

COLERAINE MULTIFAMILY

**A PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA**

**APPLICANT:
*COLERAINE CAPITAL GROUP, INC.***

**APPLICATION FOR:

PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT**

Submitted July 1, 2025
Revised September 26, 2025

PREPARED BY:

**RIEGER SADLER JOYCE LLC
136 Thompson Drive
Norman, Oklahoma 73069**

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I. INTRODUCTION

Coleraine Capital Group, Inc. (the “**Applicant**”) intends to rezone and plat the property located at 1751 E. Imhoff Road, as more particularly described on **Exhibit A** (the “**Property**”), to a Planned Unit Development (“**PUD**”) in order to develop a multifamily residential community. The Property contains approximately 32.50 acres, and a preliminary conceptual site plan (the “**Site Plan**”) of the proposed development has been attached hereto as **Exhibit B**.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is located at 1751 E. Imhoff Road, which is generally situated north of East Imhoff Road between Classen Blvd. and 24th Ave. SE, as is more particularly shown on the attached exhibits.

B. Existing Land Use and Zoning

The Property is currently zoned A-2, Rural Agricultural, and I-1, Light Industrial. The Property consists of unimproved land with the exception of an existing structure on the southeastern edge of the Property.

The surrounding properties to the west are zoned PUD, Planned Unit Development. The properties to the north are zoned A-2, Rural Agricultural, and R-1, Single-Family Dwelling. The properties to the east are zoned RM-6, Medium Density Apartment, R-2, Two-Family Dwelling, R-1, Single-Family Dwelling, and PUD, Planned Unit Development. The property to the south is zoned I-1, Light Industrial.

C. Elevation and Topography

The Property contains elevations ranging approximately 1134 to 1160 feet and generally slopes south to north.

D. Drainage

A drainage report has been provided by the Applicant to City Staff as part of the Preliminary Plat application. The Applicant proposes stormwater and drainage management systems that will meet or exceed the City’s applicable ordinances.

E. Utility Services

All necessary utilities for this project are currently located within the necessary proximity to serve the Property, or they will be extended by the Applicant, as necessary.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by applicable City codes.

G. Traffic Circulation and Access

Access to the Property shall be permitted in the manner depicted on the attached Site Development Plan. The Applicant's proposal will include three (3) curb cuts that will serve as the access points to the Property.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in general compliance with the Site Development Plan, attached hereto as **Exhibit B**, subject to final design development and the changes allowed by Section 36-509(g) of the City of Norman's PUD Ordinance, as may be amended from time to time. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference and further depict the development criteria for the Property.

A. Uses Permitted:

The Property will be developed into a multifamily residential development containing approximately 456 units with accompanying uses. A complete list of the allowable uses for the Property is attached as **Exhibit C**.

B. Development Criteria:

1. Building Height

Any building on the Property shall be allowed to reach a maximum height of five (5) stories, excluding any subgrade elements as well as any necessary roof top mechanical units, equipment, screening, or parapet walls.

2. Area Regulations

The Property shall comply with the setbacks shown on the Preliminary Site Development Plan. The minimum building setback shall be ten feet (10') from the north property line. The minimum building setback shall be fifty feet (50') from the eastern property line. The minimum building setback shall be twenty-five feet (25') from the western property line. The minimum building setback shall be forty feet (40') from the south property line.

3. Exterior Materials

The exterior of the building may be constructed of brick, stone, synthetic stone, high impact quality stucco or EIFS, masonry, metal accents, and any combination thereof.

4. Sanitation

Trash dumpsters will be located as depicted on the Site Development Plan or in locations as may be approved by City sanitation services.

5. Signage

All signs on the Property will comply with the medium density residential sign standards of the City of Norman Sign Regulations, as amended from time to time.

6. Open Space

Open space and green space areas shall be utilized on the Property as shown on the Green Space Exhibit, attached hereto as **Exhibit E** and fully incorporated herein. The Property will contain approximately seventeen (17) acres of green space comprising approximately 50% of the total area of the Property.

7. Parking

Parking for the Property may be developed in general compliance with the parking layout shown on the Site Development Plan. The Property shall comply with the City of Norman's applicable parking ordinances, as amended from time to time.

8. Exterior Lighting

All exterior lighting shall comply with the applicable provisions of the City of Norman's Commercial Outdoor Lighting Standards, as the same may be amended from time to time.

9. Landscaping and Fencing

Landscaping shall be provided and maintained in conformity to Section 36-551, Landscaping Requirements for Off-Street Parking Facilities, of the City of Norman's Zoning Ordinance, as may be amended from time to time. Fencing shall not be required on the Property but may be installed around the perimeter of the Property. Fencing placement and height shall comply with applicable City ordinances, as amended from time to time.

10. Phasing

It is anticipated the Property will be developed in multiple phases. The timing and number of phases will be determined by market demand and absorption rates and shall comply with Norman City Code 36-509, PUD, Planned Unit Developments, as may be amended from time to time.

EXHIBIT A

Legal Description of the Property

A tract of land situated within the Southwest Quarter (SW/4) of Section Four (4), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian (I.M.), Cleveland County, Oklahoma, being more particularly described as follows, to wit:

The East Half of the East Half of the Southwest Quarter (E/2 E/2 SW/4), less and except the North 440 feet, thereof.

