

# 201 W. Apache

Norman, Oklahoma

Owner:  
DC Jones Holdings, LLC

Prepared By:  
Peacock Design, LLC

A CENTER CITY PLANNED UNIT DEVELOPMENT  
APPLICATION FOR REZONING

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## TABLE OF CONTENTS

### I. INTRODUCTION

#### A. Background and Intent

### II. PROPERTY DESCRIPTION/EXISTING PROPERTY CONDITIONS

#### A. Location

#### B. Existing Land Use and Zoning

#### C. Elevation and Topography

#### D. Drainage

#### E. Utility Services

#### F. Fire Protection Services

#### G. Traffic Circulation and Access

### III. DEVELOPMENT PLAN AND DESIGN CONCEPT

#### A. Permissible Uses

#### B. Development Criteria

#### C. CCPUD Variances

### EXHIBITS

#### A. Proposed Site Development Plan

#### B. Legal Description of the Property

## **I. INTRODUCTION**

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

This Center City Planned Unit Development (the “**CCPUD**”) is submitted for the development of the 201 W. Apache Street property (the “Property”). The Property is located at the intersection of West Apache and S. Santa Fe Ave. The legal description is attached in **Exhibit B**.

The site is an existing vacant lot with existing utility services as well as existing alley access.

It is the intent of the owners to redevelop the Property in order to accommodate the gaps in the housing market while meeting the vision for the Center City. The Applicant is DC Jones Holdings, LLC. The project will feature a 16,000 SF mix-used building, consisting of ground floor commercial, with three floors of residential above, for a total of four floors plus an occupied roof deck. There will be 2 residential units per floor, consisting of 3 bedrooms per unit, for a total of 18 bedrooms.

The property is zoned CCFBC, Center City Form Based Code Urban Residential Frontage. The Applicant is requesting a CCPUD in order to redevelop the parcel to be in-line with the existing structures on this block and to bring neighborhood scaled commercial services to an area that has strong walkability and density. Beyond these variances, the applicant is able to conform to most of the other detailed CCFBC code provisions. Therefore, in the spirit of fulfilling the vision of CCFBC, the Applicant brings this CCPUD forward with requested variances from the CCFBC as is necessary for this proposed redevelopment. In order to accomplish these goals, the applicant hereby requests a rezoning to a CCPUD.

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

### **A. Location**

The Property is located at 201 W. Apache St. The Property is on the northwest corner of W Apache St and S Santa Fe Ave. The specific location is illustrated on the attached Site Plan, as **Exhibit A**. See **Exhibit B** for legal description.

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

The Property is currently zoned CCFBC, Urban Residential Frontage. The property currently contains a vacant lot with existing utility services.

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

The existing Property currently consists of a vacant lot after removal of the existing house. The lot is generally flat.

#### **D. Drainage**

The property currently drains to the alley and then towards Santa Fe Ave, which is located along the eastern side of the property.

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

The Property is already platted. All required utility systems for the project (including water, sewer, gas, and electric) are in immediate proximity to the Property, and long established.

#### **F. Fire Protection Services**

Fire protection services are as provided by the City of Norman Fire Department and per the City of Norman regulations for such.

#### **G. Traffic Circulation and Access**

West Apache Street is located along the front of the parcel, and Santa Fe is located along the east side of the property. Vehicle access is currently available through the existing alley entrance.

### **III. DEVELOPMENT PLAN AND DESIGN CONCEPT**

The Property shall be developed in compliance with the terms of this CCPUD and the exhibits attached hereto and incorporated herein by reference, subject to the allowances contained in Section 520(F), Administration, of the CCFBC, and as thereafter amended.

