

Coleraine Multifamily PUD Rezoning & Preliminary Plat

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-6: 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 THE SOUTHWEST QUARTER (SW/4) OF SECTION FOUR (4), TOWNSHIP EIGHT NORTH (T8N), RANGE TWO WEST (R2W) OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1751 E. IMHOFF ROAD)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Preliminary Site Development Plan

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-7: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY FOSTER FAMILY LIVING TRUST (CRAFTON TULL & ASSOCIATES, INC) FOR COLERAINE MULTIFAMILY, A PLANNED UNIT DEVELOPMENT, FOR PROPERTY GENERALLY LOCATED 1500' EAST OF CLASSEN BOULEVARD ON THE NORTH SIDE OF IMHOFF ROAD.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Preliminary Site Development Plan
5. Development Review Form Transportation Impacts
6. City of Norman Pre-Development
7. Protest Map
8. Letter of Protest

Staff Presentation

Lora Hoggatt, Planning Services Manager, presented the staff report.

Commissioner Bird asked whether the City had plans for road improvements in the area.

Todd McLellan, Development Engineer, responded the developer is required to widen Imhoff Road in front of the property as part of this development.

Applicant Presentation

Gunner Joyce, representing the applicant, provided an overview of the project, highlighting strong attendance at the Pre-Development meeting and a commitment to preserving green space, especially on the property's east side. He noted the proposal aligns with AIM Norman.

Mr. Joyce added the project will be completed in two phases, totaling 456 units—starting with the southern half, followed by the northern half.

Commissioner Jablonski asked if the eastern green space would be preserved to maintain the neighbors' forested views. Mr. Joyce confirmed the developer intends to retain as much natural vegetation as possible.

Public Comments

Alan Tullis, speaking on behalf of his aunt Helen Todd, inquired about the widening of Imhoff Road. He noted that Mr. McLellan from Engineering had already addressed the issue earlier and had no further questions.

City Councilmember David Gandesbury stated he was able to meet with the applicant representing neighbor concerns. He later met with neighbors to discuss their concerns. He emphasized nearby residents wanted their concerns acknowledged, specifically the preservation of trees and maintaining the creek's natural flow to protect wildlife. He also noted the street lighting on Imhoff Road should be carefully considered. He appreciated the drive compromise from three down to two curb cuts along Imhoff Road.

Planning Commission Discussion

Commissioner Jablonski expressed appreciation for the higher-density design, the green space preservation efforts, and applauded the developer for including a walking path.

Commissioner Parker expressed his support for the walking path and asked whether a natural construction method would be used, rather than relying on heavy machinery.

Gunner Joyce agreed with Commissioner Parker's request and said he would include that language in the PUD if the Commissioners recommended it before submitting to City Council.

Commissioner Bird asked if the City would allow an updated plan with a minor change, such as a curved path instead of a straight path.

Ms. Hudson said the narrative could include that Engineering will meet on site with the developer to determine the best location. Mr. McLellan confirmed Engineering staff is willing to meet on site and added that an easement will be required.

Commissioner Bird asked if this could be handled outside the PUD document. Ms. Hudson inquired if the easement could be shown on the plat, and Mr. McLellan confirmed it could, with possible adjustments on the final plat.

Commissioner Bird confirmed with Commissioner Parker that City Staff and the developer should collaborate outside the PUD documents to finalize the easement details. Commissioner Parker agreed.

Commissioner Kindel commented the project's walkability and noted the developer's arrangement with the Parks Department to pay in lieu of parkland.

Motion by Commissioner McDaniel to recommend approval of Ordinance O-2526-6 and PP-2526-7; **Second** by Commissioner Kindel.

The motion passed unanimously with a vote of 7-0.