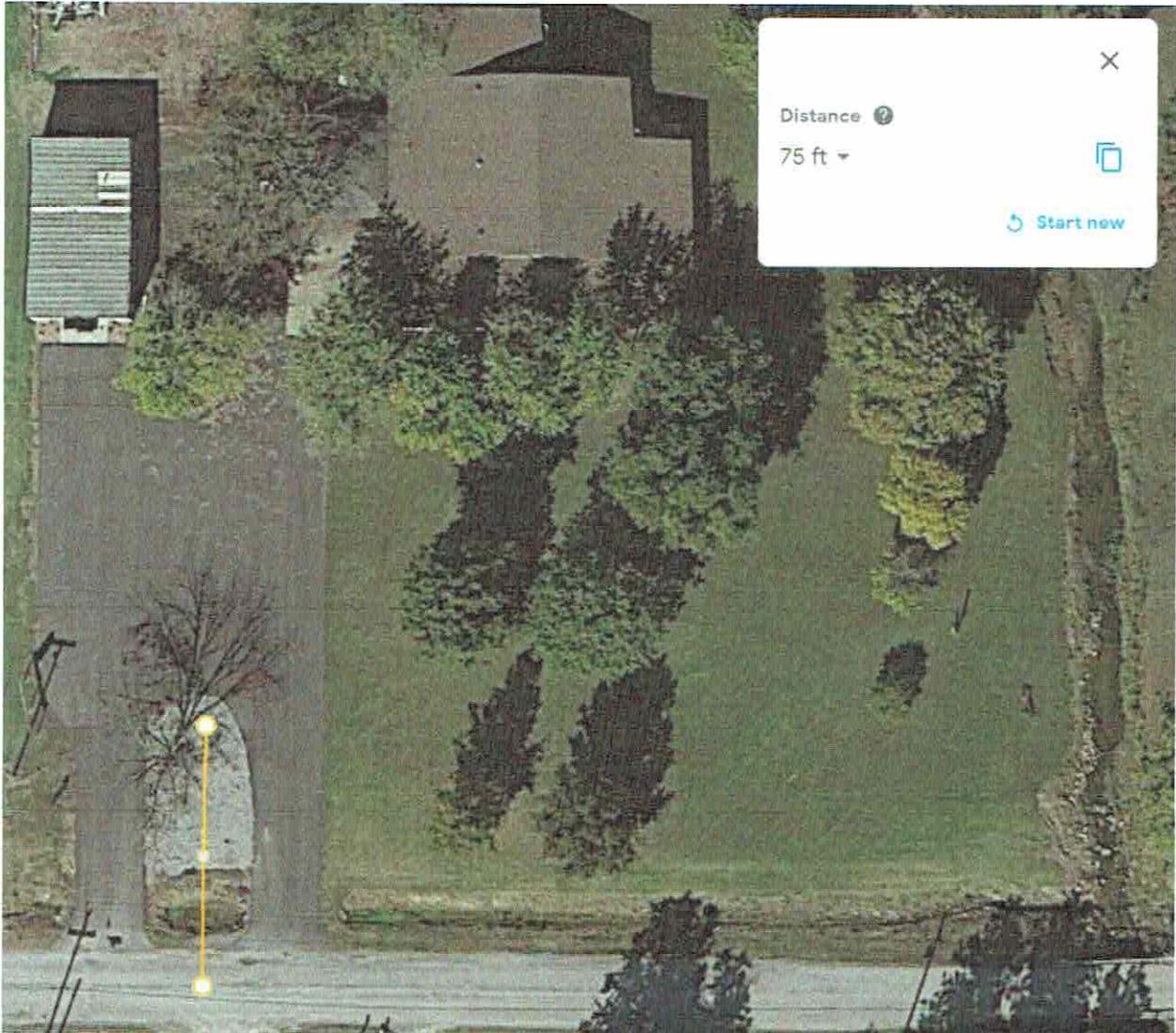
Per Chapter 17 of the Coweta Off-Street Parking and loading requirements, we submit the following information for consideration

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)



