

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR "ONE AND ONLY ONE OF THE SPECIFIC USES PERMITTED IN THE M-1, RESTRICTED INDUSTRIAL DISTRICT ...", SPECIFICALLY "(g) 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" IN THE A-2, RURAL AGRICULTURAL DISTRICT FOR PART OF THE NORTHEAST QUARTER OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (4520 E. Franklin Road)

- § 1. WHEREAS, Jordan Fayak has made application to have Special Use for "One and only one of the specific uses permitted in the M-1, Restricted Industrial District ...", specifically "(g) 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" on the property described below in the A-2, Rural Agricultural District; and
- § 2. WHEREAS, said application has been referred to the Planning Commission of said City and said body has, after conducting a public hearing as required by law, considered the same and recommended that the same should be granted and an ordinance adopted to effect and accomplish such rezoning; and
- § 3. WHEREAS, the City Council of the City of Norman, Oklahoma, has thereafter considered said application and has determined that said application should be granted and an ordinance adopted to effect and accomplish such rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

- § 4. That Section 460 of Chapter 22 of the Code of the City of Norman, Oklahoma, is hereby amended so as to grant Special Use for "One and only one of the specific uses permitted in the M-1, Restricted Industrial District ...", specifically "(g) 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" in the A-2, Rural Agricultural District, for the following described property, to wit:

Part of the Northeast Quarter (NE/4) of Section Eleven (11), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, described as follows: Beginning at a point 1773.8 feet East of the Northwest Corner of the Northeast Quarter (NE/4); thence South 262.00 feet; thence West 5 feet; thence South 1468.0 feet; thence West 251.03 feet; thence North 1730 feet; thence East 256.03 feet to the Point of Beginning.

- § 5. Further, pursuant to the provisions of Section 22:434.1 of the Code of the City of Norman, as amended, the following conditions are hereby attached to the zoning of the tract:
- a. The site shall be developed in accordance with the Site Plan (Exhibit A), submitted by the applicant and approved by the Planning Commission on June 11, 2020.
 - b. The “Special Use Conditions of Approval” (Exhibit B) are incorporated as follows:
 - (1) **Hours of Operation:** The Medical Marijuana Processing Activities may only occur between the hours of 8:00 am and 8:00 pm.
 - (2) **Fencing or Landscape Buffers:** The Applicant will install and maintain fencing and/or landscaping between the parallel driveways along the west boundary of the property. The fencing and/or landscaping shall be at least four feet in height and shall run a minimum of the northern most 600 feet of the west boundary of the property. Additionally, the Applicant shall install and maintain fencing and/or landscaping around the warehouse of not less than six feet in height.
 - (3) **Installation of Full Cut-Off Lighting Fixtures:** The Applicant will comply with the applicable provisions of the City of Norman’s Commercial Outdoor Lighting Standards governing the exterior lighting associated with the warehouse.
 - (4) **Enhanced Property Identification:** The Applicant will install and maintain easily visible property address identification numbers or a large mailbox along the portion of the property that fronts E. Franklin Rd. Nothing contained in this request shall allow for any commercial signage advertising the Medical Marijuana activities.
 - (5) **Carbon Filtration System:** The Applicant shall install and maintain a fully functional carbon filtration system in the warehouse at all times.

- (6) **Enhanced Security Measures:** The Applicant shall install and maintain the following security measures.
- a. *Central Alarm System*
 - b. *Self-Locking & Self-Closing Doors in the Warehouse*
 - c. *Video Surveillance System on the Property*
 - d. *Employee Only Access to the Warehouse*

