CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 11/10/2026

REQUESTER: Riggins Ventures, L.L.C.

PRESENTER: Anais Starr, Planner II

ITEM TITLE: CONSIDERATION OF ADPOTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-1 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS ONE (1) AND TWO (2), IN BLOCK SEVEN (7), OF D.L. LARSH'S FIRST ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA FROM A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, AND PLACE THE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (201 W APACHE; WARD 4)

APPLICANT/REPRESENTATIVE	Riggins Ventures, L.L.C./Box Law Group
LOCATION	201 W Apache St
WARD	4
CORE AREA	Yes
EXISTING ZONING	CCPUD, Center City Planned Unit Development
EXISTING LAND USE DESIGNATIONS	Urban High
CHARACTER AREA	Core Neighborhood
PROPOSED ZONING	CCPUD, Center City Planned Unit Development

PROPOSED LAND USE No Change

SUMMARY:

The applicant, Riggins Ventures, L.L.C., requests a new CCPUD, Center City Planned Unit Development, for 201 W Apache Street to allow development of a multi-unit residential structure.

The proposal for this site is to construct a 17,872 square-foot gross floor area (4,134 square-foot footprint), four-story, multi-unit residential building, as illustrated in Exhibit A, Site Development Plan. The CCPUD proposes eight 4-bedroom residential dwelling units on all floors – for a total of 32 bedrooms.

EXISTING CONDITIONS:

SIZE OF SITE: 0.16 acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	CCPUD	CCFBC (Urban Residential)	CCFBC (Urban Residential)	CCFBC (Urban Residential)	CCFBC (Urban Residential)
Land Use	Urban High	Urban High	Urban High	Urban High	Urban High
Current Use	Vacant Lot	Single-Family Detached	Duplex	CCFBC Multi-family Structure	CCFBC Multi-family Structure

ZONING DESIGNATION
CCFBC, Center City Form-Based Code

The goal of the Norman Center City Vision Project and Plan was to reset the conversation and provide guidance for future development and redevelopment in Center City. The CCFBC is intended to implement the purpose and goals of that Plan by providing strong implementation tools for the Center City area.

The CCFBC shall be applied to new, infill development, and redevelopment within the district both in order to achieve the vision set forth for the Center City and to provide a mechanism for implementing the following specific goals, using both public and private sector investments:

- Capitalize on public investment in existing infrastructure.
- Stabilize and strengthen mixed-use commercial centers and residential neighborhoods.
- Create a pedestrian-oriented and multi-modal district.
- Promote, create, and expand housing options.

- Ensure transit-supportive and transit-serviceable development.
- Ensure a complementary relationship with surrounding neighborhoods.

The creation of transit- and pedestrian-oriented development and redevelopment is dependent on three factors: density, diversity of uses, and design. This Code places greatest emphasis on design, or physical form, because of its importance in defining neighborhood and district character. All places evolve—density and uses can be expected to change over time as the area continues to grow and mature.

LAND USE DESIGNATION
Urban High (UH)
See attached Urban High Land Use Category documents.

CHARACTER AREA DESIGNATIONS
Core Neighborhood Areas
See attached Core Neighborhood Character Area document.

NEAREST PUBLIC PARK
Centennial Park is located approximately a quarter of a mile northwest of the development site. Legacy Trail Park is located approximately a third of a mile east of the development site. Each of these parks can be accessed using available sidewalks and crosswalks along the streets.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT:
This request does not require a Pre-Development meeting.

BOARD OF PARKS COMMISSIONERS:
This property does not require platting; therefore, dedication of parkland or fee in-lieu of parkland dedication is not required.

REVIEW COMMENTS:

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk (*****) indicates that the agency, department, and/or division responded with review comments “inconsistent” with the AIM Norman Plan. Items in blue in these sections represent City Staff analysis.

CITY DEPARTMENTS
1. Fire Department
2. Building Review
3. Public Works/Engineering
4. Transportation Engineer
5. Planning
6. Utilities

FIRE DEPARTMENT

Building(s) must comply with the City of Norman Ordinances and adopted ICC codes as amended by OUBCC - including IFC Appendices B, C, and D., specifically D105 regarding required Aerial Access for structures that are 30' or greater in height. Items not addressed during predevelopment review will be required and addressed during building permitting.

BUILDING REVIEW

Building codes and all applicable trades will be addressed at the building permit stage.

PUBLIC WORKS/ENGINEERING

The subject property is already platted.

The requested 84.83% impervious surface requires engineered solutions with an Operations and Maintenance Manual, a drainage report, and a Site Grading Plan. The applicant proposes in the CCPUD to utilize an engineered solution to mitigate the runoff associated with the additional impervious area.

