

# **230 W Gray Street**

Norman, Oklahoma

**Leaser - MCD Wellness Society LLC**

**Owner – Brad Goodman**

A Center City Planned Unit Development

Application for Rezoning

Originally submitted 9 September 2019

Revision 1 5 November 2019

Revision 2 7 November 2019

Revision 3 26 November 2019

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## **I. Introduction**

This Center City Planned Unit Development is being submitted for 230 West Gray Street. The Property is on the north side of Gray Street, east of Webster Avenue. The legal description is Lot 17, Block 72, of the Original Town of Norman, Cleveland County, State of Oklahoma.

The site was originally constructed in the late 1960 and was a retail store.

It is the intent of the Applicant to fully utilize the building for dispensing Medical Marijuana, for which it is permitted under current CCFBC zoning, as well as process Medical Marijuana.

The property where the building is located is zoned CCFBC, Center City Form Based Code, Urban General District. While dispensing Medical Marijuana in this zone is permitted, Processing Medical Marijuana is only allowed if approved as part of a CCPUD. In order to grow the Applicant's business in a very competitive market, vertical integration is imperative. Vertical integration will ensure greater quality control and safety of the products being consumed by local residents; the applicant desires to Process and Dispense Medical Marijuana on site. Detailed proposed facility usage located in Section III, Section A. i-iii.

The Subject Property will have an exterior look to enhance the vibe of the CCFBC, per our professional staff. Most of the interior square footage will be allocated to Dispensing Medical Marijuana at 1100 sq. ft. 1000 sq. ft. will be used for Processing Medical Marijuana. The primary and majority use of the facility will be retail. The Property will help enhance the immediate area with the look and feel proposed in the CCFBC. There will be no outdoor storage or activity outside beyond customer and employee parking.

## **II. Property Descriptions and Existing Conditions**

### **A. Location**

The Property is located at 230 West Gray Street. The legal description is Lot 17, Block 72, of the Original Town of Norman.

### **B. Existing Land Use and Zoning**

The Property is currently zoned CCFBC, Urban General District. The building is currently operating as a licensed dispensary. The building was originally constructed for use as a retail store. The building is constructed of concrete cinderblock and steel. All exterior walls have a 4-hour fire protection rating.

### **C. Elevation and Topography**

The only changes sought for Elevation/Topography would be to add two parking spaces for retail clients. (Exhibit A). The existing parking lot is not striped, we propose adding spaces to the south parking lot.

### **D. Utility Services/Public Works**

All required utility systems for the building are in place and long established.

### **E. Fire Protection Services/Equipment**

Fire protection services are as provided by the City of Norman Fire Department. The building has been inspected by the Norman Fire Inspector and is compliant with their requirements for retail. Exterior walls are concrete cinderblocks with 4-hour fire protection ratings.

### **III. Development Plan and Design Concept**

#### **A. Permitted Uses**

##### **1. CCFBC Urban General Designation**

The property is currently zoned Center City Form Based Code, Urban General District. Medical Marijuana Dispensary is permitted in this zoning classification.

The applicant proposes that for this Property, the CCPUD allow the following uses:

- i. Any use current allowed in the Urban General District
- ii. Medical Marijuana Dispensing:

Property is designated retail and will continue to be the primary function. 1100 square feet is being used as sales floor or storage. Sales counters are repurposed jewelry displays and a home bar has been converted into a checkout counter. Sales area is open and easily traversed with a clean and inviting atmosphere.

- iii. Medical Marijuana Processing:

Applicant proposes using 1000 square feet of the property to Process Medical Marijuana for production of edibles, pre-rolls, and topicals. Extraction will be done using a Heat Press machine which is a tabletop appliance that takes up approximately 6 square feet of space. There will be no chemical extraction at the property. Edibles and Topicals made using chemically extracted distillate will be purchased from other Medical Marijuana Processors.

#### **B. ADA compliance**

The Facility will be ADA compliant, including parking, front entrance, rear entrance, point of sale counter access and restrooms.

**C. Parking access**

In (Exhibit A) you will notice the 3 public parking spaces on the west side of the building on Webster Avenue. We propose to add an additional 2 spaces to the south end of the property, one of which will be van accessible ADA compliant space.

**D. Exterior Lighting**

All lighting will comply with the Commercial Outdoor Lighting Standards per the City of Norman Zoning Ordinance.

