

SAXON INDUSTRIAL PARK

A PLANNED UNIT DEVELOPMENT NORMAN, OKLAHOMA

APPLICANTS:

NORMAN ECONOMIC DEVELOPMENT COALITION, INC.
&
CHICKASAW NATION INDUSTRIES, INC.

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT

April 6, 2020

Revised May 7, 2020

PREPARED BY:

RIEGER LAW GROUP PLLC
136 Thompson Drive
Norman, Oklahoma 73069

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I. INTRODUCTION

Norman Economic Development Coalition, Inc. (“**NEDC**”) and Chickasaw Nation Industries, Inc. (“**CNI**”) (collectively, NEDC and CNI shall be referred to herein as the “**Applicants**”) seek to rezone property generally located South of Highway 9 and West of 36th Ave SE, more particularly described on the attached **Exhibit A** (collectively referred to herein as the “**Property**”).

The Applicants intend to put forth the parameters for which the Property may develop over time as an office industrial park. The Property is current zoned PUD allowing for commercial office space, research and technology companies, data centers, related businesses and ancillary facilities. This PUD request shall amend, replace, and supersede all prior PUDs relating to the Property.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property lies on the South side of Highway 9 and West of 36th Ave SE. The location of the Property is more particularly described on **Exhibit A**.

B. Existing Land Use and Zoning

The Property is currently zoned PUD, Planned Unit Development and currently NORMAN 2025 designated as Industrial. Specifically, the majority of the Property falls within PUD 0607-35 and approximately 3.5 acres of the Property falls within PUD 1516-21. As previously noted, these prior PUDs allowed for commercial office space, research and technology companies, data centers, related businesses and ancillary facilities. All prior PUDs referring to the Property are replaced and superseded with this PUD.

C. Elevation and Topography

The Property generally consists of unimproved land. The Property experiences a few elevation changes in various locations, as more particularly illustrated on the Preliminary Plat, attached hereto as **Exhibit B**.

D. Drainage

A drainage report has been provided by the Applicants to City Staff as part of the Preliminary Plat application. All stormwater detention will be contained within designated detention/retention facilities and conveyance structures for the developed property.

E. Utility Services

The Applicants shall address all necessary utility services and/or extensions in the Preliminary Plat. Streets, sanitary sewer, and water are available to the property.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicants as such are required by adopted City codes.

G. Traffic Circulation and Access

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Plat. A new road and associated easements shall be dedicated to the City, which shall run east and west through the Property, as shown on the attached Preliminary Plat.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is planned to accommodate an office industrial park development. The Exhibits attached hereto, and as submitted on behalf on the Applicant, are incorporated herein by reference and further depict the development criteria for the Property.

A. Uses Permitted:

It is the intent of this PUD to allow the Property to contain any allowable use under the City of Norman's current I-1, Light Industrial District; O-1, Office-Institutional District; CO, Suburban Office Commercial District. An exhaustive list of the allowable uses for the Property is attached hereto as **Exhibit E**.

B. Area Regulations:

The lots within the preliminary plat of the Property shall comply with I-1 setbacks.

C. Parking:

Parking will meet or exceed the requirements of the City of Norman's ordinances.

D. Dumpster and Trash Enclosures

Trash and Dumpster location for Lots within the Property shall comply with all applicable City of Norman ordinances.

E. Miscellaneous Development Criteria

1. Site Plan

The preliminary site development plan for the Property is concurrently submitted with this PUD and shall be incorporated herein as an integral part of the PUD and the development of the property shall be substantially constructed as presented thereon, subject only to the changes allowed by the City of Norman's PUD Ordinance.

2. Open Space

Open space and green space shall be located throughout the Property. Open Space throughout the development is proposed at approximately 20.7%, as indicated on the Landscape Plan, attached hereto as **Exhibit D**.

3. Signage

The signage for each individual lot in the Property shall comply with Norman's applicable signage restrictions for either industrial or office properties, depending on the actual use of the site.

4. Traffic access/circulation/parking and sidewalks

Vehicular access to and circulation within the Property shall be handled in the manner depicted on the attached Preliminary Plat.

5. Lighting

All exterior lighting shall be installed in conformance with any applicable City of Norman Commercial Outdoor Lighting Standards, as such may be amended from time to time.

6. Landscaping

Landscaping shall be provided in conformity to the Landscape Plan and applicable City of Norman ordinances, as amended from time to time.

7. Building Design and Materials

The Preliminary Site Development Plan, attached hereto as **Exhibit C**, is conceptual in nature as the future uses of the Property are unknown at this time. The site plans, including but not limited to setbacks, building heights, and lot coverages, for each lot may be adjusted in accordance with the allowances of the City of Norman's PUD Ordinance. Buildings to be constructed on the Property may be comprised of brick, stone, synthetic stone, stucco, EIFS, masonry, metal, and any combination thereof. Provided that no building shall be primarily constructed with untextured metal walls, except for ancillary storage buildings which satisfy City of Norman ordinances.

