



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/9/2025

REQUESTER: Foster Family Living Trust (Crafton Tull & Associates, Inc)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: 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.

ITEM: Consideration of a preliminary plat for COLERAINE MULTIFAMILY, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located 1500' east of Classen Boulevard on the north side of Imhoff Road.

INFORMATION:

1. Owners. Foster Family Living Trust.
2. Developer. Coleraine Capital Group, Inc.
3. Engineer. Crafton Tull & Associates, Inc.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Norman Corporate City Limits without zoning.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. January 12, 1965. City Council adopted Ordinance No. 1735 placing a portion of this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District

4. September 4, 2025. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended fee in lieu of park land for the preliminary plat for Coleraine Multifamily, a Planned Unit Development.
5. September 11, 2025. The consideration to place this property in the PUD, Planned Unit Development and the preliminary plat for Coleraine Multifamily were postponed at the request of the applicant.
6. October 9, 2025. The applicant has requested the Planning Commission recommend to City Council the placing of this property in the PUD, Planned Unit Development and removing it from a-2, Rural Agricultura District and I-1, Light Industrial District

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City Standards. Their locations will be reviewed by the Fire Department.
2. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
3. Sidewalks. Sidewalks will be required adjacent to Imhoff Road.
4. Storm Sewers. Storm water run off will be conveyed to a proposed privately-maintained detention facility within this ownership.
5. Streets. Imhoff Road will be constructed in accordance with approved plans and City paving standards.
6. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards to serve interior fire hydrants. There is an existing 12-inch water main adjacent to Imhoff Road.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way will be dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary site development plan and preliminary plat are included in the Agenda Book

STAFF COMMENTS AND RECOMMENDATION: This property consists of 32.50 acres and 1 lot. Access will be to Imhoff Road. Staff can support the preliminary plat for Coleraine Multifamily, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Coleraine Multifamily, a Planned Unit Development to City Council.

ACTION TAKEN: _____