

214 West Apache

A Center City Planned Unit Development

Applicant: 208Apache LLC

Application for:

Center City Planned Unit Development

Submitted April 1, 2026

Revised May 714, 2026

PREPARED BY:

RIEGER SADLER JOYCE

136 Thompson Drive

Norman, Oklahoma 73069

TABLE OF CONTENTS

I. INTRODUCTION

- A. Background and Intent
- B. Development Team

II. PROPERTY DESCRIPTION/GENERAL SITE 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. CCFBC Variances

EXHIBITS

- A. Legal Description of the Property
- B. Site Development Plan
- C. Allowable Uses
- D. Exterior Elevations

I. INTRODUCTION

A. **Background and Intent.** This Center City Planned Unit Development (“CCPUD”) is proposed by 208Apache LLC (the “Applicant”) for the property located at 214 W. Apache Street, Norman, Oklahoma, more particularly described on Exhibit A (the “Property”). The Property contains approximately 0.16 acres. This CCPUD is intended to put forth the parameters for the development of the Property to allow for the construction of a townhouse style structure with two (2) residential units with a maximum of six (6) bedrooms per unit. This CCPUD will allow for a relaxation of the CCFBC’s specific development and design criteria applicable to the Property in order to allow the Applicant to utilize the site for an in-fill multi-family residential development offering new dwelling units in close proximity to the University of Oklahoma.

B. **Development Team.** The Applicant and owner of the Property is 208Apache LLC. The design for the project has been prepared by Nathan Lofties, with Creative Home Designs.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. **Location.** The Property is an approximately 7,000 square foot parcel located south of W. Apache Street, between S. Webster Ave and S. Santa Fe Ave. The specific location is illustrated on the Site Development Plan, attached hereto as Exhibit B.

B. **Existing Land Use and Zoning.** The Property is located in the Center City Form Based Code (“CCFBC”) District, Urban Residential BFS. Currently, there is no residential structure on the Property.

C. **Elevation and Topography.** The Property is essentially flat with little to no elevation change throughout.

D. **Drainage.** The Property is generally flat and drains to W. Apache St. and the alleyway on the South.

E. **Utility Services.** All necessary utilities for this project (including water, sewer, gas, telecommunications, and electric) are currently located within the necessary proximity to serve the Property, or they will be extended by the Applicant, as necessary.

F. **Fire Protection Services.** Fire protection services will be provided by the City of Norman Fire Department and by the owner of the Property where required by building and fire protection codes.

G. **Traffic Circulation and Access.** W. Apache St. is located on the North boundary of the Property, and the public alleyway is located along the South boundary of the Property. Vehicle access is currently gained from an existing driveway off of Apache St., which will be removed under this CCPUD. An existing public sidewalk is located along W. Apache St.

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 adjustments or modifications allowed pursuant to Appendix B, Section 520(F), Administration, of the CCFBC, as may be amended from time to time. This CCPUD permits the development of a three-story structure containing two (2) dwelling units, each with a maximum of six (6) bedrooms, in accordance with the terms contained herein.

A. Allowable Uses.

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

B. Development Criteria.

1. **Siting.** The proposed Site Development Plan for the Property is concurrently submitted with this CCPUD as **Exhibit B** and shall be incorporated herein as an integral part of this CCPUD. The building façade and street walls shall be built to the required building line (“RBL”) located ten (10’) feet off of the front property line for 100% of the RBL length, provided that for purposes of this CCPUD, the building façade and street walls shall be allowed to be set back from the RBL up to a maximum of two (2’) feet four (4”) inches as shown on the Site Development Plan. Additionally, as shown on the Site Development Plan, there shall be a five (5’) foot side yard setback on both sides of the building. Furthermore, the stoop and stairs associated with the front entrance of each unit shall be allowed to extend beyond the RBL in the manner displayed on the Site Development Plan, but in no event shall any elements be allowed to extend into the right-of-way. The Property shall be developed in substantial conformance with the Site Development Plan, subject to adjustments or modifications allowed pursuant to Appendix B Section 520(F), Administration, of the CCFBC, as may be amended from time to time.
2. **Building Height.** The buildings to be constructed on the Property shall be three (3) stories, as shown on the proposed elevations attached hereto as **Exhibit D**. The first floor finished ceiling height shall be nine (9’) feet. The second story finished floor height shall be ten (10’) feet six (6”) inches. The second story finished ceiling height shall be nineteen (19’) feet four (4”) inches. The third story finished floor height shall be twenty (20’) feet eight (8”) inches. The third story finished ceiling height shall be twenty-nine (29’) feet eight (8”) inches. The top ridge from grade shall be thirty-nine (39’) feet eight (8”) inches. All enumerated heights are also listed on the proposed elevations and are subject to adjustments or modifications allowed pursuant to Appendix B Section 520(F), Administration, of the CCFBC, as may be amended from time to time.

