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ORDINANCE NO. O-1920-1

ITEM NO. 3

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Eviana, L.L.C.
REQUESTED ACTION	Rezoning to SPUD, Simple Planned Unit Development District
EXISTING ZONING	C-2, General Commercial District
SURROUNDING ZONING	North: C-2, General Commercial East: C-2, General Commercial South: C-2, General Commercial West: C-2, General Commercial
LOCATION	2505 West Main Street
SIZE	3.16 acres, more or less
PURPOSE	Commercial Use with a Dispensary, Marijuana Grow & Processing Facility
EXISTING LAND USE	Commercial
SURROUNDING LAND USE	North: Wal-Mart and OEC Maintenance Yard East: Carpet and Tile Store South: Fast Food Restaurants and Car Wash West: Automobile Dealership

**SYNOPSIS:** The applicant is requesting to rezone from C-2, General Commercial District to a Simple Planned Unit Development (SPUD) to allow a medical marijuana growing, processing facility with a dispensary at 2505 W. Main Street. The applicant will be bound to all State of Oklahoma laws overseen by the OMMA.

**ANALYSIS:** The site is approximately 3.16 acres with an existing structure that is approximately 38,900 square feet. The existing structure is currently an automobile and motorcycle dealership with a repair and detail shop.

The applicant currently operates a marijuana growing and processing facility with a dispensary in another municipality where these uses are permitted to co-exist, and would like to locate the same business model in Norman. However, the City of Norman Zoning Ordinance only allows all the marijuana business types to co-exist in I-2, Heavy Industrial District. Therefore, the applicant is requesting the SPUD zoning to accomplish this business model.

**THE SPECIFICS OF THIS SPUD ARE AS FOLLOWS:**

- **USES** The SPUD allows all permitted uses in C-2, General Commercial District. The SPUD will also allow for a medical marijuana growing and a medical marijuana processing facility.
- **SITE PLAN** The existing structure will be utilized and there is adequate parking on site. No changes in the existing site plan are proposed at this time. In the event the applicant chooses to demolish the existing structure and rebuild or add new structures or remodel all City of Norman codes will be followed and required permits will be obtained.
- **SIGNS** Signage will be allowed according to the C-2, General Commercial District City of Norman Sign Code.

**ALTERNATIVES/ISSUES:**

- **IMPACTS** A marijuana cultivation and processing facility will not be a more intensive use than an automobile dealership with a repair shop and service facility.
- **ACCESS** The current access is on West Main Street which is a right-in and right-out only. No other access is requested.

**OTHER AGENCY COMMENTS:**

- **PARK BOARD** Parkland dedication is not required for this commercial development proposal.
- **PREDEVELOPMENT PD19-07** **June 27, 2019**  
No neighbors attended the meeting.
- **PUBLIC WORKS** The parcel is platted as Lot 1 of Block 1 Salyer Addition and all public infrastructure is in place.

**STAFF RECOMMENDATION:** The applicant's request for a SPUD for the permitted use of a dispensary is similar to the commercial/retail uses in the general vicinity. The daily functions of a marijuana growing and processing facility is comparable or less than the daily activities of the existing automobile repair and automobile detail facility already on-site. Staff supports the applicant's request and recommends approval of Ordinance No. O-1920-1.