EXHIBIT A

Legal Description of the Property
Full Size Documents Submitted to City Staff

SAXON INDUSTRIAL PARK

A Part of the NE/4, Section 10, T8N, R2W, I.M.
City of Norman, Cleveland County, Oklahoma

February 13, 2020

A tract of land being a part of the Northeast Quarter (NE/4) of Section Ten (10), Township Eight (8) North, Range Two (2) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, being particularly described as follows:

BEGINNING at the Southwest corner of said Northeast Quarter (NE/4);

THENCE North 00°23'21" East (North 00°23'56" East – record), along the West line of said Northeast (NE/4), a distance of 672.58 feet (675.03' – record) to the Southwest corner of Lot 1, Block 1 of SAXON INDUSTRIAL PARK, PHASE II, an addition to the City of Norman, according to the plat recorded at Book 18 Plats, Page 78, filed in the offices of the County Clerk of Cleveland County, Oklahoma;

THENCE along the South and East Boundary lines of said SAXON INDUSTRIAL PARK, PHASE II for the following 3 courses:

1. South 89°26'19" East (South 89°25'44" East – record), a distance of 552.86 feet;
2. Northerly on a curve to the right, having a radius of 270.00 feet, central angle of 28°50'59", chord bearing of North 14°02'09" West (North 14°01'33" West – record), chord distance of 134.52 feet, for an arc length of 135.95 feet;
3. North 00°23'21" East (North 00°23'56" East – record), a distance of 536.06 feet (537.04' – record);

THENCE South 89°52'56" East (South 89°49'59" East – record), a distance of 887.06 feet (887.98' – record);

THENCE South 44°56'28" East, (South 44°53'31" East – record) a distance of 662.75 feet;

THENCE South 00°17'21" East, (South 00°14'24" East – record) a distance of 879.23 feet (880.07' – record) to a point on the South line of said Northeast Quarter (NE/4);

THENCE North 89°30'01" West, (North 89°32'38" West – record) along said South line, a distance of 1,888.14 feet to the **POINT OF BEGINNING**.

Said tract of land containing 2,065,999 square feet or 47.4288 acres, more or less.

The basis of bearing for the above-described tract of land is North 89°30'01" West along the South line of the Northeast Quarter (NE/4) and is based on State Plane Coordinates NAD-83 (U.S. Survey Foot), Oklahoma South Zone and referenced to the City of Norman GPS Monuments.

EXHIBIT C

Preliminary Site Development Plan

Full Size Documents Submitted to City Staff

BUILDING & PARKING TABLE			
LOT	BUILDING	BUILDING SQ. FT.	TOTAL PARKING
LOT 1 BLOCK 1	BUILDING A	18,000	90
	BUILDING B	15,750	79
	BUILDING C	27,000	135
	BUILDING D	36,000	180
TOTAL BUILDING SQ. FT.		96,750	484
LOT 1 BLOCK 2	BUILDING E	15,750	79
	BUILDING F	27,000	135
	BUILDING G	36,000	180
	BUILDING H	18,000	90
TOTAL BUILDING SQ. FT.		96,750	484
LOT 1 BLOCK 3	BUILDING I	15,750	79
	BUILDING J	27,000	135
	BUILDING K	36,000	180
	BUILDING L	18,000	90
TOTAL BUILDING SQ. FT.		96,750	484
LOT 2 BLOCK 3	BUILDING M	15,750	79
	BUILDING N	27,000	135
	BUILDING O	36,000	180
	BUILDING P	18,000	90
TOTAL BUILDING SQ. FT.		96,750	484

EXISTING UTILITY LOCATIONS

EXISTING UTILITY LOCATIONS ARE SHOWN ON THIS PLAN AS INDICATED BY THE DASHED LINES. THE LOCATION OF UTILITIES IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE. THE LOCATION OF UTILITIES SHALL BE VERIFIED BY FIELD SURVEY PRIOR TO CONSTRUCTION. THE LOCATION OF UTILITIES SHALL BE SHOWN ON THE FINAL AS-BUILT DRAWINGS. THE LOCATION OF UTILITIES SHALL BE SHOWN ON THE FINAL AS-BUILT DRAWINGS. THE LOCATION OF UTILITIES SHALL BE SHOWN ON THE FINAL AS-BUILT DRAWINGS.

