



# CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Thursday, October 09, 2025 at 5:30 PM

## AGENDA

*It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

**NOTICE:** The requested rezoning items appearing on this Planning Commission Agenda were filed by the applicant at least 30 days ago. Legal notice for each rezoning item was published in The Norman Transcript and mailed to each property owner of record within a minimum of 350 feet of each rezoning request.

Planning Commission will hold a public hearing on these items tonight, and each item upon which action is taken will be forwarded to the City Council with a recommendation. It should be recognized that the Planning Commission is a recommendatory body and that the City Council may, or may not, concur with the Planning Commission's recommendation. Therefore, it is important to note that all items forwarded by the Planning Commission will be introduced and heard at a subsequent City Council meeting.

\*\*\*PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.\*\*\*

## ROLL CALL

## CONSENT ITEMS

*This section is placed on the agenda so that the Planning Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order.*

### Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION MEETING MINUTES OF SEPTEMBER 11, 2025.

### Short Form Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR SFP-2526-1: CONSIDERATION OF SHORT FORM PLAT SUBMITTED BY KNL PROPERTIES, LLC (GOLDEN LAND SURVEYING) FOR 2020 WEST LINDSEY (BLOCK B HILLTOP ADDITION) LOCATED AT 2020 WEST LINDSEY STREET.

### **Certificates of Survey**

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR COS-2526-2: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY BOOG KNIGHTS PROPERTIES, LLC (ARKOMA SURVEYING & MAPPING) FOR GREGORY ESTATES GENERALLY LOCATED ONE-QUARTER MILE EAST OF 144<sup>TH</sup> AVENUE N.E. ON THE NORTH SIDE OF INDIAN HILLS ROAD.
4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR COS-2526-3 WITH A VARIANCE IN THE MINIMUM WITH REQUIREMENT MEASURED AT THE FRONT BUILDING SETBACK FROM 330' TO 275.98' FOR TRACTS 1 AND 2, AND A VARIANCE IN THE TEN ACRES REQUIREMENT FROM 10 ACRES TO 9.61 ACRES: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY WILLIAM HARLESS (GOLDEN LAND SURVEYING) FOR ROADRUNNER ESTATES FOR PROPERTY LOCATED AT 5401 ALAMEDA STREET.

### **NON-CONSENT ITEMS**

#### **Ironwood Hills PUD Rezoning & Preliminary Plat**

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-38: 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 EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTH OF E. LINDSEY ST. BETWEEN 36<sup>TH</sup> AVENUE SE. AND 48<sup>TH</sup> AVENUE SE)

***This item has been withdrawn by the applicant.***

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY PREMIUM LAND, LLC FOR IRONWOOD HILLS, A PLANNED UNIT DEVELOPMENT, FOR 77.97 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF E. LINDSEY ST. BETWEEN 36<sup>TH</sup> AVENUE SE. AND 48<sup>TH</sup> AVENUE SE.

***This item has been withdrawn by the applicant.***



**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)
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.

**Alpha Phi Sorority Special Use**

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-13: 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 GRANT SPECIAL USE FOR A SORORITY HOUSE IN THE R-3, MULTIFAMILY DWELLING DISTRICT FOR THE NE/4 OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1401 COLLEGE AVENUE)

***The applicant requests postponement to the November 13, 2025 Planning Commission meeting.***

**1107 & 1111 Chautauqua Avenue Rezoning**

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-14: 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 PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1107 & 1111 S. CHAUTAUQUA AVENUE)

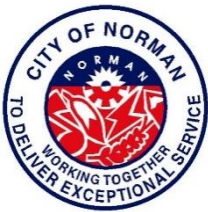
**MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

**ADJOURNMENT**

**File Attachments for Item:**

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION MEETING MINUTES OF SEPTEMBER 11, 2025.



**CITY OF NORMAN, OK**  
**PLANNING COMMISSION MEETING - AMENDED**  
Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Thursday, September 11, 2025 at 5:30 PM

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## MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers at the Municipal Building, on Thursday, September 11, 2025 at 5:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

Erica Bird called the meeting to order at 5:30p.m.

