

# Ziggi's Coffee – Façade Approval

In association with the recently approved Specific Use Permit (SP-001773-2024), Ziggi's Coffee is requesting planning commission approval for the façade treatment submitted and provided alongside this narrative, which deviates from Section 5.8.G of the zoning code. The west elevation, fronting upon County Line Road, includes EIFS, stone veneer, a large window front, and a small portion of metal panels.

Rather than a standard pre-fab, EIFS building, which was certainly the intent behind the creation of Section 5.8.G, the subject façade includes several improved aesthetics, including a variety of materials, modulation to create depth in the frontage, and separate / distinct colors to establish a pleasing look.

This exact façade is the standard design used for the Ziggi's Coffee franchise, approved in many locations throughout Oklahoma, including Tulsa. Attached you will find images from the Tulsa location and The architectural elevations for your review.