§ 6. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

ADOPTED this _____ day of

NOT ADOPTED this _____ day of

_____, 2020.

_____, 2020.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)



PROJECT:
NORMAN WAREHOUSE

NORMAN OK
 PROJECT NUMBER: 19135
 DRAWING DATE: 04/23/20
 ISSUE DATE: 04/23/20



SUBMITTAL:
PERMIT SET

REVISIONS

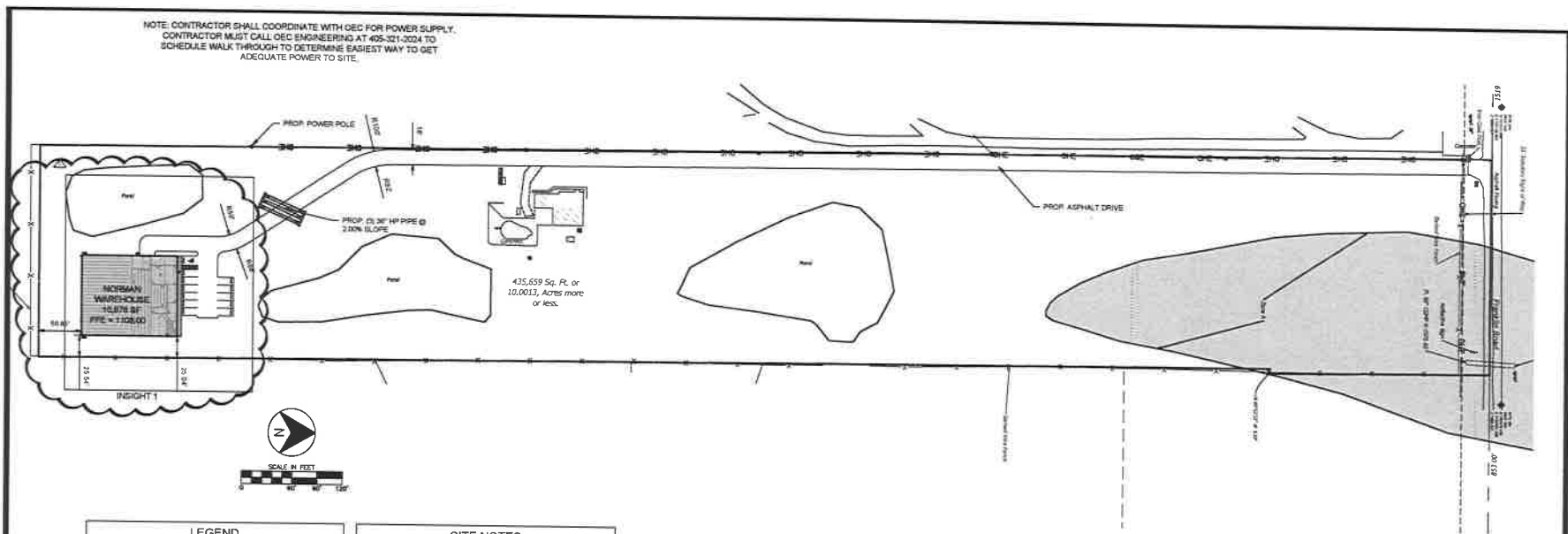
NO.	DATE	REVISION
1	04/23/20	REVISION 1

NOTE: PLANS AND DIMENSIONS ARE TO BE CONSIDERED AS INDICATED UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF UTILITIES AND STRUCTURES IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

DRAWING TITLE:

SITE PL
 SHEET:
C1.0

EXHIBIT A



NOTE: CONTRACTOR SHALL COORDINATE WITH OEC FOR POWER SUPPLY.
 CONTRACTOR MUST CALL OEC ENGINEERING AT 405-321-3024 TO
 SCHEDULE WALK THROUGH TO DETERMINE EASIEST WAY TO GET
 ADEQUATE POWER TO SITE.

435,659 Sq. Ft. or
 10,003.3 Acres more
 or less.

