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## Memorandum

To: Honorable Mayor and City Council  
From: Carolyn Back, Community Development Director  
Location: 10725 South 257<sup>th</sup> East Avenue  
Zoning: Light Industrial (IL)  
Re: Case Number: CZ 21-02 SUP  
Date: 04-05-2021

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## BACKGROUND

The applicant, Tier1 Resources, LLC, is seeking to establish a Specific Use Permit for a Medical Marijuana Business/Growing Facility, in an existing building on the property zoned Light Industrial (IL).

The property is located at 10725 South 257<sup>th</sup> E Avenue and has a legal description as follows:

Northwest corner Southwest Quarter; Section Twenty-six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Staff has received a copy of the Commercial Lease Agreement for the 20,000 SF warehouse from the property owner, a SAFE map showing the property is over 1000 feet from any public or private school, and floor plans for the facility. The applicant intends to only use the north end office space at this time but has plans to expand as his business increases. The existing chain link fence abutting the RS-1 zoned property to the north shall function as the required screening fence once a privacy fence cover barrier has been installed. The monitored security system and cameras will further protect the facility. The grow rooms will be self-contained sealed rooms with no external ventilation and there will be Carbon Air Filters and Carbon Scrubbers in every room for odor control. These are the Industry standard for odor control.

Staff finds this request, to be in accordance with and meets the objectives of the City of Coweta Comprehensive Plan, Oklahoma State Statutes and City of Coweta Ordinances pertaining to the Medical Marijuana industry.

A public hearing was held on the 15<sup>th</sup> of March by the Coweta Planning Commission. The Planning Commission found that this request is in compliance with the Coweta Comprehensive Plan. At the Monday March 15, 2021 Planning Commission meeting a number of residents were present in opposition to the request regarding the proposed Specific Use Permit for CZ 21-02 SUP for a Medical Marijuana Growing Business. The Planning Commission recommended approval of the request for a Specific Use Permit for a Medical Marijuana Growing Business by a vote of 5-0 **with the condition that a privacy fence cover barrier be installed and maintained on the existing chain link fence between the facility and the RS-1 zoning district to the north.**

## STAFF RECOMMENDATION

Staff recommends approval of the request to establish a Specific Use Permit, CZ 21-02 SUP, for a Medical Marijuana Growing Business **with the condition that a privacy fence cover barrier be installed and**

**maintained on the existing chain link fence between the facility and the RS-1 zoning district to the north.**

**ATTACHMENTS**

Aerial and Zoning Maps, OMMA Map, Floor Plans and Site Photos