3. **Elements.** The Property shall be built in accordance with the terms of this CCPUD and the exhibits hereto. Exterior materials shall comply with the requirements of Section 402(J), Architectural Materials (exteriors), of the CCFBC, as may be amended from time to time. Fenestration shall comply with the requirements of Sections 403 of the CCFBC, as may be amended from time to time.
4. **Sanitation.** Sanitation services for the Property shall be consistent with the City of Norman's applicable sanitation standards and regulations, as amended from time to time. Poly cart service is planned to provide sanitation service to the lot. Poly carts may be stored in the side yard setback area, as shown on the Site Development Plan.
5. **Signage.** All signage for the Property shall comply with Section 402(M), Signage, of the CCFBC, as amended thereafter.
6. **Traffic access and sidewalks.** Traffic circulation and access to the Property shall be allowed in the manner shown on the Site Development Plan and will meet the City of Norman Engineering Design Standards. A six (6') foot public sidewalk along West Apache will be installed.
7. **Lighting.** The project shall comply with the requirements of the CCFBC under Section 402(N), Lighting & Mechanical, as amended thereafter.
8. **Open Space.** Open space is preserved to the extent feasible by maintaining the useable five (5') foot side yards, retaining substantial useable open space within the front yard of the Property, and by limiting the impervious coverage in the rear of the Property as depicted on the attached Site Development Plan. The Property shall have a maximum of ~~7065~~% impervious coverage. Private Open Area is depicted on the Site Development Plan, including the decks, and constitutes over 20% of the buildable area of the Property. Notwithstanding the foregoing, in no case shall Open Space be less than 15% of the Property.
9. **Parking.** Parking is provided in the manner shown on the attached Site Development Plan. The Applicant will provide ~~eight-ten~~ (108) parking spots at the rear of the Property. Notwithstanding the foregoing, two (2) inset parking spaces shall be allowed within the area shown as the dedicated fire lane on the Site Development Plan once such spaces become compliant with all applicable ordinances, laws, and regulations of the City, such as, by way of example, development of the property located directly across the street that results in a widening of West Apache Street or the elimination of on-street parking in this area. This CCPUD permits a variance from the number of parking spots that would be required by the current CCFBC.

10. Landscaping. Landscaping will be installed and meet Part 4. G. Open Space and Section 504. B Street Trees of the CCFBC. Any trees to be planted shall be of a species that is listed in Section 506 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.

11. Drainage. The Property will meet Section Part 8. Site Development Requirements and any other City drainage ordinances. Drainage will be directed into the existing storm sewer main on Apache Street and to the alleyway on the South of the Property.

12. Fencing and Street Walls. Fencing with a maximum height of eight (8') feet is permissible but not required on the Property. Street walls shall be utilized between the building and the property line in the manner shown on the Site Development Plan. One pedestrian entry gate no wider than five (5') feet shall be permitted, but not required, within the proposed street wall. The street wall shall be not less than five (5') feet in height nor greater than twelve (12') feet in height along any RBL frontage that is not otherwise occupied by the building.

C. CCFBC Variances.

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 variances sought from the CCFBC follows:

1. **Six Bedrooms Per Unit.** Each unit is allowed to contain a maximum of six (6) bedrooms as this is an area that is appropriate for added density. This CCPUD will allow for a development that can provide thoughtfully designed residential units closely located to the University of Oklahoma, which is much needed.

2. **Unit Minimum.** The Property is allowed to contain a minimum of two (2) dwelling units. The Property will contain appropriate density through a greater number of bedrooms in each unit.

3. **Parking.** The Applicant will initially provide ~~eight-ten~~ (108) on-site parking spaces.

~~4. **Impervious.** The Property shall have a maximum of 70% impervious coverage.~~

~~5.4.~~**Setbacks.** As shown on the Site Development Plan, there shall be a five (5') foot side yard setback on both sides of the building.

6.5.Siting. For purposes of this CCPUD, the building façade and street walls shall be allowed to be set back from the RBL up to a maximum of two (2') feet four (4") inches as shown on the Site Development Plan. Furthermore, the stoop and stairs associated with the front entrance of each unit shall be allowed to extend beyond the RBL in the manner displayed on the Site Development Plan.