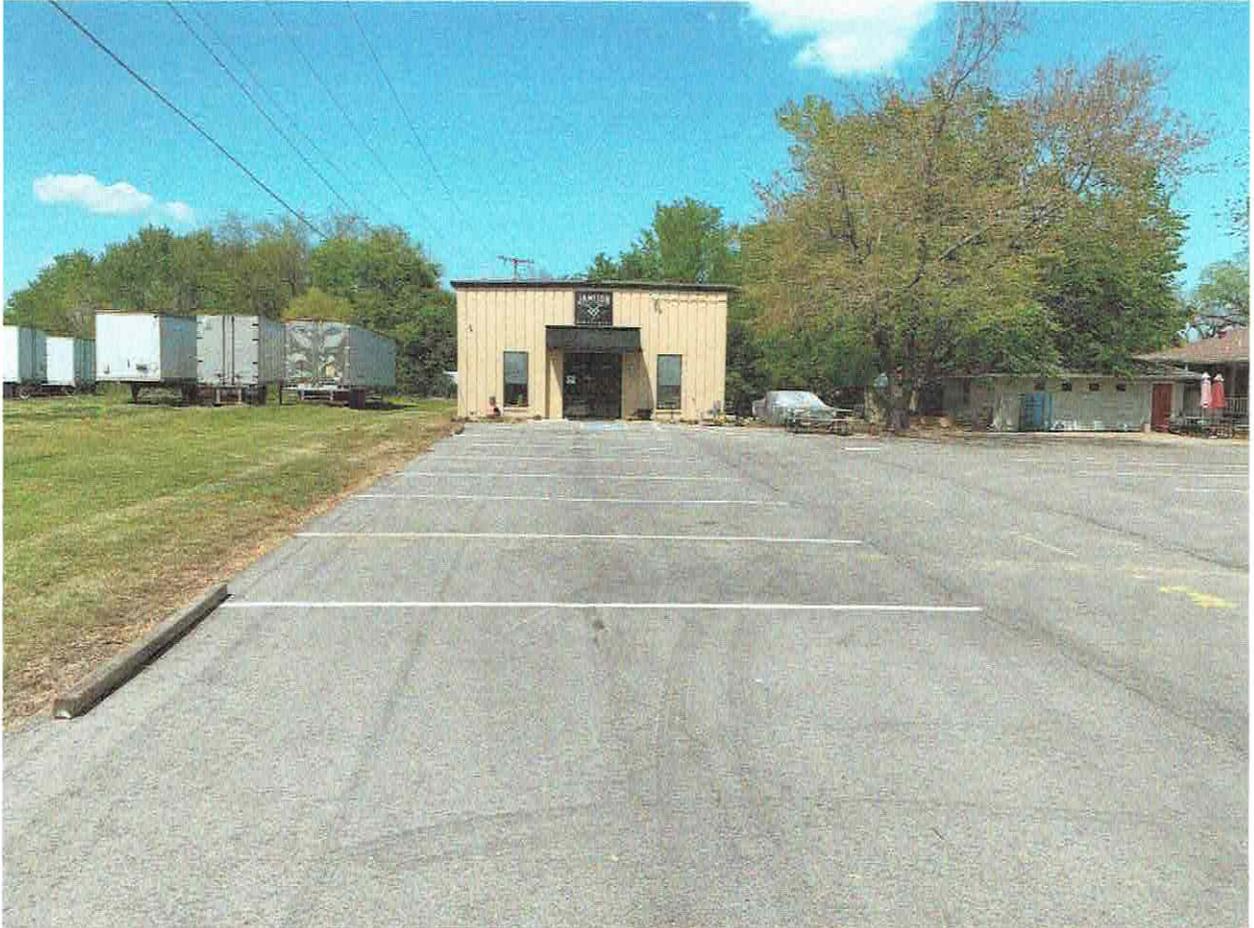
## Parking Off-Set

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



