

# **421 W Gray Street**

Norman, Oklahoma

**Craig Blankenship**

**Owner**

A Center City Planned Unit Development

Application for Rezoning

Originally submitted 15 January 2019

Revised February 20, 2019

## Table of Contents

- I. Introduction**
  - Background and Intent
- II. Property Description; Existing Conditions**
  - A. Location
  - B. Existing Land Use and Zoning
  - C. Elevation and Topography
  - D. Utility Services/Public Works
  - E. Fire Protection Services/Equipment
- III. Development Plan and Design Concept**
  - A. Permitted Uses
  - B. ADA Compliance
  - C. Parking Access
  - D. Green Space
  - E. Exterior Lighting
  - F. Sanitation
  - G. Signage
  - H. Odor Control

Exhibits A,B,C,D (D has 2 pages), E

Scale Plan showing retail/warehouse

## **I. Introduction**

This Center City Planned Unit Development is being submitted for 421 West Gray Street. The Property is on the north side of Gray Street, west of University Boulevard. The legal description is Lots 11-13, Block 88, of the Original Town of Norman, Cleveland County, State of Oklahoma.

The site was originally constructed in the late 1990's and was a paint store.

It is the intent of the Applicant to fully utilize the building for dispensing medical cannabis, for which it is permitted under current CCFBC zoning, as well as processing medical cannabis.

The property where the building is located is zoned CCFBC, Center City Form Based Code, Urban General. While dispensing cannabis in this zone is permitted, processing cannabis requires a CCPUD. In order to have greater quality control to insure the safety of the products being consumed by local residents, the applicant desires to process cannabis in the facility. The facility will use a non-flammable solvent, Co2, in the extraction process.

The Subject Property will have an exterior look to enhance the vibe of the CCFBC, per our professional staff (Exhibit C). The interior retail area will consist of 2500 square feet of sales area designed with repurposed Bricktown brick and reclaimed barn wood on interior walls. The point of sales counters will be ADA compliant. The sales counters and display counters are antique 1910s-1920s drug store era furnishings. The furniture has come from as near as Theo's in Norman to architectural salvage in Wichita, Kansas. The Property will help enhance the immediate area with the look and feel proposed in the CCFBC.

## **II. Property Descriptions and Existing Conditions**

### **A. Location**

The Property is located at 421 West Gray Street. The legal description is Lots 11-13, Block 88, of the Original Town of Norman.

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

The Property is currently zoned CCFBC, Urban General. The building is currently vacant. The building was originally constructed for use as a paint store. The applicant is not aware of other uses of the building over the years. The building is constructed of masonry and steel. All exterior walls have a 4 hour fire protection rating. The Property is equipped with a riser room and fire sprinklers throughout.

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

The only changes sought for Elevation/Topography would be to add two parking spaces for retail clients, and trees. (Exhibit A). The existing parking lot as constructed is extremely tight and hard to enter and exit.

### **D. Utility Services/Public Works**

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

#### **E. Fire Protection Services/Equipment**

Fire protection services are as provided by the City of Norman Fire Department. The building is equipped with a Fire Department connection and fire sprinklers covering 100% of interior. Exterior walls are masonry with 4 hour fire protection ratings (Exhibit D).

### **III. Development Plan and Design Concept**

#### **A. Permitted Uses**

##### **1. CCFBC Urban General Designation**

The property is currently zoned Center City Form Based Code, Urban General. Medical Marijuana Dispensing is permitted in this zoning classification.

The applicant proposes that for this Property, the CCPUD allow the following uses:

- a. Commerce, Processing and Dispensing of Medical Marijuana. *Processing must be in facility with an FDC (Fire Department Connection), riser room, fire sprinklers, in addition to building having exterior walls with a minimum 3 hour fire rating. Bio Mass extraction machine must use non-flammable Co2 as extraction solvent.*

#### **B. ADA compliance**

The Facility will be ADA compliant, including parking, front entrance, rear entrance, point of sale counter access and restrooms.