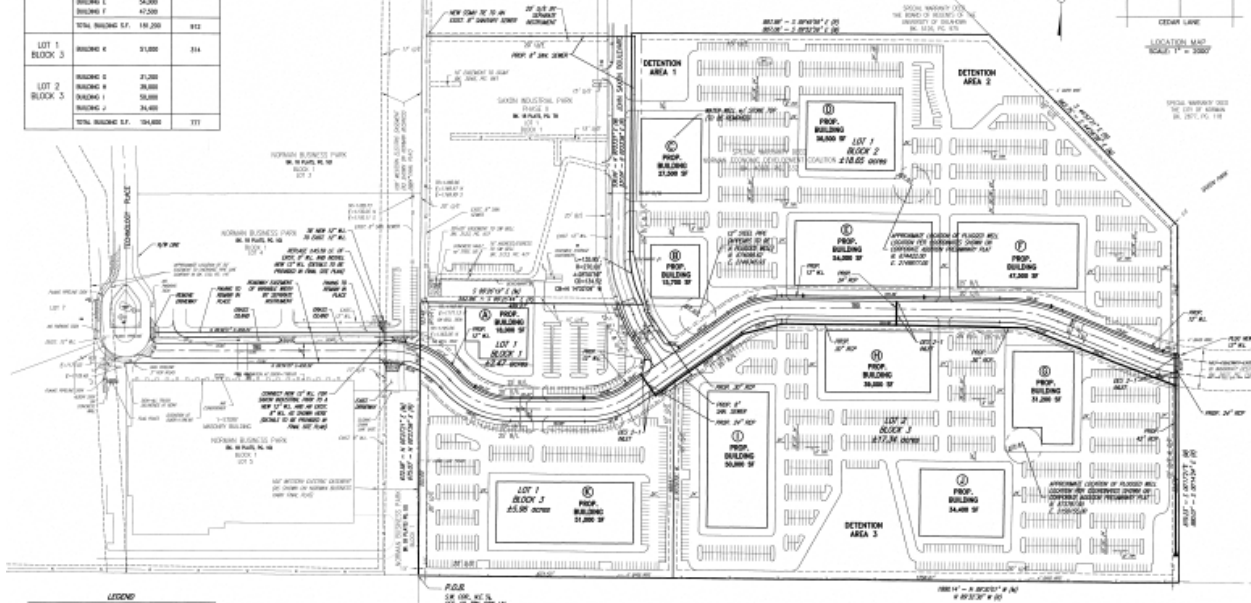
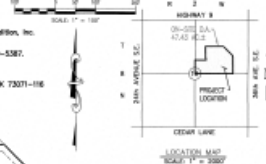
PRELIMINARY SITE DEVELOPMENT PLAN

SAXON INDUSTRIAL PARK

A PLANNED UNIT DEVELOPMENT
A PART OF THE N.E. 1/4, SECTION 10, T8N, R2W, 1.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

OWNER'S INFORMATION

Norman Economic Development Coalition, Inc.
NEDC, Inc.
P.O. Box 5357, Norman, OK 73076-5357.
Delaware National Industries, Inc.
2000 John Seaton Blvd., Norman, OK 73071-116