#### **A. Permissible Uses**

In order to achieve the type of mixed-use, pedestrian oriented, and multi-modal development sought by the Project Plan, the Property will be allowed to contain commercial and civic uses, as well as residential units in the upper stories of the building to be constructed on the Property. This flexibility seeks to create a vibrant mixed-use development that will stabilize and strengthen this area, as desired by the Project Plan. A list of the allowable uses for the Property is included below;

**Residential** – Upper floors as defined and regulated by the CCFBC.

- Household Living
- Group Living
- Overnight Lodging
- Family Day Care Home
- Short Term Rental

**Commerce** – Ground floor as defined and regulated by the CCFBC.

- Household Living
- Group Living
- Office
- Overnight Lodging
- Recreation/Entertainment
- Family Day Care Home
- Retail Sales and Service
- Restaurant, Bar, Lounge, or Tavern
- Art Studio/Artisanal Manufacturing
- Gym, Martial Arts Studio, Fitness Center, or Similar Exercise Use

**Civic** – All floors as defined and regulated by the CCFBC.

- Museum, library
- Places of worship including church, mosque, synagogue, temple
- Police, fire, EMS station, substation
- Neighborhood arts center, Community Center or similar community facility (public)
- Farmers Market

## **B. Development Criteria**

- 1. Siting.** The development shall comply with the setbacks shown on the Site Development Plan. To achieve a multimodal, pedestrian friendly environment, the Required Building Line (RBL) along Santa Fe Ave will be shifted to be 3' behind the property line (as opposed to the existing 5' behind the property line), and the RBL along Apache will remain at the existing 10' behind the property line. The RBLs identified in the Regulating Plan for this parcel shall be identified and reset, as applicable, in accordance with this CCPUD.

The CCFBC regulations for 18 bedrooms requires 18 parking spaces. This CCPUD proposes thirteen (13) spaces. Six (6) designated Parking Spaces will be provided at the rear of the building with alley access, with an additional seven (7) Parking Spaces proposed as on-street parking at both Santa Fe and Apache, as shown on the Site Development Plan.

The new structure on the Property, shall be built at 100% of the RBL along the address frontage of Apache on the Property, and shall be built at a minimum of 65% of the RBL along Santa Fe Ave. The RBL incorporates an offset area or depth of 24-inches behind the RBL (into the buildable area) allowing for jogs, façade articulation, etc. Therefore, where the façade is placed within that

24-inch zone, it is considered to be “built to” the RBL. All on-site parking is to be located behind the Parking Setback Line for the address frontage of Apache St. The Parking Setback Line will remain at 40’, as identified on the CCFBC Regulating Plan. There will be a 48” tall street wall between the building and the alley along the Santa Fe property line instead of the required RBL, as shown on the Site Development Plan. This street wall will be constructed of steel panels welded to a steel tube frame set on concrete footings.

**2. Building Height.** The new structure on the parcel shall be at least two stories in height at the RBL but no more than five stories. The ground story finished floor elevation shall be no lower than 14-inches above the average fronting public sidewalk elevation. The ground story shall have a clear height of 10’-0” to the bottom of the exposed structure, and an effective height of approximately 11’-8” to the underside of the second floor deck. The second floor finish floor height will be at 12’-0” to accommodate a single run stair without landings. The minimum clear height for the third and fourth floor stories is 9’-0”.

**3. Elements.** The Property shall be built in accordance with the terms of this CCPUD, Exhibit A – Site Development Plan, and Exhibit C – Conceptual Elevation Drawings. The Ground Story Facades may be chamfered to form corner entries on the northeast and southeast corners of the building. Additionally, due to the unique design of the structure, the building will be allowed to be exempt from the requirements of 402.B.2.II “Complete and discrete” façade required for street frontage lengths exceeding 75 feet for Urban Residential. The project will have 87 feet of street frontage along Santa Fe, with two distinct curved sections occupying approximately 15 feet of frontage each, and one straight section occupying approximately 57 feet of frontage.

#### **4. Unit Minimum and Bedrooms**

This parcel will be developed with a minimum of 3 dwelling units. There is not a maximum number of units. The Ground Story commercial unit may count towards the minimum unit requirement. Each residential dwelling unit shall contain no more than three bedrooms.

#### **5. Fenestration**

- Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines (RBL), and other fronting exterior walls, provided the walls are not within 3 feet of the property line.
- Ground story fenestration shall comprise between 33% and 70% of the ground story facades, and other fronting exterior walls, provided they are not within 5 feet of the property line.

