

# **Cimarron Precious Metals Inc.**

**1001 N University Blvd**

**SIMPLE PLANNED UNIT DEVELOPMENT**

APPLICANT:

***Les White***

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

Revised: April 28<sup>th</sup>, 2023

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## **I. INTRODUCTION**

### **A. Background and Intent:**

Cimarron Precious Metals Inc. ("Applicant") seeks to rezone property located at **1001 N. University Blvd, Norman, OK 73069**, more particularly described on the attached **Exhibit A** (collectively referred to herein as the "**Property**"). The Applicant intends to continue to use the building for light industrial and warehouse purposes and use the existing front showroom as a retail coin shop and bullion dealership. No alterations or additional construction to the property is necessary.

## **II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS**

### **A. Location**

The Property is made up of a 98'x194.3' MOL parcel located on the northeast corner of the intersection of N University Blvd and W Hughbert St.

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

Currently, the entire Property is zoned I-1; Light Industrial. The entire Property's current NORMAN 2025 Designation is Commercial.

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

The site is relatively low slope with minimal topographic variation. No part of the Property is in any FEMA 100-year flood plain, and no part of the Property is in any Water Quality Protection Zone.

### **D. Utility Services**

The necessary utility services are already located on or near the Property.

### **E. Fire Protection Services**

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by adopted City codes.

### **F. Traffic Circulation and Access**

Access to the Property is existing and shall be permitted in the manner depicted on the attached Site Development Plan.

## **III. DEVELOPMENT PLAN**

The Project is planned as use of an existing building to accommodate retail in the showroom at the west end of the building. The intent of the project is to allow Cimarron Precious Metals to process precious metals into retail bullion in the warehouse area and house a coin shop in the showroom portion of the building to sell said bullion products.

## **A. Permissible Uses**

A list of the allowable uses for the Property is attached hereto as **Exhibit C**.

## **B. Building Height**

The existing building is two stories in height, and there are no changes being proposed to the structure. In the event of future development, the maximum building height shall be in accordance with Norman's applicable height regulations currently found in Section 36-529 I-1, Light Industrial District, as amended from time to time.

## **C. Parking**

The Property has an existing parking lot with 5 parking spots, one of them being a handicap spot with ramp. No new parking is proposed.

## **D. Sanitation**

Trash will be handled through existing dumpsters located in the alley.

## **E. Miscellaneous Development Criteria**

### **1. Site Plan**

The Site Development Plan (Exhibit B) for the site is currently submitted with this SPUD and shall be incorporated herein as an integral part of the SPUD and the development of the property shall be substantially constructed and utilized as presented thereon, subject only to the changes allowed by Sec. 36-510(k) of the City of Norman's Zoning Ordinance, as amended from time to time

### **2. Open Space**

No increase to the existing building footprint is being proposed.

### **3. Signage**

The signage for the Property shall comply with Norman's applicable signage regulations for Commercial uses, as amended from time to time.

### **4. Sidewalks**

No sidewalks currently exist adjacent to the Property. The Property shall comply with the City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time.

### **5. Lighting**

All exterior lighting shall be installed in conformance with any applicable City of Norman Commercial Outdoor Lighting Standards, as such may be amended from time to time.

## **6. Landscaping**

No changes are proposed to the existing landscaping. In the event of future development, the Property shall be in conformity to the City of Norman ordinances, as amended from time to time.

## **7. Area regulations**

No changes are proposed to the existing regulations. In the event of future developments, including additions or alterations, the property shall be in conformity with the requirements for I-1 Light Industrial District.

**EXHIBIT A**

Legal Description of the Property

LOT 8 Block 1 of ADBAR #2 Addition

## **EXHIBIT B**

### Site Development Plan

## EXHIBIT C

### Permissible Uses

#### 1. Property and buildings shall allow uses as outlined below:

- Bullion depository
- Coin shop

#### **I-1, Light Industrial District uses**

a) *Uses permitted.* Property and buildings in an I-1, Light Industrial District shall be used only for the following purposes:

1. Any of the following uses:

- a. Automobile sales and service, but not including automobile or machinery wrecking establishments or junk yards.
- b. Boat sales and service.
- c. Building materials sales yard, including the sale of rock, sand, gravel, and cement and the like as an incidental part of the main business. This shall not be construed as permitting a cement batch plant or transit mix plant.
- d. Contractor's equipment storage yard or yard for rental equipment of a type commonly used by contractors.
- e. Crematorium, subject to all the following conditions and requirements:

1. Crematoriums shall meet the setback requirements of the underlying zoning district, except that they will be located a minimum of 400 feet from any RE, R-1, R-2, and R-3 zoning districts and 100 feet from all other zoning districts measured from the closest point of the building to the nearest residential district.
  2. Facilities shall meet all applicable State and federal requirements for incineration equipment and shall be licensed at all times.
  3. All storage shall be inside.
  4. Incinerator stacks shall not be located on the front side of the roof of any structure facing the street.
  5. Crematoriums shall have direct vehicle access to an arterial street.
- f. Funeral parlor, mortuary, and crematorium so long as the crematorium is attached to the funeral parlor or mortuary and complies with the following conditions and requirements:
1. Any building which incorporates a crematorium use shall meet the setback requirements of the underlying zoning district.
  2. Facilities shall meet all applicable State and federal requirements for incineration equipment and shall be licensed at all times.
  3. All storage shall be inside.