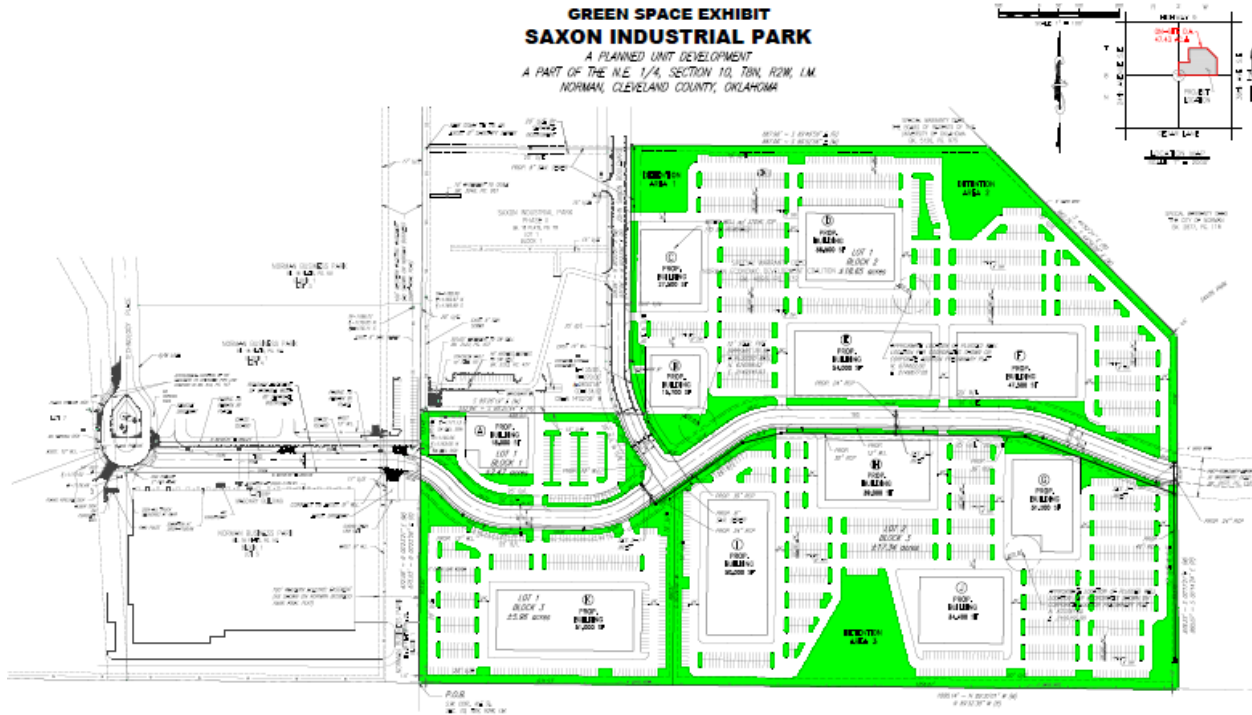
LEGEND

	PROPOSED BUILDING
	PROPOSED PARKING
	PROPOSED DRIVEWAY
	PROPOSED UTILITY
	EXISTING UTILITY
	PROPOSED ROAD
	EXISTING ROAD
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	PROPOSED FENCE
	EXISTING FENCE
	PROPOSED TREE
	EXISTING TREE
	PROPOSED LANDSCAPING
	EXISTING LANDSCAPING

- #### NOTES
- THE PROPOSED AND THE EXISTING UTILITIES WILL BE LOCATED AND DEEPENED IN ACCORDANCE WITH THE CITY PLANS AND THE CITY OF NORMAN ENGINEERING AND PROFESSIONAL FEE SCHEDULE AS SHOWN ON THE CITY OF NORMAN STANDARD AND SPECIFICATIONS.
 - ALL UTILITIES LOCATED SHALL BE DEEPENED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARD AND SPECIFICATIONS.
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- #### LEGAL DESCRIPTION
- A PART of Lot 1, Block 1, of the Norman Quarter (NQA) of Section 10, Township 8 North, Range 2 West, Meridian 10 West, State of Oklahoma, being more particularly described as follows:
- BEING the North 1/2 of the North 1/4 of the Northwest 1/4 of Section 10, Township 8 North, Range 2 West, Meridian 10 West, State of Oklahoma.
- BEING the South 1/2 of the North 1/4 of the Northwest 1/4 of Section 10, Township 8 North, Range 2 West, Meridian 10 West, State of Oklahoma.
- BEING the North 1/2 of the North 1/4 of the Northwest 1/4 of Section 10, Township 8 North, Range 2 West, Meridian 10 West, State of Oklahoma.
- BEING the South 1/2 of the North 1/4 of the Northwest 1/4 of Section 10, Township 8 North, Range 2 West, Meridian 10 West, State of Oklahoma.
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- BEING the South 1/2 of the North 1/4 of the Northwest 1/4 of Section 10, Township 8 North, Range 2 West, Meridian 10 West, State of Oklahoma.
- BEING the North 1/2 of the North 1/4 of the Northwest 1/4 of Section 10, Township 8 North, Range 2 West, Meridian 10 West, State of Oklahoma.
- BEING the South 1/2 of the North 1/4 of the Northwest 1/4 of Section 10, Township 8 North, Range 2 West, Meridian 10 West, State of Oklahoma.