### **C. Parking access**

In (Exhibit A) you will notice the Property has 4 regular parking spaces and one van accessible ADA compliant space. Total parking space is 1740 square feet. The Property needs parking similar to parking lots on both sides of subject Property (Exhibit A). Parking lots on the east and west sides of subject Property have approximately 2840 square feet and double the number of spaces the subject Property has. There is no on-street parking in this area of the CCFBC. Applicant's subject Property will also have required bicycle racks, which also uses space.

The applicant proposes that for this property the CCFBC be amended to allow parking to extend one more space on the west side and one more space on the east side of the parking lot, nearest the sidewalk, in order to accommodate clientele, Handicapped parking and bicycle racks. Subject Property would also be more uniform with neighboring lots.

### **D. Green Space**

Subject Property has some shrubs but no trees. Applicant proposes at this time to plant 2 Lacebark Elm and 4 Arizona cypress trees along the sides of the parking lot. Along the front of the building, the applicant proposes 2- 4 evergreen shrubs that meet the City approval. One Chinese elm tree will be planted in the median on the west side of the drive to meet the requirement for street trees. (Exhibit A). Due to availability and placement requirements the species and placement of the landscaping may change with approval from City staff.

### **E. Exterior Lighting**

All lighting will comply with the Commercial Outdoor Lighting Standards.

#### **F. Sanitation**

Sanitation will be provided via the public alley behind the subject Property, through dumpster usage.

#### **G. Signage**

The applicant proposes the building sign to be three feet in height instead of the two foot allowed in the CCFBC zoning. This would allow the round logo to be accommodated. The letters of the sign will remain ten inches in height.

#### **H. Odor Control**

All proposed activities will be contained within the structure, to ensure that there are no odors released from the structure; CO2 filters as shown in Exhibit "E" will be utilized.



421 W. Gray St.

Exhibit "A"



February 7, 2019

Map Produced by the City of Norman  
Geographic Information System  
The City of Norman assumes no  
responsibility for errors or omissions  
in the information presented





4:24



< All Inboxes

2 Messages

Logo files



On Thursday, December 13, 2018, 4:17 PM,  
Krystal Portorreal <[info@project2ed.com](mailto:info@project2ed.com)>  
wrote:



pdf

HH final lo...e bkgd.pdf



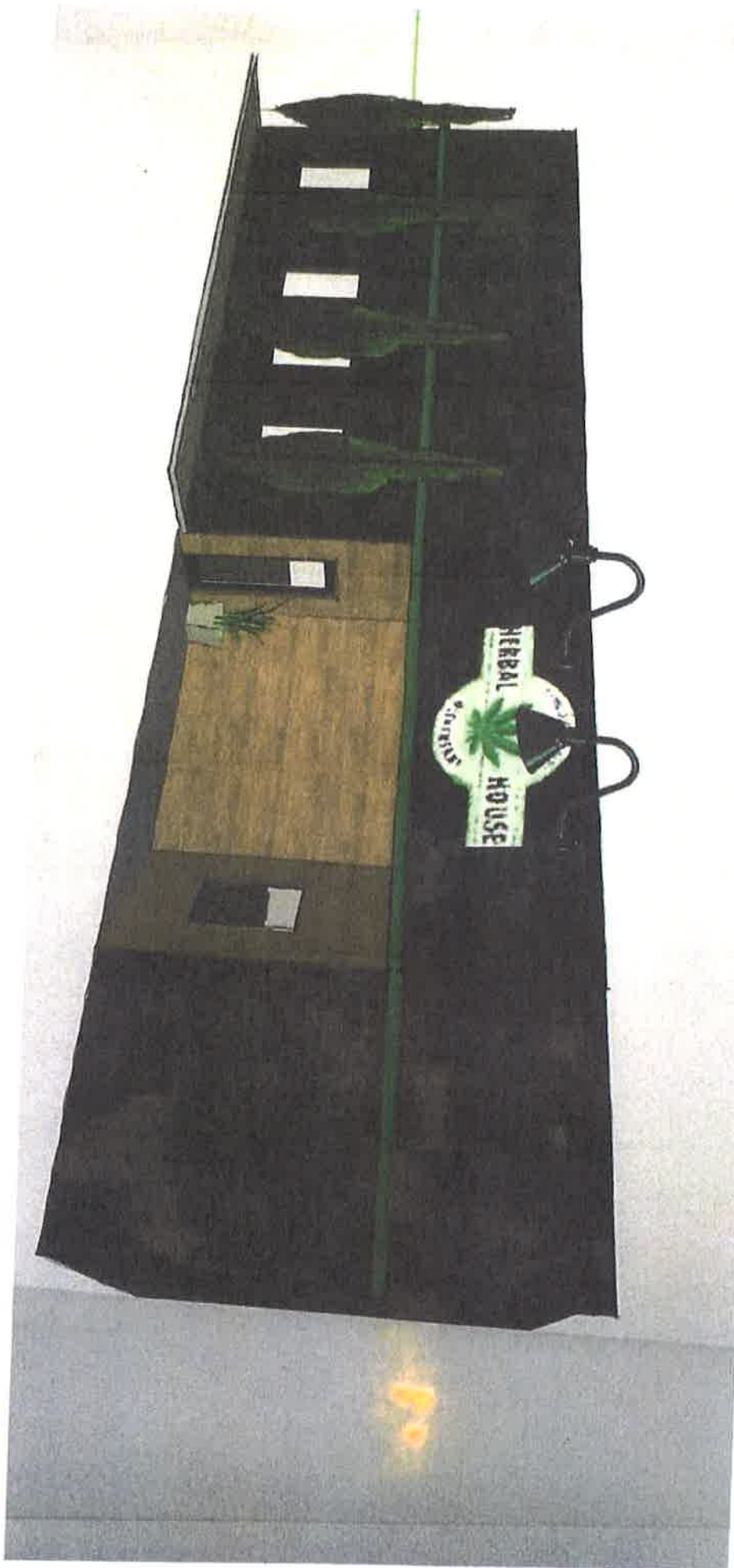


Exhibit C

Exhibit D

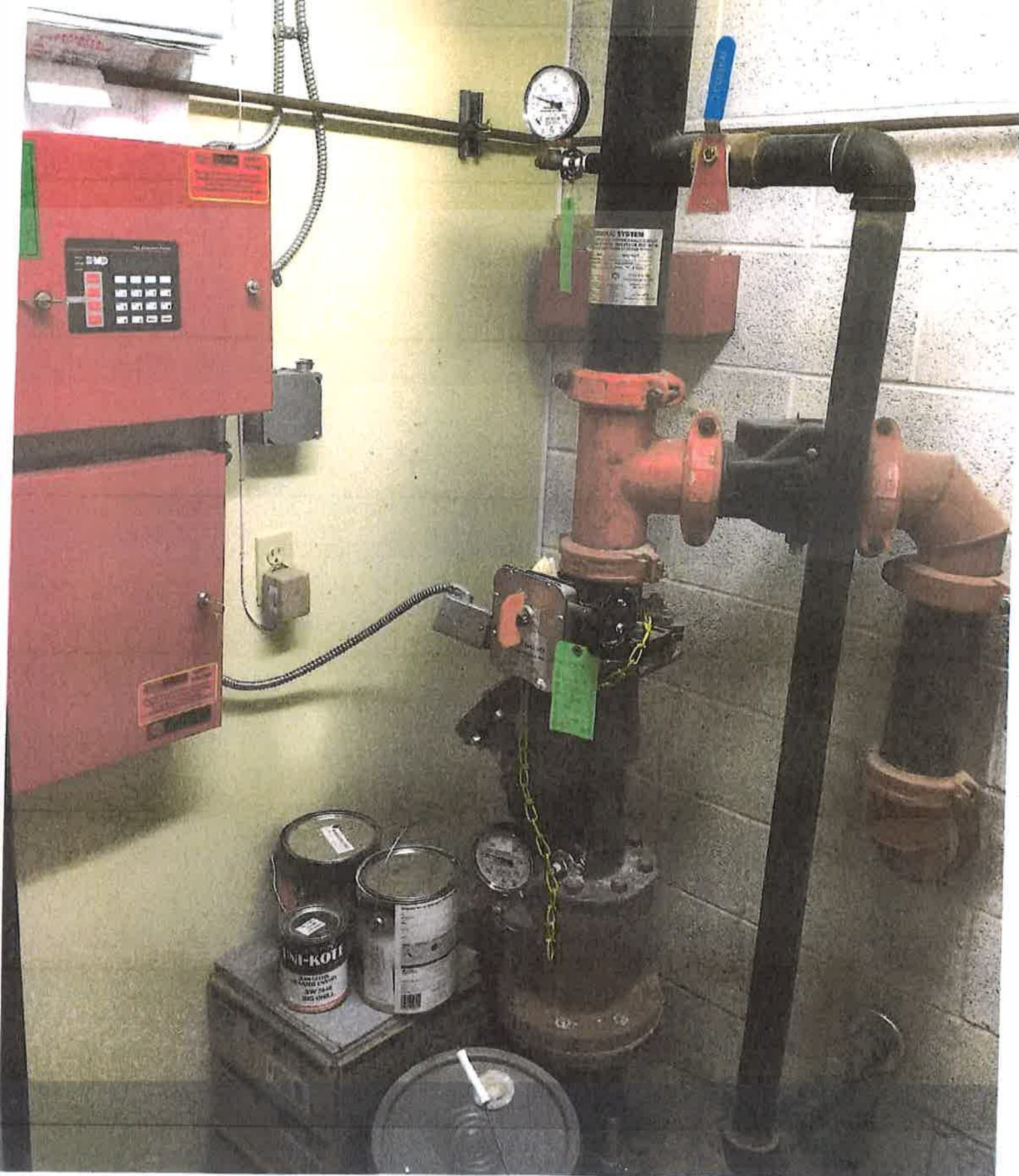






Exhibit D

N

Warehouse  
3125  
sq. ft.

Retail  
1674  
sq. ft.

Processing  
400 sq. ft.

Processing  
324  
sq. ft.

Scale  
1" = 10'

421 West  
Gray

E

75

20

20

62

27

W

70

12

27

EXHIBIT E

Exhibit  
"E"



2000-5Lx20LD

EXHIBIT E



Message

Designed for medium to high volume





# Mid-Range

## Specification Sheet for The Transformer™



### SYSTEM SPECIFICATIONS

#### Extraction Vessel

- Volume – 40L vessel holds around 20 pounds of dry, ground material
- Pressure – maximum pressure = 2000 psi (137 bar)
- Temperature – max 60F (71C)
- Materials – 304 stainless steel. Vessel interior is polished to food grade level
- Closures – Hammer Union (commonly used in oil and gas industry for temporary piping), top with integral hinge
- Sealing mechanism – spring energized cup seal
- Filter – integral filters on closure heads, 20 micron
- Temperature measurement – internal K type thermocouple senses actual extraction temperature
- Safety – non-isolable spring loaded safety relief valve prevents accidental over pressurization

- Sealing mechanism – sanitary gasket, cured silicone
- Safety – non-isolable spring loaded safety relief valve prevents accidental over pressurization

#### Separation Mechanism

- Valveless Expansion Technology (VET) – flow path from extractor to 1st separator is continuous diameter with no constrictions. Separation occurs in 1st separator utilizing centrifugal separation and depressurization

#### Heat Exchangers

- Construction – tube in tube style
- Materials – 304 stainless steel
- Cooling/Heating media – water