4. Incinerator stacks shall not be located on the front side of the roof of any structure facing the street.
- g. Farm machinery or contractor's machinery storage yard.
- h. Mobile home and camper sales.
- i. Office buildings and offices for such professional services as accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicist, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse; provided, however, that no retail sales nor stock of goods shall be permitted other than the incidental sale of merchandise within the above professional offices or a pharmacy which may be located only in a building providing space for medical offices. Funeral homes and mortuaries shall not be considered professional services permitted in this district.
- j. Public utility service company yard or electric receiving or transforming station.
- k. Truck and farm implement sales and service.
- l. Truck terminal.
- m. Veterinary hospital.
- n. Warehousing.
- o. Trade schools and schools for vocational training.
- p. Impoundment yard, subject to the following conditions:
  1. The operator of the storage facility must obtain both a City license to operate an impoundment yard and a State wrecker license;
  2. All areas used for the storage of impounded vehicles shall be completely screened by an eight-foot-tall opaque fence, and maintained in good condition;
  3. All public parking areas shall be paved in accordance with City standards. However, areas used for storage of disabled vehicles shall, at a minimum, be surfaced with at least six inches of crushed rock, preferably limestone with appropriate gradations, installed on a sub-base which has been cleared and grubbed, properly graded and compacted, and consists of a suitable soil (one with a low to moderate plasticity index);
  4. No disabled automobiles, parts, or salvage material of any kind shall be stored outside or above the fence.
2. The following uses when conducted within a completely enclosed building:
  - a. Manufacture of beer, wine and spirits and associated sales of those products manufactured on-site, subject to the following conditions and requirements and compliant with the State Alcoholic Beverage Laws and Enforcement Commission (ABLE):
    1. Compliance with all applicable State ABLE laws regarding manufacturing and packaging of beer, wine and spirits;
    2. Compliance with all applicable State ABLE laws regarding on-site serving of alcoholic beverages (beer, wine and spirits)

and pre-packaged sales, as well as retailing of associated merchandise;

3. Licensure with the State ABLE and the City.

- b. The manufacture, compounding, processing or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, and food products.
  - c. The manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: Bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood, yarn, and paint not employing a boiling process.
  - d. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas.
  - e. The manufacture and maintenance of electric and neon signs, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves, and the like.
  - f. Manufacture of musical instruments, toys, novelties, and rubber and metal stamps.
  - g. Machine shop excluding punch presses over 20 tons rated capacity, drop hammers, and automatic screw machines.
  - h. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders and the like.
  - i. Laboratories. Experimental, photo or motion picture, film or testing. For the purposes of this section, the term "laboratories" includes medical marijuana testing laboratories, as allowed by State law, that fully comply with this provision.
  - j. Poultry or rabbit killing incidental to a retail business on the same premises.
  - k. Foundry casting light weight non-ferrous metals.
  - l. Tire retreading and recapping when incidental to a retail tire business.
  - m. Pipe storage yard.
  - n. Machinery or equipment storage yard.
  - o. Medical marijuana commercial grower, as allowed by State law.
  - p. Medical marijuana education facility, as allowed by State law.
  - q. 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.
  - r. Medical marijuana storage facility.
  - s. Medical marijuana waste facility (incineration and/or composting only), as allowed by State law.
3. Buildings, structures and uses accessory and customarily incidental to any of the above uses.

4. Any other light industrial use, building or structure which, in the opinion of the Planning Commission, is of similar character to those enumerated in this section and is not more objectionable due to noise, odor, dust, smoke, vibration, danger to life and property or other similar causes which are injurious to the health or safety of the neighborhood; provided, however, the uses permitted under this section shall be conducted in such a manner that no dust or noxious fumes or odors will be emitted beyond the property line of the lot on which the use is located and no material or equipment shall be kept, stored or displayed outside the confines of an enclosed building or operation conducted unless it is to be screened by ornamental fences, walls, or evergreen planting that it cannot be seen from a public street.
- b) *Special use*. The following uses may be permitted, after review, in accordance with NCC 36-560:
1. Pre-packaged food store located within industrial parks, provided that:
    - a. Each industrial park be limited to one such use; and
    - b. Only industrial parks larger than 50 acres in size shall qualify for consideration.
  2. Schools, public and private.
  3. Liquified petroleum gas sales and storage when such use is clearly subordinate and accessory to the primary usage of the property.
  4. Church, temple or other place of worship.
  5. Municipal use, public buildings and public utility.
  6. Medical marijuana dispensary, as allowed by State law.
  7. Medical marijuana research facility, as allowed by State law.
  8. Tier I medical marijuana processor, as allowed by State law.
  9. Tier II medical marijuana processor, as allowed by State law.