EXHIBIT D
 Landscape Plan
Full Size Documents Submitted to City Staff



PROPOSED GREEN SPACE - GREEN SPACE SUMMARY

LOT	BLDG	AREA (SQ FT)	PERCENT
LOT 1	BLDG 1	10,000	10.00%
LOT 2	BLDG 2	15,000	15.00%
LOT 3	BLDG 3	20,000	20.00%
LOT 4	BLDG 4	25,000	25.00%
LOT 5	BLDG 5	30,000	30.00%
LOT 6	BLDG 6	35,000	35.00%
LOT 7	BLDG 7	40,000	40.00%
LOT 8	BLDG 8	45,000	45.00%
LOT 9	BLDG 9	50,000	50.00%
LOT 10	BLDG 10	55,000	55.00%
LOT 11	BLDG 11	60,000	60.00%
LOT 12	BLDG 12	65,000	65.00%
LOT 13	BLDG 13	70,000	70.00%
LOT 14	BLDG 14	75,000	75.00%
LOT 15	BLDG 15	80,000	80.00%
LOT 16	BLDG 16	85,000	85.00%
LOT 17	BLDG 17	90,000	90.00%
LOT 18	BLDG 18	95,000	95.00%
LOT 19	BLDG 19	100,000	100.00%
LOT 20	BLDG 20	105,000	105.00%
LOT 21	BLDG 21	110,000	110.00%
LOT 22	BLDG 22	115,000	115.00%
LOT 23	BLDG 23	120,000	120.00%
LOT 24	BLDG 24	125,000	125.00%
LOT 25	BLDG 25	130,000	130.00%
LOT 26	BLDG 26	135,000	135.00%
LOT 27	BLDG 27	140,000	140.00%
LOT 28	BLDG 28	145,000	145.00%
LOT 29	BLDG 29	150,000	150.00%
LOT 30	BLDG 30	155,000	155.00%
LOT 31	BLDG 31	160,000	160.00%
LOT 32	BLDG 32	165,000	165.00%
LOT 33	BLDG 33	170,000	170.00%
LOT 34	BLDG 34	175,000	175.00%
LOT 35	BLDG 35	180,000	180.00%
LOT 36	BLDG 36	185,000	185.00%
LOT 37	BLDG 37	190,000	190.00%
LOT 38	BLDG 38	195,000	195.00%
LOT 39	BLDG 39	200,000	200.00%
LOT 40	BLDG 40	205,000	205.00%
LOT 41	BLDG 41	210,000	210.00%
LOT 42	BLDG 42	215,000	215.00%
LOT 43	BLDG 43	220,000	220.00%
LOT 44	BLDG 44	225,000	225.00%
LOT 45	BLDG 45	230,000	230.00%
LOT 46	BLDG 46	235,000	235.00%
LOT 47	BLDG 47	240,000	240.00%
LOT 48	BLDG 48	245,000	245.00%
LOT 49	BLDG 49	250,000	250.00%
LOT 50	BLDG 50	255,000	255.00%
LOT 51	BLDG 51	260,000	260.00%
LOT 52	BLDG 52	265,000	265.00%
LOT 53	BLDG 53	270,000	270.00%
LOT 54	BLDG 54	275,000	275.00%
LOT 55	BLDG 55	280,000	280.00%
LOT 56	BLDG 56	285,000	285.00%
LOT 57	BLDG 57	290,000	290.00%
LOT 58	BLDG 58	295,000	295.00%
LOT 59	BLDG 59	300,000	300.00%
LOT 60	BLDG 60	305,000	305.00%
LOT 61	BLDG 61	310,000	310.00%
LOT 62	BLDG 62	315,000	315.00%
LOT 63	BLDG 63	320,000	320.00%
LOT 64	BLDG 64	325,000	325.00%
LOT 65	BLDG 65	330,000	330.00%
LOT 66	BLDG 66	335,000	335.00%
LOT 67	BLDG 67	340,000	340.00%
LOT 68	BLDG 68	345,000	345.00%
LOT 69	BLDG 69	350,000	350.00%
LOT 70	BLDG 70	355,000	355.00%
LOT 71	BLDG 71	360,000	360.00%
LOT 72	BLDG 72	365,000	365.00%
LOT 73	BLDG 73	370,000	370.00%
LOT 74	BLDG 74	375,000	375.00%
LOT 75	BLDG 75	380,000	380.00%
LOT 76	BLDG 76	385,000	385.00%
LOT 77	BLDG 77	390,000	390.00%
LOT 78	BLDG 78	395,000	395.00%
LOT 79	BLDG 79	400,000	400.00%
LOT 80	BLDG 80	405,000	405.00%
LOT 81	BLDG 81	410,000	410.00%
LOT 82	BLDG 82	415,000	415.00%
LOT 83	BLDG 83	420,000	420.00%
LOT 84	BLDG 84	425,000	425.00%
LOT 85	BLDG 85	430,000	430.00%
LOT 86	BLDG 86	435,000	435.00%
LOT 87	BLDG 87	440,000	440.00%
LOT 88	BLDG 88	445,000	445.00%
LOT 89	BLDG 89	450,000	450.00%
LOT 90	BLDG 90	455,000	455.00%
LOT 91	BLDG 91	460,000	460.00%
LOT 92	BLDG 92	465,000	465.00%
LOT 93	BLDG 93	470,000	470.00%
LOT 94	BLDG 94	475,000	475.00%
LOT 95	BLDG 95	480,000	480.00%
LOT 96	BLDG 96	485,000	485.00%
LOT 97	BLDG 97	490,000	490.00%
LOT 98	BLDG 98	495,000	495.00%
LOT 99	BLDG 99	500,000	500.00%
LOT 100	BLDG 100	505,000	505.00%

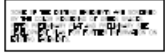


EXHIBIT E
Allowable Uses

Industrial Uses:

(for purposes of familiarity, this list is based on the City of Norman's I-1, Light Industrial District. In the event of any ambiguity or conflict between the City of Norman's I-1, Light Industrial District Ordinance and this list, this list shall control)

