

## **DEVELOPMENT COMMITTEE**

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FINAL PLAT  
FP-2526-15

DATE:  
May 19, 2026

**ITEM:** Consideration of a Final 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. Owner. Foster Family Living Trust, Inc.
2. Developer. Imhoff Rd. Propeco, LLC.
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. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the PUD, Planned Unit Development District and removed from A-2, Rural Agricultural District and I-1, Light Industrial District.
7. October 9, 2025. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Coleraine Multifamily, a Planned Unit Development be approved.

8. February 10, 2026. City Council adopted Ordinance No. O-2526-6 placing this property in the PUD, Planned Unit Development District and removing it from A-2, Rural Agricultural District and I-1, Light Industrial District.
9. February 10, 2026. City Council approved the preliminary plat for Coleraine Multifamily, a Planned Unit Development.

**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 off-plat detention facility.
5. Streets. Imhoff Road will be constructed in accordance with approved plans and City paving standards.

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 are dedicated to the City on the final plat. Off-plat easements will be required for drainage (including detention facility) and utilities located outside the platted area.
2. Rights-of-Way. Street rights-of-way are dedicated to the City on the final plat.
3. Park Land. Park land has been negotiated between the developer and City in lieu of park land dedication. A fee in the amount of \$.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, preliminary plat, final site development plan and final plat are attached.

**DEVELOPMENT COMMITTEE COMMENTS:**

The engineer for the developer has requested the Development Committee approve the program of public improvements, final site development plan and final plat for Coleraine Multifamily, a Planned Unit Development and submit the final site development plan and final plat to City Council for consideration.

The final plat consists of 12.25 acres and one (1) multi-family lot.

The final plat is consistent with the preliminary plat.