#### Chiller/Heater

- Recirculating chiller/heater
- Temperature range: -10C to 50C (14F to 58F)
- System operational range: 60F-140F

#### Control System

- Functions – Fully automatic Programmable Logic Controller (PLC) touch screen interface with first level safety functionality and user programmable pressure, temperature and time. Also has built in hour and maintenance timers, and alarm log.
- Safety – pressure transducers monitor system pressure and shut down system to prevent accidental over-pressurization
- Data acquisition
- Push alerts for system messaging
- UL 508A Listed

#### CO2 Recirculation Pump

- Electric motor driven diaphragm compressor
- Flowrate 1.0-2.1 kg/min
- Construction – hydraulically actuated diaphragm
- Materials – all wetted parts are 316 stainless steel
- Safety – non-isolable spring loaded safety relief valve prevents accidental over pressurization

#### Separators

- 1 separator bank on each unit
- Pressure – Maximum pressure = 600 psi (41 bar)
- Temperature – max 160F (71C)
- Materials – 304 stainless steel
- Closures – FDA sanitary style bolted



Apekssupercritical.com  
Made in the USA at:  
150 Commerce Blvd.  
Johans town, OH 43031  
740-809-1160







Apeks Supercritical  
150 Commerce Blvd  
Jamaica, OH 43031

[www.apekssupercritical.com](http://www.apekssupercritical.com)



#### Mid-Range Production Series 2000 psi Power Requirements

| Compressor Motor HP* | Phase | Voltage | Motor FLA | Recommended fuses where field wired | Compressor mfg and model |
|----------------------|-------|---------|-----------|-------------------------------------|--------------------------|
| 15                   |       | 208V    | 46A       | AJT80                               | PPM100/PDC4              |
| 15                   |       | 230V    | 42A       | AJT70                               | PPM100/PDC4              |
| 15                   |       | 208V    | 31A       | AJT80                               | PPM100/PDC4              |
| 15                   |       | 575V    | 17A       | AJT30                               | PDC4                     |
| 22.5                 | 3     | 208V    | 52A       | AJT90                               | PDC4                     |
| 22.5                 | 1     | 208V    | 48A       | AJT90                               | PDC4                     |

| Chiller size                     | Goes with  | Voltage | Phase | Full Load Amps from Polyscience manual | Polyscience recommended connection                                      |
|----------------------------------|--|---------|-------|--|---|
| Thermo Fisher TF5000 with heater | Large (12 SHP) diaphragm compressor systems (ref 10/15/2015) | 2 HVAC  | 3     | 25.3                                   | Field wired. Thermo Fisher recommends 40amp dedicated hard wired (seal) |

| Control Panel | Goes with             | Voltage | Phase | Main fuse or breaker size | Apeks recommended connection                    |
|---------------|-----------------------|---------|-------|---------------------------|---|
|               | All diaphragm systems | 115VAC  | 1     | 10A                       | NEMA 5-15R wall receptacle with surge protector |

| Air Compressor      | Goes with             | Voltage | Phase | FLA | Recommended connection            |
|---------------------|-----------------------|---------|-------|-----|-----------------------------------|
| Purifier Cable 3gal | All diaphragm systems | 115VAC  | 1     | 10  | NEMA 5-15R wall receptacle NO GFI |

\*Motor overload will be set @Apeks to 125% of FLA. Recommended motor branch circuit fuse protection is 125% of NEC FLA from Table 430-250 per 430.52. Explanation here: [http://www.copperindustries.com/content/Main/public/business/Electrical/Resources/solutions-center/technical\\_4/Laury/BUS\\_Ele\\_Tech\\_Liab\\_Motor\\_Circuit\\_Motors.pdf](http://www.copperindustries.com/content/Main/public/business/Electrical/Resources/solutions-center/technical_4/Laury/BUS_Ele_Tech_Liab_Motor_Circuit_Motors.pdf)

Rev 09/16/2016