(a) Any of the following uses:

- (1) Automobile sales and service, but not including automobile or machinery wrecking establishments or junk yards.
- (2) Boat sales and service.
- (3) Building materials sales yard, including the sale of rock, sand, gravel, and cement and the like as an incidental part of the main business. This shall not be construed as permitting a cement batch plant or transit mix plant.
- (4) Contractor's equipment storage yard or yard for rental equipment of a type commonly used by contractors.
- (5) Crematorium, subject to all the following conditions and requirements:
 - (a) Crematoriums shall meet the setback requirements of the underlying zoning district, except that they will be located a minimum of 400 feet from any RE, R-1, R-2, and R-3 zoning districts and 100 feet from all other zoning districts measured from the closest point of the building to the nearest residential district.
 - (b) Facilities shall meet all applicable state and federal requirements for incineration equipment and shall be licensed at all times.
 - (c) All storage shall be inside.
 - (d) Incinerator stacks shall not be located on the front side of the roof of any structure facing the street.
 - (e) Crematoriums shall have direct vehicle access to an arterial street.
- (6) Funeral parlor, mortuary, and crematorium so long as the crematorium is attached to the funeral parlor or mortuary and complies with the following conditions and requirements:
 - (a) Any building which incorporates a crematorium use shall meet the setback requirements of the underlying zoning district.
 - (b) Facilities shall meet all applicable state and federal requirements for incineration equipment and shall be licensed at all times.
 - (c) All storage shall be inside.
 - (d) Incinerator stacks shall not be located on the front side of the roof of any structure facing the street.
- (7) Farm machinery or contractor's machinery storage yard.
- (8) Mobile home and camper sales.
- (9) Office buildings and offices for such professional services as accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicist, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse; provided, however, that no retail sales nor stock of goods shall be permitted other than the incidental sale of merchandise within the above professional offices or a pharmacy which may be located only in a building providing space for medical offices. Funeral homes and mortuaries shall not be considered professional services permitted in this district.

- (10) Public utility service company yard or electric receiving or transforming station.
- (11) Truck and farm implement sales and service.
- (12) Truck terminal.
- (13) Veterinary hospital.
- (14) Warehousing.
- (15) Trade schools and schools for vocational training
- (16) Impoundment yard, subject to the following conditions:
 - (a) the operator of the storage facility must obtain both a City License to operate an impoundment yard and a State Wrecker License;
 - (b) all areas used for the storage of impounded vehicles shall be completely screened by an eight foot tall opaque fence, and maintained in good condition;
 - (c) all public parking areas shall be paved in accordance with city standards. However, areas used for storage of disabled vehicles shall, at a minimum, be surfaced with at least six inches of crushed rock, preferably limestone with appropriate gradations, installed on a sub-base which has been cleared and grubbed, properly graded and compacted, and consists of a suitable soil (one with a low to moderate Plasticity Index);
 - (d) no disabled automobiles, parts, or salvage material of any kind shall be stored outside or above the fence.

(b) The following uses when conducted within a completely enclosed building:

- (1) Manufacture of beer, wine and spirits and associated sales of those products manufactured on-site, subject to the following conditions and requirements and compliant with the State of Oklahoma Alcoholic Beverage Laws and Enforcement Commission (ABLE):
 - (a) Compliance with all applicable State of Oklahoma ABLE laws regarding manufacturing and packaging of beer, wine and spirits;
 - (b) Compliance with all applicable State of Oklahoma ABLE laws regarding on-site serving of alcoholic beverages (beer, wine and spirits) and pre-packaged sales, as well as retailing of associated merchandise;
 - (c) Licensure with the State of Oklahoma ABLE and City of Norman.
- (2) The manufacture, compounding, processing or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, and food products.
- (3) The manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: Bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood, yarn, and paint not employing a boiling process.
- (4) The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas.
- (5) The manufacture and maintenance of electric and neon signs, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves, and the like.
- (6) Manufacture of musical instruments, toys, novelties, and rubber and metal stamps.
- (7) Machine shop excluding punch presses over twenty (20) tons rated capacity, drop hammers, and automatic screw machines.