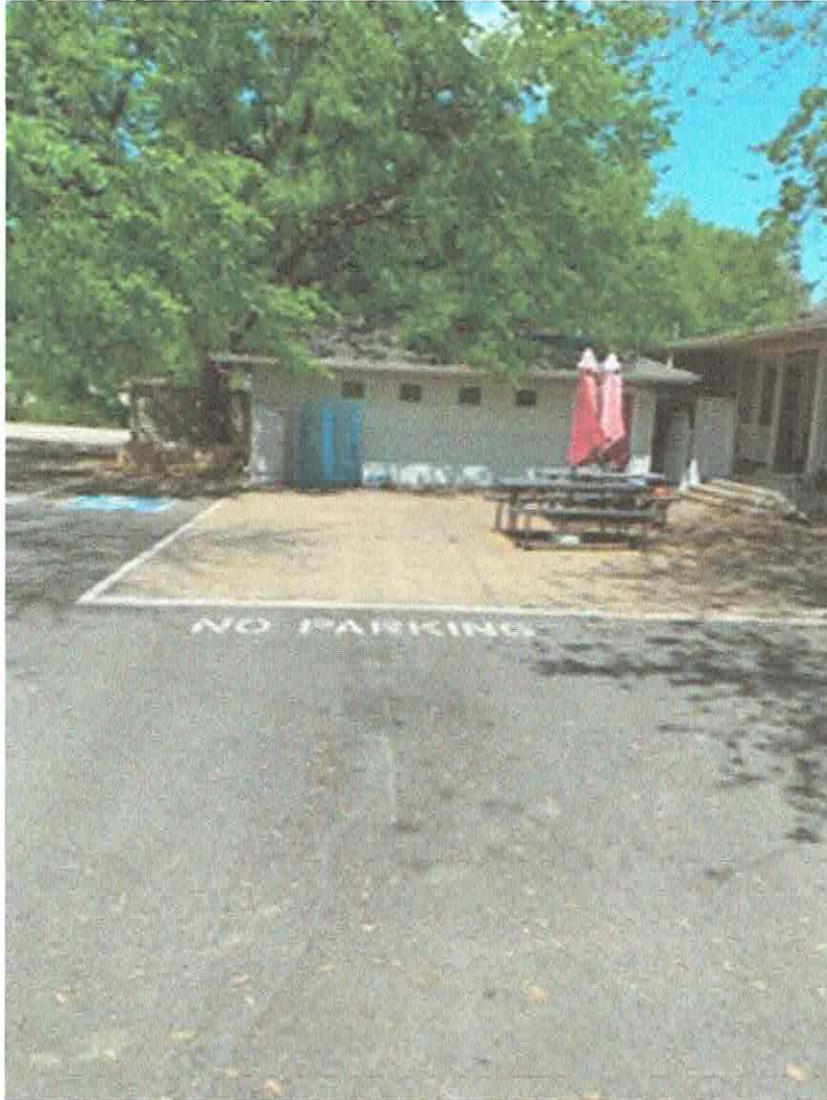
## **Parking Lot**

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'.