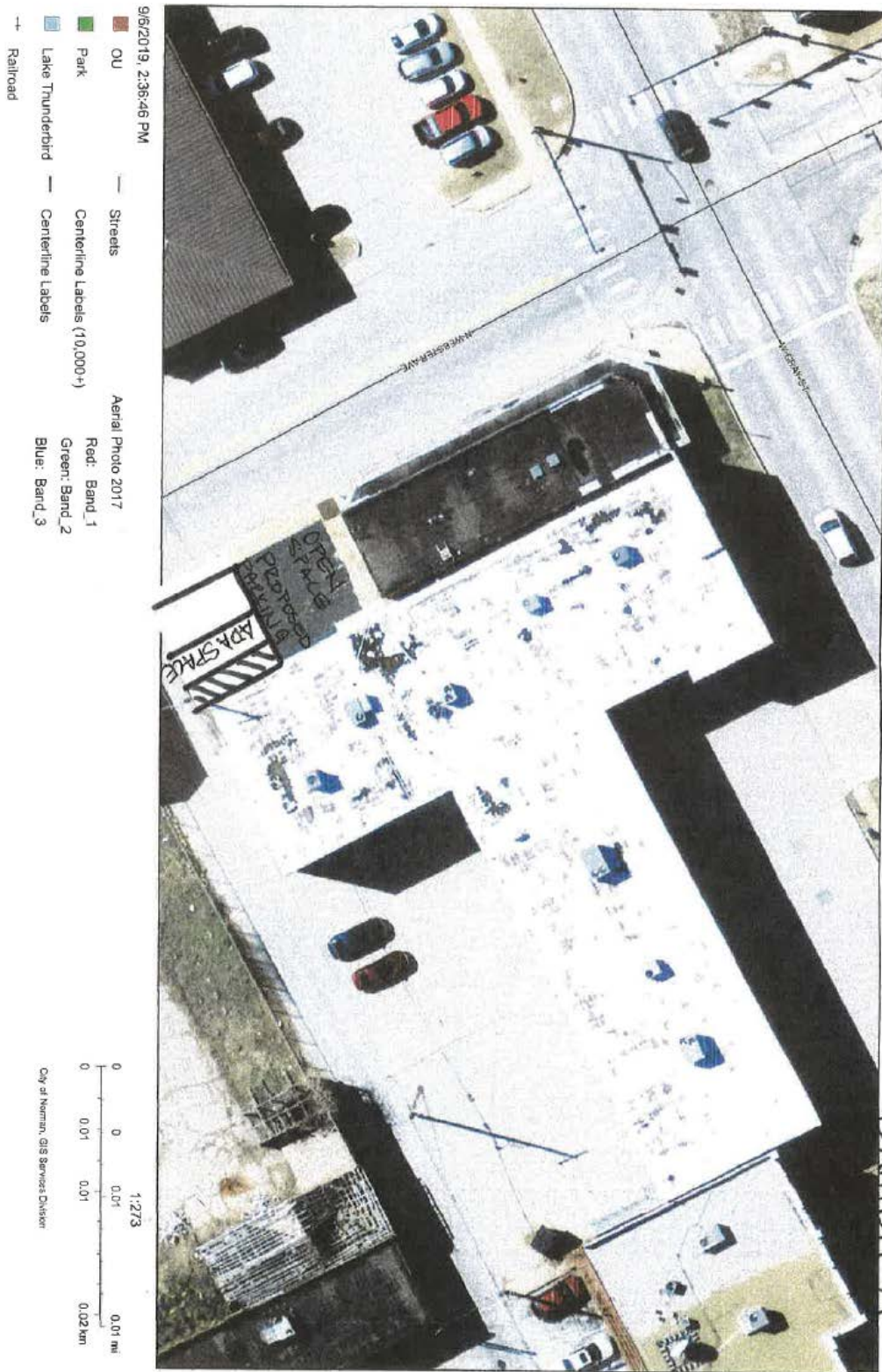
**E. Sanitation**

Sanitation will be provided via the public alley behind the subject Property, through dumpster usage.

**F. Signage**

The applicant currently has signage in the form of window wraps on the north and west facing windows which are compliant in the CCFBC zoning.

# Exhibit A – Site Plan



# Exhibit B – Floor Plan

