



Legislation Details (With Text)

File #: O-1819-30 **Version:** 1 **Name:** Blankenship CCPUD
Type: Zoning Ordinance **Status:** Passed
File created: 1/15/2019 **In control:** City Council
On agenda: 3/12/2019 **Final action:** 3/12/2019

Title: CONSIDERATION OF ORDINANCE O-1819-30 UPON SECOND AND FINAL READING: 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 REMOVE LOTS ELEVEN (11), TWELVE (12) AND THIRTEEN (13), BLOCK EIGHTY-EIGHT (88), OF THE ORIGINAL TOWN OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE CCFBC, CENTER CITY FORM-BASED CODE, AND PLACE SAME IN THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (421 WEST GRAY STREET)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Text File, 2. O-1819-30, 3. Revised PUD Narrative 2-20-19, 4. Location Map, 5. Staff Report, 6. PUD Narrative-Exhibits, 7. Protest Map as of 2-12-19, 8. Protest Letters as of 2-12-19, 9. Academic study housing prices 1, 10. Academic study housing prices 2, 11. 2-14-19 PC Minutes - Item 8 Blankenship CCPUD

Date	Ver.	Action By	Action	Result
3/12/2019	1	City Council		
3/12/2019	1	City Council		
3/12/2019	1	City Council		
2/26/2019	1	City Council		
2/14/2019	1	Planning Commission		

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REQUEST SUMMARY/CCFBC EXCEPTIONS: The applicant is requesting to rezone this property from Center City Form Based Code, Urban General (CCFBC) to Center City Planned Unit Development, CCPUD to allow for the processing and dispensing of medical marijuana.

The applicant is also requesting an increase in the height of the allowable wall sign from two to three feet in order to accommodate the tall round logo, the letters within the sign will remain ten inches in height.

ANALYSIS: Currently, dispensing of medical marijuana is an allowed use within the CCFBC District; however, processing requires approval of a CCPUD.

PARTICULARS OF THIS CCPUD:

USES: This applicant plans to utilize the vacant building at 421 W. Gray Street for processing and dispensing of medical

marijuana. While a medical marijuana dispensary is currently allowed by right under the CCFBC, the processing proposal requires approval through the CCPUD process. Therefore, the applicant is requesting the following uses for this CCPUD:

- Processing and Dispensing of Medical Marijuana

Additional guidelines per this CCPUD are as follows: Processing shall be in a facility with a Fire Department Connection (FDC), riser room, and fire sprinklers; in addition, the building has exterior walls with a minimum 3-hour fire rating. The processing machine for "Bio Mass Extraction" shall use non-flammable Co2 as an extraction solvent. These requirements are self-imposed by the applicant out of a concern for safety for his employees and the general public.

The applicant is also requesting an increase in the height of the allowable wall sign from two feet to three feet to accommodate the round logo but the letters of the sign will remain at ten inches in height.

DISCUSSION: Staff reviewed this CCPUD and does not see a negative impact on the intent of the CCFBC. The existing building has been vacant for some time and the proposed use will help bring commercial activity back to this section of Gray Street. The applicant will be housing all activities within the existing building with no outside storage or activity beyond the customer and employee parking.

The applicant proposes two additional parking spaces in the existing parking lot to accommodate customers. Along with the additional parking, the applicant is proposing to significantly improve the landscaping for the property with the installation of 7 trees and 2-4 shrubs in front of the building and around the parking lot. Additionally, a street tree will be installed in the right-of-way on the west side of the driveway, clear of the existing fire hydrant.

While the applicant is requesting to increase the size of the allowed sign height, the applicant will not be increasing the height of the sign letters. The applicant makes this request in order to accommodate the round company logo. It should be noted that since the structure sits 65 feet from the curb the allowance of a taller sign will permit the sign to be seen easily from the street.

STAFF RECOMMENDATION: The proposed ordinance comes from the Planning Commission with a recommendation for approval to City Council for dispensing and processing of medical marijuana. Staff recommends approval of Ordinance No. O-1819-30.

At their meeting of February 14, 2019, the Planning Commission recommended adoption of O-1819-30 by a vote of 4-1, with an amendment to the CCPUD to remove the cultivation of marijuana.