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Lots Twenty-Five (25) and Twenty-Six (26), in Block Six (6), D.L. LARSH'S FIRST ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

EXHIBIT B

PROPOSED SITE DEVELOPMENT PLAN Full Size PDF Documents Submitted to City Staff

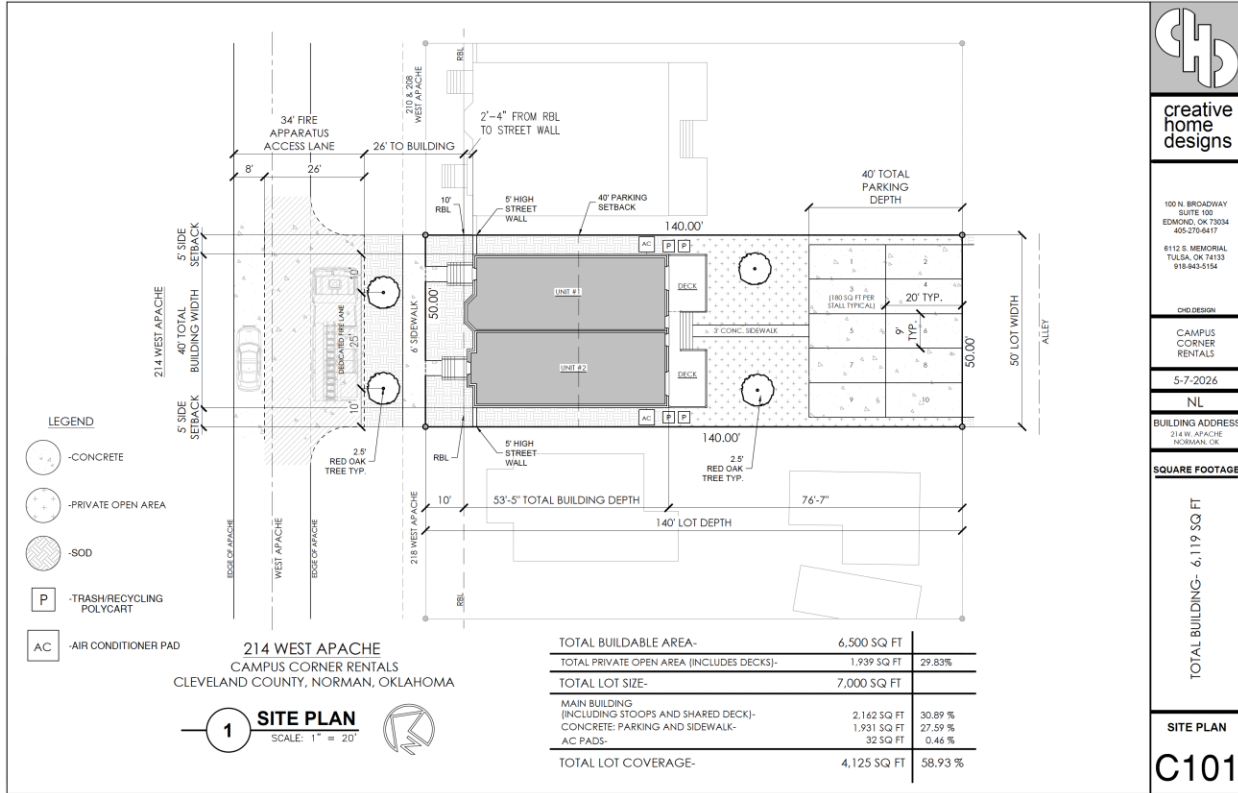


EXHIBIT C
ALLOWABLE USES

Allowable Uses:

Residential Dwelling Units:

The Property may contain two (2) units with a maximum of six (6) bedrooms per unit, totaling twelve (12) bedrooms on the Property.

Use Table

The use table included below, as may be amended from time to time, identifies the uses allowed within this CCPUD. References to Additional Regulations refer to provisions of the CCFBC (as such may be amended from time to time) and shall be applied to the Property if such use is requested on the Property, except that no additional regulations will be applied to any Residential Uses on the Property.