- (8) Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders and the like.
 - (9) Laboratories: Experimental, photo or motion picture, film or testing. For the purposes of this section, "Laboratories" includes Medical Marijuana Testing Laboratories, as allowed by state law, that fully comply with this provision.
 - (10) Poultry or rabbit killing incidental to a retail business on the same premises.
 - (11) Foundry casting light weight non-ferrous metals.
 - (12) Tire retreading and recapping when incidental to a retail tire business.
 - (13) Pipe storage yard.
 - (14) Machinery or equipment storage yard.
 - (15) Medical Marijuana Commercial Grower, as allowed by state law.
 - (16) Medical Marijuana Education Facility, as allowed by state law.
 - (17) Medical Marijuana Processor (any Tier, except that Tier I and Tier II will not be allowed to have on-site sales), as allowed by state law.
 - (18) Medical Marijuana Storage Facility.
 - (19) Other similar light industrial uses, which for purposes of reference, may include such other allowable uses that are added to the City of Norman's I-1, Light Industrial District Ordinance subsequent to the date of this PUD.
- (c)** Buildings, structures and uses accessory and customarily incidental to any of the above uses.
- (d)** Any other light industrial use, building or structure which, in the opinion of the Planning Commission, is of similar character to those enumerated in this section and is not more objectionable due to noise, odor, dust, smoke, vibration, danger to life and property or other similar causes which are injurious to the health or safety of the neighborhood. Provided, however, the uses permitted under this section shall be conducted in such a manner that no dust or noxious fumes or odors will be emitted beyond the property line of the lot on which the use is located and no material or equipment shall be kept, stored or displayed outside the confines of an enclosed building or operation conducted unless it is to be screened by ornamental fences, walls, or evergreen planting that it cannot be seen from a public street.
- (e)** The following uses may be requested as a Special Use, pursuant to the City of Norman's process for Special Use Allowances:
- (a) Pre-packaged food store located within industrial parks provided that:
 - (1) Each industrial park be limited to one such use, and
 - (2) Only industrial parks larger than fifty (50) acres in size shall qualify for consideration.
 - (b) Schools, public and private.
 - (c) Liquefied Petroleum Gas sales and storage, when such use is clearly subordinate and accessory to the primary usage of the property.
 - (d) Church, temple or other place of worship.
 - (e) Municipal use, public buildings and public utility.
 - (f) Medical Marijuana Dispensary, as allowed by state law.
 - (g) Medical Marijuana Research Facility, as allowed by state law.
 - (h) Tier I Medical Marijuana Processor, as allowed by state law.
 - (i) Tier II Medical Marijuana Processor, as allowed by state law.

Office Uses:

(for purposes of familiarity, this list is based on the City of Norman's O-1, Office Institutional District. In the event of any ambiguity or conflict between the City of Norman's O-1, Office Institutional District Ordinance and this list, this list shall control)

(a) Any of the following uses:

- (1) Art Gallery.
- (2) Assembly Halls.
- (3) Laboratories for research and testing where all work is housed in buildings.
- (4) Libraries.
- (5) Museums.
- (6) Music Conservatories.
- (7) Office buildings and offices for such professional services as accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicists, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse; provided, however, that no retail sales nor stock of goods shall be permitted other than the incidental sale of merchandise within the above professional offices or a pharmacy which may be located only in a building providing space for medical offices. Funeral homes and mortuaries shall not be considered professional services permitted in this district.
- (8) Public and private schools and college with students in residence and dormitories associated therewith.
- (9) Trade schools and schools for vocational training.
- (10) Churches, temples or other places of worship.
- (11) Fraternal Service Organization not conducted for profit.
- (12) Other similar office uses, which for purposes of reference, may include such other allowable uses that are added to the City of Norman's O-1, Office Institutional District Ordinance subsequent to the date of this PUD.

(b) Recreation uses associated with any of the uses listed under (a) above and maintained primarily for the benefit and use of the occupants thereof.

(c) Shops and stores associated with and incidental to the uses listed under (a) above maintained

for serving only the occupants thereof.

(d) Buildings and structures and uses customarily incidental to the above uses.

(e) The following uses may be requested as a Special Use, pursuant to the City of Norman's process for Special Use Allowances:

(a) Hospital, provided that:

- (1) Proposed site shall have a minimum 500 foot frontage on a principal urban arterial;
- (2) No ingress or egress shall be allowed except from arterial streets
- (3) Buffer strips shall be provided between adjoining residentially zoned properties:
 - (a) No structure shall be closer than 200 feet from the residentially zoned properties;
 - (b) A landscaped area 50 feet in width, or 20 feet with a six (6) foot brick, or decorative masonry wall, shall be provided along shared property lines; and,
- (4) There shall be a minimum ten (10) acre site with an additional one (1) acre for each additional ten (10) beds or fraction thereof above one hundred (100) beds.