- Upper story fenestration shall comprise between 20% and 70% of the façade, and other fronting exterior wall area per story provided they are not within 5 feet of the property line. Upper story fenestration shall comprise between 10% and 70% of the upper story fronting exterior walls that are 3-5 feet from the property line.

**6. Sanitation.** Sanitation service will be provide via a dumpster on site within a dumpster enclosure as shown on the Site Development Plan.

**7. Signage.** All signage shall comply with 402. General Provisions, Section M of the CCFBC, Permitted within the area between the second story floor line and the first floor ceiling with a horizontal band not to exceed two feet in height. This band shall not be higher than 20 feet or lower than 10 feet above the adjacent sidewalk. Company logos may be placed within the aforementioned band or painted within ground floor or second story windows. Blade signs that comply with the following will be allowed; No more than 5 feet wide, containing a maximum of 25 square feet per side. Minimum 9 foot clear height above the sidewalk. May be hung from the façade, overhang, or awning. Vertically oriented blade signs less than 30 inches wide may contain up to 30 square feet per side. The Property shall feature building address numbers which shall not exceed 18 inches (18") in height or width. Allowance for Temporary signage, limited to one grand opening banner sign per tenant up to a maximum of 60 square feet, which may be displayed for a period of thirty (30) days. There shall be only one grand opening allowed per business and this grand opening must occur in conjunction with the time the business first opens to the public at this location. No other temporary signs, beyond what is allowed in Section 402(M), Signage, of the CCFBC, as amended thereafter.

**8. Traffic access and sidewalks.** The access from the existing alley will remain with this redevelopment. Access for pedestrians is planned along Apache Street and Santa Fe St where the main entrances are located. New ramps will be provided on property to achieve ADA accessibility from the public sidewalks, and new stairs will be provided on property to achieve pedestrian access from the public sidewalks. The sidewalk along both Apache and Santa Fe will be replaced to comply with current CCFBC standards. Street is existing as illustrated in the attached, Site Development Plan. Any damage to existing sidewalks will be replaced prior to a Certificate of Occupancy. On-site and

street parking is shown on the site plan. Bicycle parking racks shall be provided as illustrated on the Site Development Plan attached **Exhibit A** and will meet Appendix C, Bicycle Parking Design Guidelines of the CCFBC.

**9. Lighting.** The project shall comply with the requirements of the CCFBC under 402. General Provisions, Section N. Lighting & Mechanical, as amended thereafter.

**10. Drainage.** The proposed building will have a low slope roof pitched north towards the alley, which will sheet drain into a gutter and downspout collector, to then be discharged into an underground detention storage system. The parking area on the project will be sloped to sheet drain towards the alley and then Santa Fe Ave. The total impervious area for the property will increase to 84.9% from the allowable 65% maximum, and therefore will utilize Low Impact Development measures as listed in Section 7000 of the EDC. Drainage for the new development will utilize existing drainage systems, as well as underground detention storage consisting of infiltration trenches located in the parking area near the alley. It is the intent that the roof downspouts will also be tied directly into this underground stormwater storage system and then all of the site stormwater will be slowly released to the public stormwater system. This redevelopment project will meet *Part 8. Site Development Requirements* found in the CCFBC.

**11. Open Space.** Open space will be provided on the occupied roof deck and the ground floor, as indicated on the attached Site Development Plan, **Exhibit A**. The open space on the ground floor will be located behind the parking setback line and RBL for Apache St. The open space provided on roof may be located anywhere on the roof deck. The total square footage of open area provided in the project complies with the 15% open area requirement, with 321 SF (of the 916 SF required) located on the ground, and with 735 SF located on the occupied roof deck, behind the RBL and Parking Set Back line, for a total of 1056 SF of open space on the property.

**12. Landscaping.** Refer to attached **Exhibit A**, Site Development Plan, for the street trees in street tree alignment area. Any trees planted shall be of a species that is listed in Section 506. Tree Lists, of the CCFBC, as amended thereafter, or otherwise approved by the City of Norman Forester, City of Norman ordinance, or appropriate City of Norman staff member. Open Space landscaping to be provided as indicated on Exhibit A, Site Development Plan. Required Open Space landscaping to be located in front of the building instead behind the Parking Setback Line. Shrubs will be utilized



instead of trees to meet the Open Space landscaping requirements.