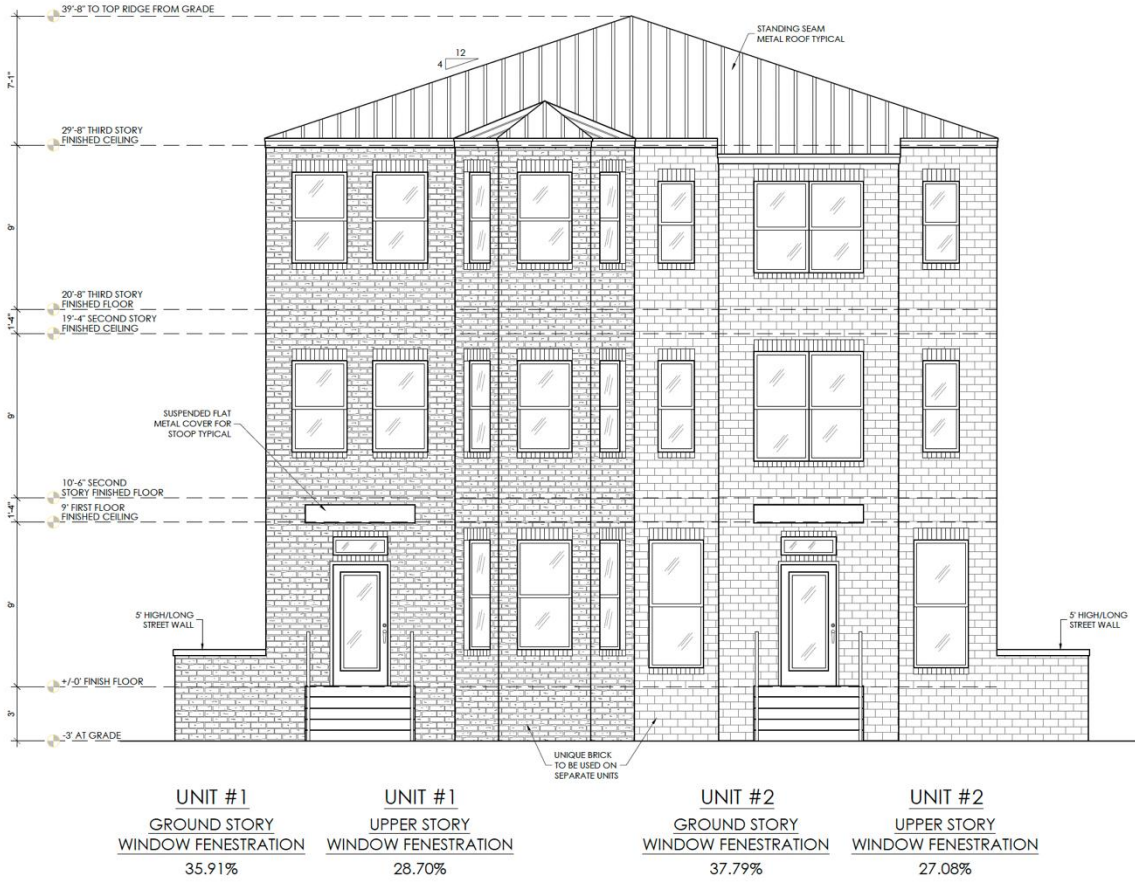
| USE CATEGORY | | Urban Residential | | Additional Regulations |
|--------------------|------------------------------------|-------------------|-------------|--------------------------|
| | | Ground Story | Upper Story | |
| | | | | |
| RESIDENTIAL | Household Living | ✓ | ✓ | Sec. 704.B.1-2; 704J, K. |
| | Group Living | ✓ | ✓ | |
| | | | | |
| COMMERCE | Office | ✓ | | Sec. 704.D.1-2 |
| | Overnight Lodging | ✓ | ✓ | Sec. 704.E.1-3 |
| | Recreation/Entertainment | | | Sec. 704.F.1-5 |
| | Vehicle Sales | | | Sec. 704.F. 6 |
| | Passenger Terminal | | | |
| | Child Care Center | | | See Part 9. Definitions |
| | Family Day Care Home | ✓ | ✓ | See Part 9. Definitions |
| | Retail Sales & Service | ✓ | | Sec. 704.F.2, 6, 7 |
| | Restaurant/Bar/Lounge/Tavern | | | Sec. 704.F.1-5 |
| | Art Studio/Artisinal Manufacturing | ✓ | | Sec. 704.F.7 |
| | Research & Development | | | |
| | Self-service storage | | | |
| | Auto Repair | | | Sec. 704.G. |
| | | | | |
| CIVIC | See Part 9. Definitions | | ✓ | Sec. 704.C. |

Key: ✓= Permitted Blank Cell = Not Permitted

EXHIBIT D

EXTERIOR ELEVATIONS

Full Size PDF Documents Submitted to City Staff



NOTE:
STRUCTURE TO BE CONSTRUCTED WITH
A FIRE SUPPRESSION SPRINKLER SYSTEM



creative home designs

100 N. BROADWAY
SUITE 107
ENID, OK 73704
405.291.4177

617 S. MEMORIAL DR
TULSA, OK 74120
918.464.1514

CAMPUS CORNER RENTALS

4-29-2024

NE

WOODS

BUILDING ADDRESS
214 W. APACHE
NORMAN, OK

SQUARE FOOTAGE
TOTAL BUILDING- 6,119 SQ FT

ELEVATIONS
A103