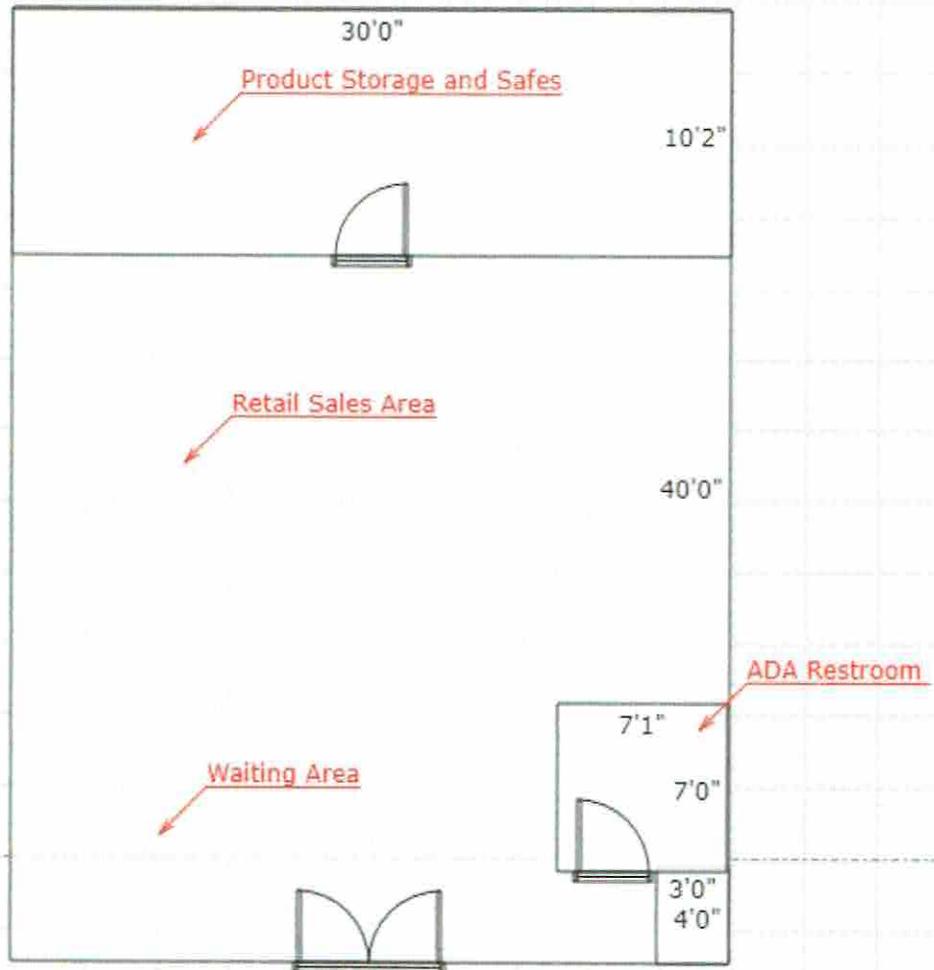


**Public and private vehicular and pedestrian circulation**

The public vehicular and pedestrian circulation will be limited the commercial side of the property. 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.