TRANSPORTATION ENGINEER

The Transportation Engineer has no comments for this previously platted lot.

PLANNING

ZONING CONSIDERATIONS

Purpose – CCPUD, Center City Planned Unit Development

Appendix B

SEC. 520 CENTER CITY PLANNED UNIT DEVELOPMENT

A. Statement of Purpose: It is the intent of this section to provide an alternative zoning district for the Center City Area as defined in the Center City Form-Based Code (CCFBC). This Center City Planned Unit Development District (CCPUD) is specifically catering to the Center City Area because of the size of lots, the lack of vacant land and other distinguishing characteristics in this area that make the use of the existing PUD regulations not feasible. The CCPUD encourages developments that create the character of development envisioned in the CCFBC.

Specifically, the purposes of this section are to:

1. Provide an alternative zoning district to the CCFBC where a property owner proposes a development that does not meet the strict regulations required in the CCFBC.
2. Provide open space/street space that is compatible with the concepts of the CCFBC.
3. Provide comprehensive and innovative planning and design for a development which is consistent and compatible with surrounding developments.

4. Provide more efficient and economic use of land resulting in an urban/pedestrian environment.
5. Provide complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use.
6. Encourage developments that achieve community goals, such as, but not limited to, aging in place, or affordable housing, or other emerging trends in housing, that may not be able to meet all the required elements of the City Form-Based Code.

Uses Permitted

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.

Area Regulations

Front Yard: (fronting Santa Fe Avenue and Apache Street)
The proposed four-story residential structure will be brought 2 feet closer to the property line than the established Required Build Line (RBL) along S Santa Fe Avenue. The applicant proposes the RBL be moved to 3' behind the property line from the current 5' RBL.

As noted, the RBL along S. Santa Fe Avenue will be 3' behind the property line. The applicant proposes a 6'5" offset for the structure from the RBL instead of the CCFBC-allowed maximum of 24" to accommodate a recessed porch area at the entryway of the structure.
The RBL along W. Apache will remain at 10 feet, the structure will meet this RBL.

Side Yard: As required by the CCFBC, the proposed structure will have a zero setback with the adjacent property to the west.

Rear Yard: The minimum depth of the rear yard setback is as shown on the site plan. The CCFBC does not have a rear setback depth.

Height Regulations

The CCFBC requires a minimum of two stories and allows a maximum of five stories in this area of the Urban Residential Building Form Standard. The CCPUD proposes a four-story multi-unit residential structure.

Landscaping and Open Space

The CCPUD states landscaping and required Open Space will be provided as indicated in Exhibit A, Site Development Plan, and Exhibit D, Landscape Plan. The CCPUD Site

Plan calls for Street Trees to be provided along S Santa Fe Avenue and W Apache Street as required under the CCFBC.

The required minimum 15% Open Space will be provided on the north, east, and south sides of the building and on the private balconies of the units, instead of behind the Parking Setback Line as required by the CCFBC.

Parking

The current CCFBC parking requirement for such a development is 32 parking spaces. Through this CCPUD, the applicant is requesting to reduce the required number of parking spaces to 28. As proposed, two parking spaces will be provided on-site with alley access, five on-street parking spaces will be installed along S Santa Fe Avenue, and 21 off-site spaces will be provided through the attached Parking Lease Agreement.

Lighting

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

Signage

The CCPUD states that all signage shall comply with 402. General Provisions, Section M of the CCFBC.

Fencing/Walls

The CCPUD proposes a Street Wall with a gate to be located along at the rear of the property along the RBL from the rear of the structure to the north property line as required by the CCFBC. The CCPUD further proposes the Street Wall proposed along Santa Fe Avenue provide the screening for dumpster at the rear of the structure.

Sanitation/Utilities

The applicant is providing a dumpster to service the sanitation needs of the Property. The proposed 6’4”’ Street Wall along the RBL will provide the needed screening from Santa Fe Avenue.

Exterior Materials

The applicant proposes brick veneer for the ground floor and the central tower facing Santa Fe, while the second, third, and fourth floors and the recessed porches' exterior walls will be clad in cement fiber board.

AIM NORMAN LAND USE CONSIDERATIONS

Please see the attached descriptions from the AIM Norman Land Use Plan.

Overarching General and Non-Residential Policies

The proposal is **consistent** with the Overarching General and Non-Residential Character Area policies, as the proposed new structure will have brick and cement

siding and a recessed deck along S Santa Fe Avenue. The dumpster and parking area are located off the alleyway and will be screened from S Santa Fe Avenue by the proposed Street Wall located at the rear of the property along the RBL. New 5' sidewalks and the installation of bike racks will promote alternative transportation options. The development will comply with stormwater and drainage requirements.

