201 W. Apache

Norman, Oklahoma

Owner:
Riggins Ventures, LLC

Prepared By:
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A CENTER CITY PLANNED UNIT DEVELOPMENT
APPLICATION FOR REZONING

Submitted August 3, 2026
Revised August 14, 2026
Revised September 3, 2026
Revised September 11, 2026
Revised September 23, 2026
Revised September 28, 2026
Revised October 1, 2026
Revised October 5, 2026
Revised October 15, 2026

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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 owner 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 Riggins Ventures, LLC. The project will feature a 17,872 SF multi-family building, consisting of four floors with a maximum of 8 dwelling units with 4 bedrooms and 4 bathrooms per unit for a total of 32 bedrooms for the development.

The property is zoned under a CCPUD. The Applicant is requesting a new CCPUD in order to redevelop the parcel to be in-line with the existing structures on this block and to request four bedrooms per dwelling unit. 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 Applicants bring this CCPUD forward with requested variances from the CCFBC as is necessary for this proposed redevelopment.

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 under a CCPUD. 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 will be available from S Santa Fe Ave.

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.

A. Permissible Uses

The allowable uses for the Property are included below:

Residential – as defined and regulated by the CCFBC

- Household Living
- Group Living
- Overnight Lodging

Four-bedrooms per dwelling unit shall be permitted by right within this CCPUD.

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 32 bedrooms require 32 parking spaces. This CCPUD proposes two on-site parking spaces, five on-street parking spaces, and 28 parking spaces shall be located off-site via a lease agreement in accordance with Exhibit C.

Recessed porches with a maximum of 6 feet and 5 inches shall be permitted along S Santa Fe Ave in accordance with Exhibit A.

There will be a 72” tall street wall between the building and the alley along Santa Fe Ave comprised of brick/masonry, as shown in Exhibit A, Site Development Plan and Exhibit E, Elevations.

2. Building Height. The new structure on the parcel shall be a maximum of four stories in height. 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 minimum clear height of 9’-0”and the minimum clear height for the upper stories shall be 9’-0”.

3. Elements. The Property shall be built in accordance with the terms of this CCPUD, Exhibit A – Site Development Plan and Exhibit E Elevation Drawings.

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

4. Unit Minimum and Bedrooms

This parcel will be developed with a minimum of three dwelling units and maximum of eight dwelling units. Each residential dwelling unit shall contain no more than four bedrooms.

5. Sanitation. Sanitation service will be provided via a dumpster on site, which will be screened by a street wall provided along the RBL, further defined above and shown on Exhibit A, Site Development Plan.

6. Signage. All signage shall comply with 402. General Provisions, Section M of the CCFBC.

7. 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. The sidewalk along both Apache and Santa Fe will be replaced to comply with current CCFBC standards and ADA accessibility requirements. Any damage to existing sidewalks will be replaced prior to a Certificate of Occupancy. On-site parking and street parking is shown on the site plan. Bicycle parking racks shall be provided as illustrated on the Exhibit A, Site Development Plan, and will meet Appendix C, Bicycle Parking Design Guidelines of the CCFBC.

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

9. Drainage. The total impervious surface for the property will increase to 84.83% from maximum allowed of 65% and therefore will utilize Low Impact Development measures listed in Section 7000 of the EDC. Drainage will utilize existing public drainage infrastructure via an underground detention pipe. This redevelopment project will meet Part 8. Site Development Requirements found in the CCFBC, and the drainage plans and Drainage Operation and Maintenance Agreement included with this CCPUD.

10. Open Space and Landscaping. Open Space shall comply with the CCFBC requirements, except for location, which is shown on Exhibit A, Site Development Plan, and Exhibit D, Proposed Landscape Plan. The minimum required Open Space shall be 917 square feet, with a minimum 303 square feet (33%) at grade, as required by the CCFBC. 561 square feet of Open Space will be at grade behind the parking setback line, 501 square feet will be at grade in front of the parking setback line, and private balconies will comprise the maximum allowed 614 square feet (67%). The total proposed private Open Space on site is 1,676 square feet. The Private Open Space will be provided in the landscaped areas on the north, south, and east sides of the structure as shown on Exhibit A Site Development Plan and Exhibit D Proposed Landscape Plan.

Refer to attached Exhibit D, Proposed Landscape 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.

11. Parking. With the proposed 32 bedrooms, 32 parking spaces are required by the CCFBC. A minimum of 35 parking spaces shall be provided as follows: two on-site parking spaces, five on-street and 28 parking spaces to be provided off-site via a lease as shown in attached in Exhibit C. Refer to attached Exhibit A, Site Development Plan, and Exhibit C, Off-Site Parking Agreement, for the number of on-site parking spaces provided, their location, and size.

12. 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
  Masonry Veneer
- Anodized or Weathering Steel Panel
- Glass and Glazing Systems
- High-Impact EIFS
- Concrete
- Cementitious fiberboard
- 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 to three (3’) feet.

2. Open Space and Landscaping will be provided as shown on the Exhibit D Proposed Landscape Plan. This CCPUD will allow required Open Space and Landscaping to be located in the north, south and east sides of the building as shown on Exhibit D Proposed Landscape Plan instead of behind the Parking Setback Line.
3. Exemption from on-site parking requirement. 32 parking spaces are required by the CCFBC. Requesting to provide 35 parking spaces for the development. Two shall be provided on-site, five provided on-street, and a minimum of 28 parking spaces shall be via a lease attached as Exhibit C.
4. Requesting 4 bedrooms per dwelling unit.
5. Requesting to recess entryways be a maximum of 6 feet and 5 inches.