EXHIBIT B

Preliminary Site Development Plan Full Size Documents Submitted to City Staff

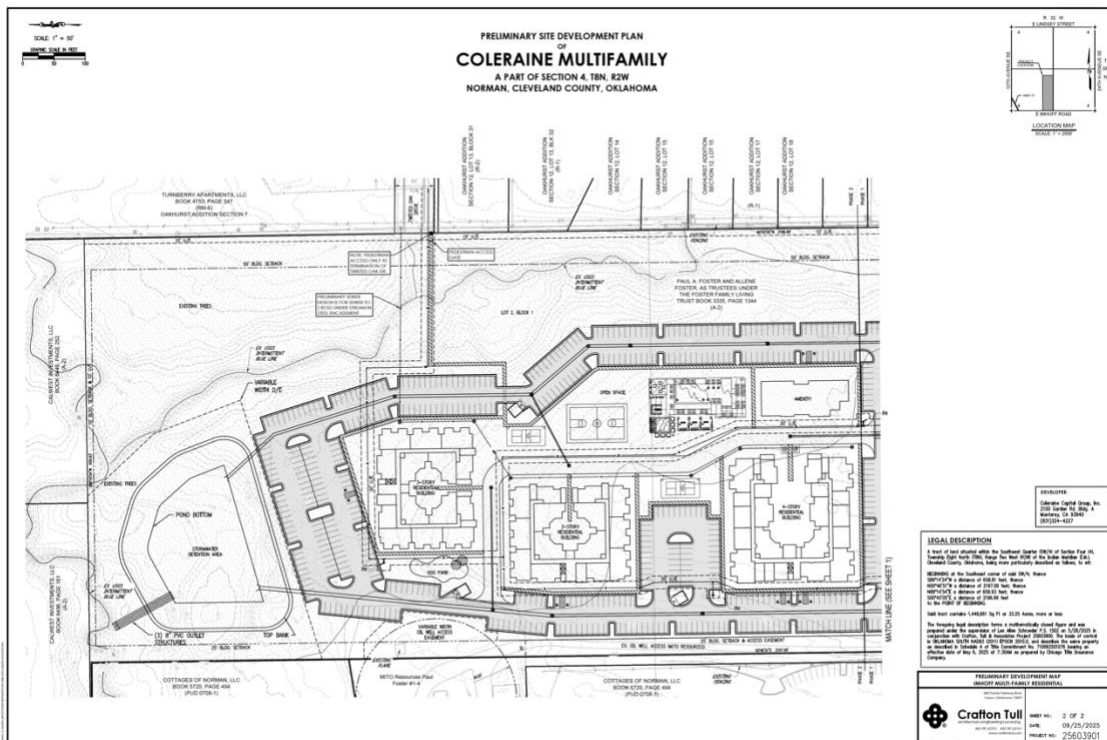
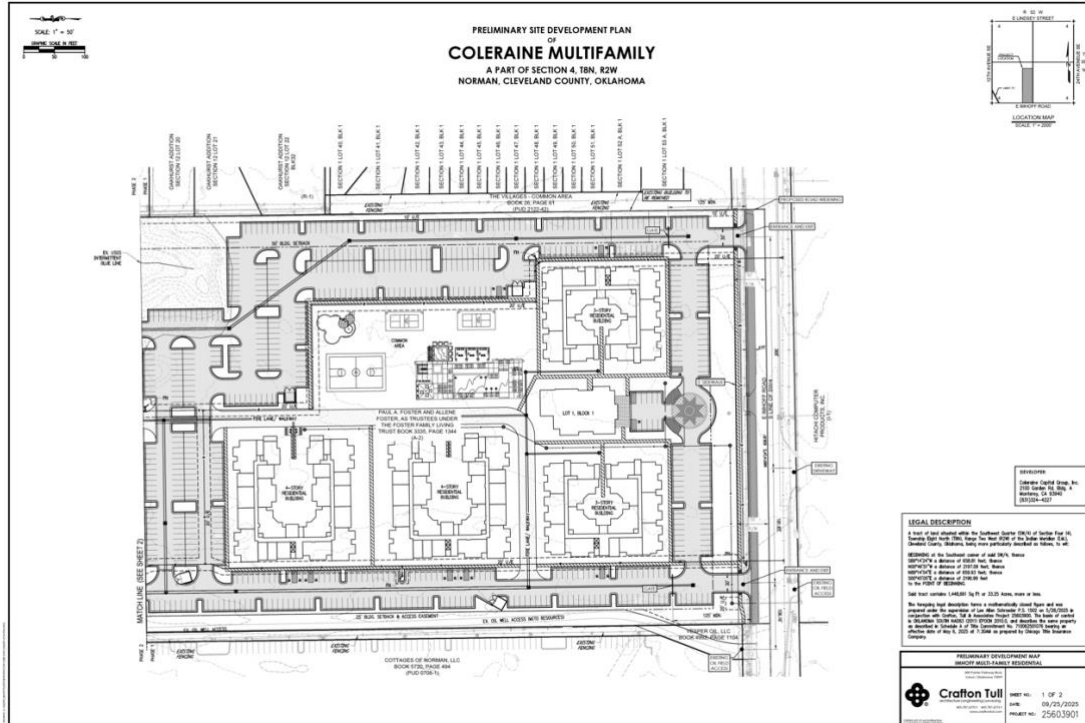


EXHIBIT C

Allowable Uses

- Apartment buildings
- Accessory buildings related to the maintenance and operation of the Property
- Leasing offices, pool areas, dog parks, sports courts, walking trails, fitness stations, outdoor grill areas, and similar recreational amenities for the residents of the development

Preliminary Plat
Full Size Documents Submitted to City Staff



EXHIBIT E

Green Space Exhibit Full Size Documents Submitted to City Staff