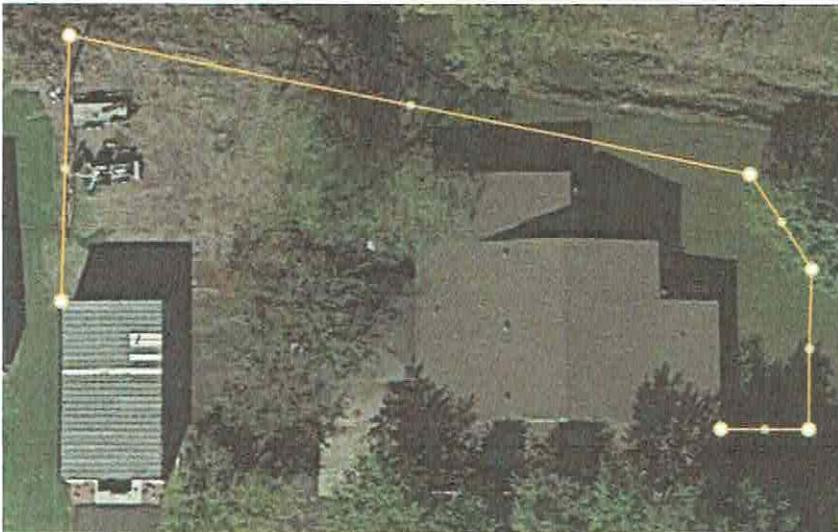
**Basic Site Plan Layout**



## Landscaping and Screening



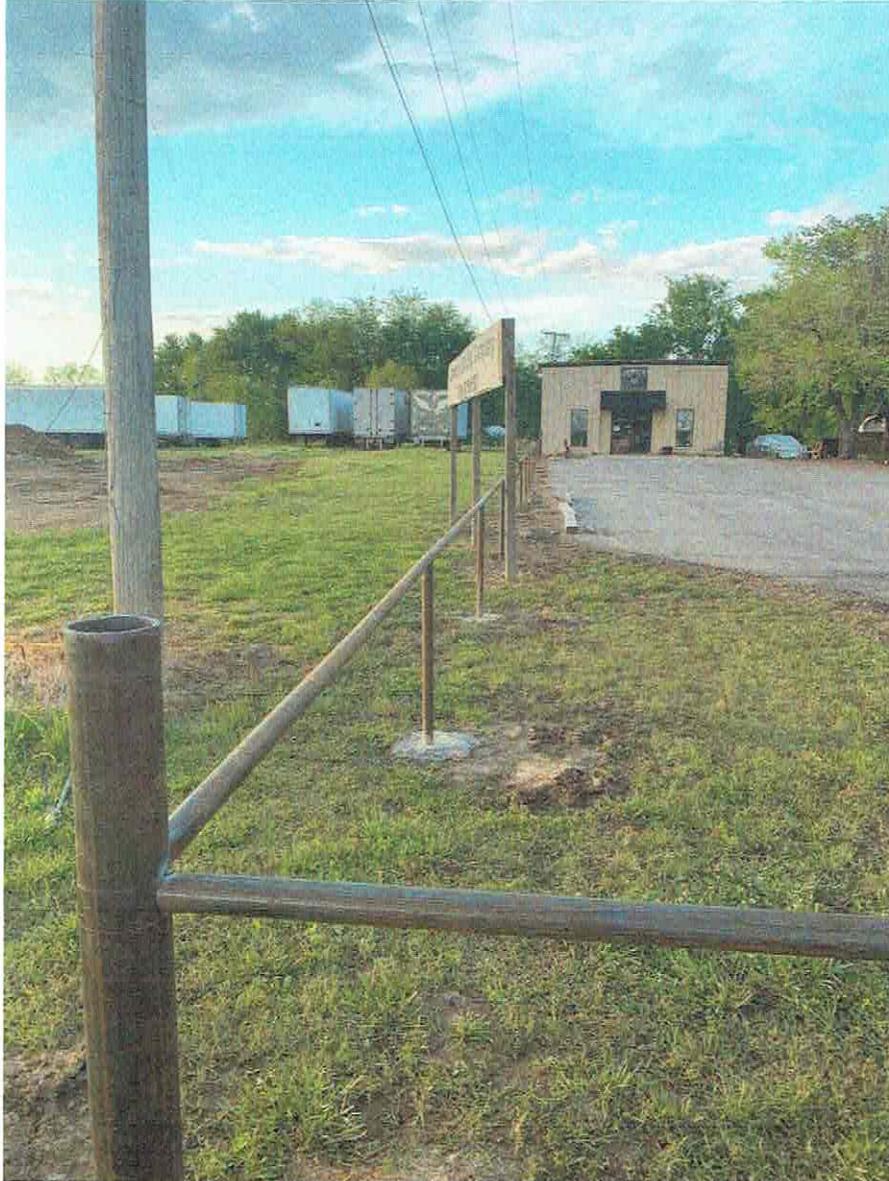
As required by Coweta City Ordinance 824, a 6' tall fences will be installed on the north and east sides of the property to screen from the abutting AG zoned property.



## Security for the Dispensary Facility

### *Perimeter security*

The perimeter security is laid out so there is limited vehicle access to only the main entry points from 121<sup>st</sup> street. Both entrances are gated and lockable with rail fencing running on the west side of the parking lot. Areas not secured by rail fencing have natural barriers to the property and include drainage ditches at the front of the property and the creek that borders the North and East sides of the property that will prevent any vehicle traffic.



*Double Gated Entrance to Parking*



### *Exterior Lighting*

There are two PSO service lights that illuminate the parking lots in both the front and rear. Motion lighting is used at various location around the facility.



### *Alarm Systems and Monitoring Equipment*

The facility utilizes several systems that include off site monitoring capabilities and direct a notification system via smart phones. The security system will include cameras around the outside perimeter and for the interior of the facility with 24-hour monitoring.

### *Door Open and Motion Sensors*

Each entry to the facility is equipped with door open sensor that will detect entry to that area. They are also equipped with motion sensors for the room they are installed.

## Air Filtration System

The building will use the installed HVAC system with the addition of Carbon filters on the returns to eliminate any

HVAC system Filters



In addition to the HVAC system, individual filtration systems may be used in storage areas.

