

**2505 West Main Street**

**Norman, Oklahoma**

**Eviana, LLC**

**Owner**

**A SIMPLIFIED PLANNED UNIT DEVELOPMENT – SPUD**

**APPLICATION FOR REZONING**

**Submitted July 2, 2019**

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## **I. INTRODUCTION**

This Simplified Planned Unit Development is for 2505 West Main Street. The Property is on the north side of Main Street, east of North Interstate Drive. Legal description is Lot 1, Block 1 of Salyer Addition, Cleveland County, State of Oklahoma.

The site is approximately 3.16 acres containing a structure approximately 38,900 square feet. The structure currently houses automobile and motorcycle service and parts, as well as, and automotive repair and detail facility.

The Property is currently zoned C-2, General Commercial. The intent of this SPUD is to continue the C-2, General Commercial uses as well as to add marijuana grow and processing as permitted uses. The intent of the Applicant is to operate, grow and process medical cannabis, as well as, operate a dispensary.

## **II. PROPERTY DESCRIPTIONS AND EXISTING CONDITIONS**

### **A. Location**

This Property is located at 2505 West Main Street. The legal description is Lot 1, Block 1 of Salyer Addition, Cleveland County, State of Oklahoma.

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

The Property is currently zoned C-2, General Commercial. The Property currently houses automobile and motorcycle service and parts, as well as an automobile detailing and repair facility.

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

There will be no changes to the elevation / topography; the existing structure will be utilized.

In the event additional permits are sought for additional or new structures, or renovations the Property owner will comply with all City of Norman ordinances.

**D. Utility Services / Public Works**

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

**E. Fire Protection Services / Equipment**

Fire protection services are and will be provided by the City of Norman Fire Department and by the Owner as required by adopted Codes.

**III. DEVELOPMENT PLAN AND DESIGN CONCEPT**

**A. Permitted Uses**

**1. C-2, General Commercial**

The Property is currently zoned C-2, General Commercial, and the Applicant intends the current C-2 uses to continue in this SPUD.

**2. Marijuana Growing and Processing**

The north half of the property will be used to grow and process marijuana and the south half will be used for the dispensary.

**B. Parking access**

Parking already exists for the structure and complies with current City of Norman Codes.

**C. Dumpster and Trash Enclosures**

The existing dumpster location will be utilized.

**D. Exterior Lighting**

All lighting will comply with commercial outdoor lighting standards.

**E. Signage**

Applicant's signage will comply with the City of Norman Sign Code as per C-2, General Commercial.

**F. Odor Control**

All proposed Grow and Processing activities will be contained within the structure. The windows will be closed with concrete block and the HVAC units will be outfitted with carbon filters to ensure no odors are released from the structure. The Applicant will comply with all State of Oklahoma OMMA regulations to operate a growing, processing, and dispensary for medical marijuana.

**G. Open Space**

This site is completely built out and the commercial facility has long been established, therefore the open space requirement is exempt presently. The Open Space requirement will be mandatory if and when the site is redeveloped.

**H. Landscaping**

Currently the site is built out, therefore the landscape requirement is exempt presently. The Landscape requirement will be mandatory if and when the site is redeveloped.