**Parking** Refer to attached **Exhibit A**, Site Development Plan for the number of on-site parking spaces provided, their location, and size. The CCFBC regulations requires 18 parking spaces for 18 bedrooms. This CCPUD is proposing to supply 13 parking spaces with the Property. (6) designated Parking Spaces, including 1 van accessible space, shall be placed at the rear of the building with alley access, with an additional (7) Parking Spaces proposed as on-street parking at both Santa Fe and Apache for a total of thirteen (13) parking spaces.

**13. Architectural Materials (exteriors).** The Center City is a compact, walkable, mixed-use urban district. Traditional, sustainable, durable materials appropriate to the central Oklahoma climate will be utilized. Innovative, energy-efficient materials appropriate to a pedestrian-scaled urban environment will be used for this development.

The following materials are proposed:

- Unit Masonry Veneer
- Anodized or Weathering Steel Panel
- Glass and Glazing Systems
- High-Impact EIFS
- Concrete
- Aluminum Panel with concealed fasteners

The following materials are prohibited:

- Any lap siding except natural wood or cementitious fiberboard.
- Composition roofing shingles used as a wall material
- Exposed fastener metal, R-Style panels.
- Artificial stucco or EIFS, except high impact quality

### **C. CCFBC Standards**

The Property shall be developed in accordance with the terms of this CCPUD and the exhibits attached hereto and incorporated by reference.

For convenience purposes, a summary of the proposed variances for this CCPUD are as follows:

1. Move the Required Building Line (RBL) along Santa Fe Avenue from five (5') feet behind the property line forward to three (3') behind the property line.
2. Allowance of additional Commerce and Civic uses on the ground floor units in addition to, or in alternative to, only Retail Sales and Service uses. These are included to foster a mixed-use, pedestrian focused development and include Recreation/Entertainment and Restaurant, Bar, Lounge, or Tavern.
3. Allowance for Temporary signage, limited to one grand opening banner sign per tenant up to a maximum of 60 square feet, which may be displayed for a period of thirty (30) days. There shall be only one grand opening allowed per business and this grand opening must occur in conjunction with the time the business first opens to the public at this location. No other temporary signs, beyond what is allowed in Section 402(M), Signage, of the CCFBC, as amended thereafter.
4. Exemption from 402.B.2.II "Complete and discrete" façade required for street frontage lengths exceeding 75 feet for Urban Residential. The project will have 87 feet of street frontage along Santa Fe, with two distinct curved sections occupying approximately 15 feet of frontage each, and one straight section occupying approximately 57 feet of frontage.
5. Landscaping will be provided as shown on the Site Development Plan. This CCPUD will allow required Open Space landscaping to be located in front of the building instead behind the Parking Setback Line. Shrubs will be utilized instead of trees to meet the Open Space landscaping requirements.
6. Requesting a 10' Clear Height for the Ground Story instead of the required 12' Clear Height.
7. Allowance for chamfered corner entries on the northeast and southeast corners. The building will not meet the RBL at these two corners.
8. Exemption from on-site parking requirement. The project requires (18) parking spaces be placed on-site. Six (6) Parking Spaces shall be placed at the rear of the building with alley access, with an additional seven (7) Parking Spaces proposed as on-street parking at both Santa Fe and Apache, as shown on the Site Development Plan, for a total of thirteen (13) parking spaces.

9. Exemption from street wall requirement at the RBL. There will be a 48" tall street wall between the building and the alley along the Santa Fe property in line instead of the required RBL, as shown on the Site Development Plan. This street wall will be constructed of steel panels welded to a steel tube frame set on concrete footings.

**Exhibit A**  
**Site Development Plan**

**Exhibit B**  
**Legal Description**

Lots One (1) and Two (2), in Block Seven (7), of D.L. LARSH'S FIRST ADDITION to Norman, Cleveland County, Oklahoma, according to the recorded plan thereof.

**Exhibit C**  
**Conceptual Elevation Drawings**