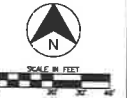
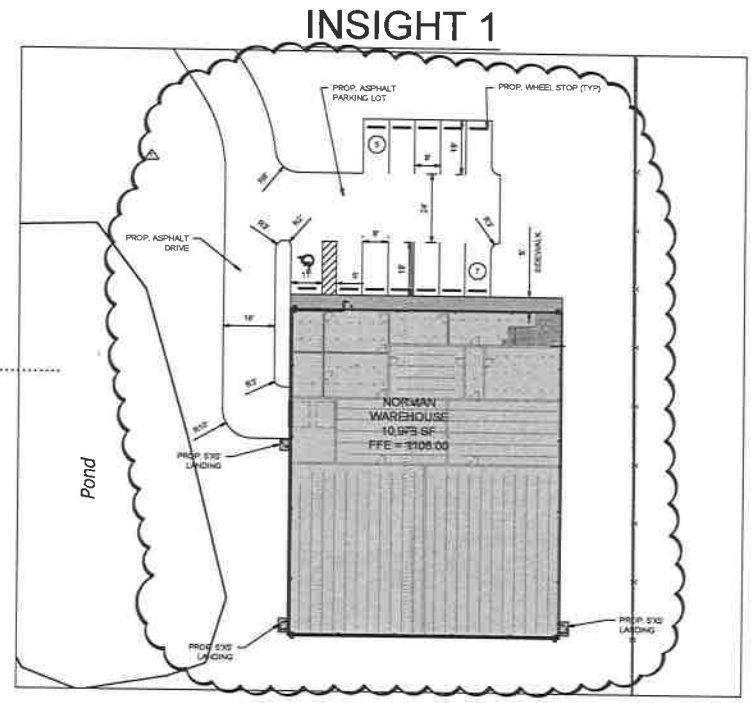
LEGEND

—	BOUNDARY LINE	—	EXISTING CONCRETE CURB AND GUTTER
—	RIGHT OF WAY LINE	—	PROPOSED CONCRETE CURB AND GUTTER
—	EASEMENT LINE	—	PROPOSED FIRE LANE STRIPING
—	EXISTING UTILITY	—	OVERHEAD ELECTRIC
—	UNDERGROUND ELECTRIC	—	UNDERGROUND TELEPHONE
—	UNDERGROUND TELEPHONE	—	UNDERGROUND FIBER OPTIC
—	UNDERGROUND FIBER OPTIC	—	WATERLINE
—	WATERLINE	—	SEWER
—	SEWER	—	BENCHMARK
—	BENCHMARK	—	FIRE HYDRANT
—	FIRE HYDRANT	—	EX. POWER POLE
—	EX. POWER POLE	—	PROP. POWER POLE
—	PROP. POWER POLE	—	EX. TELEPHONE PED.
—	EX. TELEPHONE PED.	—	EX. TELEPHONE MANHOLE
—	EX. TELEPHONE MANHOLE	—	EX. TRAFFIC SIGNAL LIGHT
—	EX. TRAFFIC SIGNAL LIGHT	—	EX. TRAFFIC CONTROL BOX
—	EX. TRAFFIC CONTROL BOX	—	EX. FLAG POLE
—	EX. FLAG POLE	—	EX. YARD LIGHT
—	EX. YARD LIGHT	—	EX. GREASE TRAP
—	EX. GREASE TRAP	—	EX. SS MANHOLE
—	EX. SS MANHOLE	—	PROP. SS MANHOLE
—	PROP. SS MANHOLE	—	EX. GAS METER
—	EX. GAS METER	—	PROP. GAS METER
—	PROP. GAS METER	—	EX. ELECT. MANHOLE
—	EX. ELECT. MANHOLE	—	EX. STORM MANHOLE
—	EX. STORM MANHOLE	—	PROP. INLETS (SEE GRADING PLAN FOR TYPE)
—	PROP. INLETS (SEE GRADING PLAN FOR TYPE)	—	VERTICAL SEPARATION REQUIREMENT