- (b) Funeral parlor, mortuary, and crematorium so long as the crematorium is attached to the funeral parlor or mortuary and complies with the following conditions and requirements:
 - (1) Any building which incorporates a crematorium use shall meet the setback requirements of the underlying zoning district.
 - (2) Facilities shall meet all applicable state and federal requirements for incineration equipment and shall be licensed at all times.
 - (3) All storage shall be inside.
 - (4) Incinerator stacks shall not be located on the front side of the roof of any structure facing the street.
- (c) Mixed building in which one or more dwelling units may be located on the second floor provided that:
 - (1) First floor use is a permitted use in the district;
 - (2) Only two-story structures are involved;
 - (3) The minimum area of a lot shall be 6,000 square feet;
 - (4) The ratio of floor area to lot area shall not exceed six tenths (0.6).
- (d) The following uses if contained within an office building of not less than 10,000 square feet of floor area and not located in a mixed residential/commercial use building:
 - (1) Photo Studio
 - (2) Barber Shop
 - (3) Beauty Shop.
- (e) High Impact Institutional Use.
- (f) Off-street parking lot to be used as open space for vehicular parking, provided that such parking lot is adjacent to the land on which the principal use is located, or separated therefrom only by a street or alley if the principal use is in the CO, C-1, C-2, C-3, I-1, or I-2 District.
- (g) Child Care Center.
- (h) Municipal use, public buildings and public utility.
- (i) Medical Marijuana Research Facility, as allowed by state law.
- (j) Medical Marijuana Testing Laboratory, as allowed by state law.

Commercial Uses:

(for purposes of familiarity, this list is based on the City of Norman's CO, Suburban Office Commercial District. In the event of any ambiguity or conflict between the City of Norman's CO, Suburban Office Commercial District Ordinance and this list, this list shall control)

(a) Any of the following uses:

- (1) Apartment Hotel.
- (2) Art Gallery.
- (3) Assembly Halls of non-profit corporations.
- (4) Laboratories for research and testing where all work is housed in buildings and no smoke, noise, odor, dust or other element of operation is more intense outside the confines of the building than that which normally prevails in an R-3, Multi-family Dwelling District. For the purposes of this section, "Laboratories" includes Medical Marijuana Testing Laboratories, as allowed by state law, that fully comply with this provision.
- (5) Libraries.
- (6) Museums.
- (7) Music Conservatories.

- (8) Office buildings and offices for such professional services as accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicist, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse; provided, however, that no retail sales nor stock of goods shall be permitted other than the incidental sale of merchandise within the above professional offices or a pharmacy which may be located only in a building providing space for medical offices. Funeral homes and mortuaries shall not be considered professional services permitted in this district.
- (9) Public and private schools and college with students in residence and dormitories associated therewith.
- (10) Trade schools and schools for vocational training.
- (11) Churches
- (12) Child Care Center
- (13) Other similar suburban office/commercial uses, which for purposes of reference, may include such other allowable uses that are added to the City of Norman's CO, Suburban Office Commercial District subsequent to the date of this PUD.

Provided, however, that all of the above listed uses are designed to have only limited contact with the general public, and their operation does not involve the sale of merchandise at retail, except as an incidental operation; and further provided that no smoke, noise, odor, dust or other element of operation is more intense than that normally generated in an R-3, Multi-Family Dwelling District.

- (b)** Recreation uses associated with any of the uses listed under (a) above and maintained primarily for the benefit and use of the occupants thereof.
- (c)** Shops and stores associated with and incidental to the uses listed under (a) above maintained for serving only the occupants thereof.
- (d)** Buildings and structures and uses customarily incidental to the above uses.
- (e)** Name plate and signs relating only to the use of the premises and services provided therein.
- (f)** The following uses may be requested as a Special Use, pursuant to the City of Norman's process for Special Use Allowances:
 - (a) Emergency Medical Transportation Services
 - (b) Funeral parlor, mortuary, and crematorium so long as the crematorium is attached to the funeral parlor or mortuary and complies with the following conditions and requirements:
 - (1) Any building which incorporates a crematorium use shall meet the setback requirements of the underlying zoning district.
 - (2) Facilities shall meet all applicable state and federal requirements for incineration equipment and shall be licensed at all times.
 - (3) All storage shall be inside.
 - (4) Incinerator stacks shall not be located on the front side of the roof of any structure facing the street.
 - (c) Mixed building in which one or more dwelling units may be located on the second floor provided that:
 - (1) First floor use is a permitted use in the district;
 - (2) Only two-story structures are involved;
 - (3) The minimum area of a lot shall be 6,000 square feet;
 - (4) The ratio of floor area to lot area shall not exceed six tenths (0.6).

- (d) The following uses if contained within an office building of not less than 10,000 square feet of floor area and not located in a mixed residential/commercial use building:
 - (1) Photo Studio
 - (2) Barber Shop
 - (3) Beauty Shop
- (e) Off-street parking lot to be used as open space for vehicular parking, provided that such parking lot is adjacent to the land on which the principal use is located, or separated therefrom only by a street or alley if the principal use is in the CO, C-1, C-2, C-3, I-1, or I-2 District.
- (g) Municipal use, public buildings and public utility.
- (h) Medical Marijuana Research Facility, as allowed by state law.