Core Area Neighborhood Policies

The proposal is **consistent** with Core Neighborhood Area Policies, as it proposes a higher-density infill development of a similar scale and character to other developments found in the CCFBC. This infill development will promote alternative modes of transportation with the proposed installation of five-foot sidewalks along both street frontages and bike racks in front of the structure on W Apache Street. The development promotes activation of the street space by placing the structure close to the property line while placing parking and the dumpster off the alleyway. The recessed decks proposed for residents' use on the S Santa Fe Avenue elevation will further encourage activation of the street space.

Urban High Land Use Policies

The proposal is **consistent** with the following Urban High Land Use policies:

- **Context**
- **Building Types**
- **Site Design**
- **Transportation, Circulation & Access**
- **Site Design**
- **Utility Access**

The CCPUD proposes a residential structure with eight dwelling units, meeting the density sought by the Urban High Land Use Policy.

The proposed development features a four-story building, which is an allowed height by both the CCFBC regulations and Urban High Policies. The proposed multi-story multi-unit structure is a housing type sought by the Urban High Land Use designation. The proposed four-story structure with brick and cement fiberboard and recessed porch is similar in height and design to other structures found in the Center City District.

The proposed development is located half a mile north of the University of Oklahoma's South Oval and a third of a mile south of Main Street in the central business district. Additionally, two Embark Transit stops are located along Webster Avenue between W Symmes Street and W Apache Street, approximately two blocks from the Property. Due to its location and available network of sidewalks and transit, the proposed development has the opportunity for a pedestrian-only mode of transportation. The proposed development meets the transportation and access goal of the Urban High Land Use designation, which seeks a reduction in parking while pedestrian transportation is encouraged.

Five-foot sidewalks are proposed along W Apache Street and S Santa Fe Avenue, and this development request will connect to the existing sidewalk system in the Center City,

allowing residents pedestrian access to the University of Oklahoma and the central business district.

The CCFBC allows a maximum of 65% impervious coverage unless Low Impact Development engineered solutions are proposed to mitigate the effects of the additional impervious surface coverage. The CCPUD proposes 84.83% impervious coverage and an engineered solution to mitigate additional impervious surface coverage for the site, thereby meeting the stormwater policies of the Urban High Land Use designation.

The development will access the full range of existing utilities available at the site, as called for in the Urban High Land Use policies.

Neighborhood and/or Special Area Plans

This location **is not** within a Neighborhood or Special Planning Area.

UTILITIES

AIM NORMAN PLAN CONFORMANCE

Proposed development is in accordance with AIM Water and Wastewater Utility Master Plans.

SOLID WASTE MANAGEMENT

The proposed development meets requirements for City streets and provides access for solid waste services. A dumpster is provided on site at the rear of the property as shown on the CCPUD Site Plan and will be adequate for servicing the multi-unit residential structure. The proposed Street Wall on the RBL along S Santa Fe Avenue will provide the screening for the dumpster instead of an enclosure.

WATER/WASTEWATER AVAILABILITY

Water Availability

Adequate capacity within the water system exists to serve the proposed development.

Wastewater Availability

Adequate capacity within the water system exists to serve the proposed development. Existing water service(s), if not to be reused, must be abandoned at the water main. If existing service(s) are to be reused, they must have materials identified.

DISCUSSION:

The proposed development aligns with many of the AIM Norman Land Use and Character Area objectives. This proposal will provide a sought-after multi-unit dwelling structure near the University of Oklahoma Campus.

The CCPUD Narrative proposes variances to the CCFBC to allow the development of this four-story, multi-unit structure. This CCPUD seeks relief from the required minimum 32 parking spaces and location requirements for Open Space and Landscaping.

However, the proposed structure will retain several essential CCFBC design elements seen along W Apache Street and S Santa Fe Avenue, including building to the Required Build Line, articulated brick and cement board façades, recessed porch for street activation, and a Street Wall along the RBL to screen the parking and dumpster.

CONCLUSION:

Staff forwards this request for zoning to CCPUD, Center City Planned Unit Development, and Ordinance O-2627-1 for consideration by City Council.

ATTACHMENT(S):

201 W Apache St AIM Supporting Documents

PLANNING COMMISSION STAFF REPORT UPDATE:

The applicant made floor amendments at the Planning Commission meeting and subsequently submitted revised CCPUD Narrative and Site Plan. The following item was modified:

- The CCPUD Narrative and Site Plan were revised to match the submitted off-site parking leases. Specifically, there is an increase from 21 to 28 off-site parking spaces resulting in 35 total parking spaces provided for the development instead of 28.

PLANNING COMMISSION RESULTS:

At their meeting of October 8, 2026, the Planning Commission recommended approval of Ordinance O-2627-1 by a vote of 7-0.