- SITE NOTES**
- CONTRACTOR SHALL REFER TO THE CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE WRITTEN SPECIFICATIONS, CONSTRUCTION DRAWINGS, STORM WATER POLLUTION PLAN, AND GSEDT/GENERAL REPORT.
 - ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE OWNER'S DESIGN GUIDELINES AND SPECIFICATIONS, AND WHERE APPLICABLE SHALL MEET THE REQUIREMENTS OF THE GOVERNING PERMITTING AUTHORITY HAVING JURISDICTION.
 - CONTRACTOR IS RESPONSIBLE FOR THEIR OWN HORIZONTAL AND VERTICAL CONTROL, REFERENCE POINTS AND CONSTRUCTION STAKING AS INCIDENTAL TO THE PROJECT.
 - THE CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS/PROPERTY LINES/UTILITIES/DRAINAGE PRIOR TO CONSTRUCTION START.
 - ALL WORK NOT CLASSIFIED AS A CONTRACT PAY ITEM SHALL BE CONSIDERED AS INCIDENTAL AND THE COST THEREOF SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS WHICH ARE CLASSIFIED FOR PAYMENT.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND MEP PLANS AND SPECIFICATIONS BEING A PART OF THE CONSTRUCTION DOCUMENTS FOR THE EXACT LOCATIONS AND DIMENSIONS OF ENTRY, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE, AND DOWNSPOUT LOCATIONS/SPECIFICATIONS/DETAILS.
 - ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB (FC) UNLESS OTHERWISE NOTED.
 - COLOR HANDICAP PARKING STALLS STRIPING AND SIGNAGE SHALL BE IN STRICT ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
 - UNLESS OTHERWISE NOTED ALL ROAD SHALL BE 3'.
 - BUILDING DIMENSIONS ARE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE SHOWN.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION AND DETAILS OF ALL UTILITY ENTRANCES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATED WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF TIE-IN CONNECTIONS TO THEIR FACILITIES.
 - REFER TO ARCHITECTURE PLANS FOR SITE LIGHTING AND ELECTRICAL CONDUIT PLANS. POLE LOCATIONS ARE SHOWN ON THIS SHEET FOR REFERENCE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND ADJUST ANY CONSTRUCTED CONFLICTS WITH UNDERGROUND UTILITIES, SIDEWALKS, ETC.
 - CHECK ARCHITECTURAL PLANS FOR EXACT DOWNSPOUT LOCATIONS.
 - CONTRACTOR SHALL REFER TO LANDSCAPE AND IRRIGATION PLANS FOR LOCATION AND CONSTRUCTION DETAILS OF LANDSCAPING AND IRRIGATION.

NOTE: CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED WORK MEETS ADA REQUIREMENTS. REFER TO www.access-board.gov/ada-304.304a-304.304b-304.304c

NOTE: CONTRACTOR SHALL CONSTRUCT AND INSTALL WHEEL STOPS, SIGNS, AND ADA RAMPS AT ALL HANDICAP SPACES.





June 11, 2020

City of Norman
 Planning Department
 201 West Gray
 Norman, OK 73069

RE: Special Use Conditions of Approval
4520 E. Franklin Rd., Norman, OK

Dear City of Norman,

We represent the Applicant in the pending Application for a Special Use Permit for Medical Marijuana Processor on the property located at 4520 E. Franklin Rd., Norman, OK. The Applicant has received a building permit for a warehouse on the property and, upon completion, the Applicant will begin Medical Marijuana Commercial Growing. This Special Use Request is narrowly tailored to an additional allowance of Medical Marijuana Processing on the property. In response to feedback received from surrounding property owners, the Applicant desires to move forward with the following Conditions of Approval. These Conditions of Approval will be requirements and conditions to be continually complied with by the Applicant and any successors in interest. The Conditions of Approval are as follows:

1. **Hours of Operation:** The Medical Marijuana Processing Activities may only occur between the hours of 8:00 am and 8:00 pm.
2. **Fencing or Landscape Buffers:** The Applicant will install and maintain fencing and/or landscaping between the parallel driveways along the west boundary of the property. The fencing and/or landscaping shall be at least four feet in height and shall run a minimum of the northern most 600 feet of the west boundary of the property. Additionally, the Applicant shall install and maintain fencing and/or landscaping around the warehouse of not less than six feet in height.
3. **Installation of Full Cut-Off Lighting Fixtures:** The Applicant will comply with the applicable provisions of the City of Norman's Commercial Outdoor Lighting Standards governing the exterior lighting associated with the warehouse.

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We respectfully request your support for this Special Use Application. Please let us know if you have any questions. We thank you for your consideration. Respectfully and best wishes,

Very Truly Yours,
RIEGER LAW GROUP PLLC



GUNNER B. JOYCE
Attorney at Law