### ROLL CALL

#### PRESENT

Cameron Brewer  
Steven McDaniel  
Liz McKown  
Erica Bird  
Michael Jablonski  
Doug McClure  
Maria Kindel \*

#### ABSENT

Jim Griffith  
Kevan Parker

\*Arrived at 5:32p.m.

#### STAFF PRESENT

Jane Hudson, Planning and Community Development Director  
Lora Hoggatt, Planning Services Manager  
Justin Fish, Planner I  
Beth Muckala, Assistant City Attorney III  
Whitney Kline, Admin Tech IV  
David Riesland, Transportation Engineer  
Todd McLellan, Development Engineer  
Jame Briggs, Park Development Manager

#### GUESTS PRESENT

Sean Reiger, 136 Thompson Drive, Norman, OK

## CONSENT ITEMS

*This section is placed on the agenda so that the Planning Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order.*

### Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION MEETING MINUTES OF AUGUST 14, 2025.

### **ITEMS SUBMITTED FOR THE RECORD**

1. August 14, 2025 Planning Commission Regular Meeting Minutes

### Certificates of Survey

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-8: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY HERITAGE-INFINITY LIVING TRUST (POLLARD & WHITED SURVEYING, INC.) FOR RIDGELINE ESTATES FOR 338.27 ACRES OF PROPERTY GENERALLY LOCATED A QUARTER MILE WEST OF 144<sup>TH</sup> AVENUE S.E. AND SOUTH OF CEDAR LANE ROAD.

### **ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. Ridgeline Estates Certificate of Survey

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2526-1: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY MEEGAN MARONEY PELAFIGUE SUCCESSION TRUST (POLLARD & WHITED SURVEYING, INC.) FOR JOSHUA OAKS ESTATES FOR 79.77 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF BETHEL ROAD AND 108<sup>TH</sup> AVENUE N.E.

### **ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. Joshua Oaks Estates Certificate of Survey

**Motion** by Commissioner McDaniel to approve the consent docket; **Second** by Commissioner McKown.

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

**Ironwood Hills PUD Rezoning & Preliminary Plat**

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-38: 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 EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTH OF E. LINDSEY ST. BETWEEN 36<sup>TH</sup> AVENUE SE. AND 48<sup>TH</sup> AVENUE SE)

***The applicant requests postponement to the October 9, 2025 Planning Commission meeting.***

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY PREMIUM LAND, LLC FOR IRONWOOD HILLS, A PLANNED UNIT DEVELOPMENT, FOR 77.97 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF E. LINDSEY ST. BETWEEN 36<sup>TH</sup> AVENUE SE. AND 48<sup>TH</sup> AVENUE SE.

***The applicant requests postponement to the October 9, 2025 Planning Commission meeting.***

**Motion** by Commissioner Kindel to postpone Ordinance O-2425-38; and PP-2425-12 to the October 9, 2025 Planning Commission meeting; **Second** by Commissioner Jablonski.

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

6. 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)

***The applicant requests postponement to the October 9, 2025 Planning Commission meeting.***

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-7: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY COLERAINE CAPITAL GROUP, INC. FOR COLERAINE MULTIFAMILY, A PLANNED UNIT DEVELOPMENT, FOR 32.50 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF E. IMHOFF RD. BETWEEN CLASSEN BLVD. AND 24<sup>TH</sup> AVENUE SE.

***The applicant requests postponement to the October 9, 2025 Planning Commission meeting.***

**Motion** by Commissioner Kindel to postpone Ordinance O-2425-38; and PP-2425-12 to the October 9, 2025 Planning Commission meeting; **Second** by Commissioner McKown.

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



8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-9: 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 NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, AND A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE W. ROCK CREEK ROAD AND N. PORTER AVENUE INTERSECTION)

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. Tull Trails PUD Narrative
4. Parks Location Map
5. Preliminary Plat
6. Site Plan
7. Greenspace Plan
8. Park Plan

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-9: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY TULL COMMERCIAL PROPERTIES, LLC (CEDAR CREEK ENGINEERING) FOR 2200 N. PORTER AVENUE, A PLANNED UNIT DEVELOPMENT, FOR 69.68 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PORTER AVENUE AND ROCK CREEK ROAD.

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Site Plan
5. Greenspace Plan
6. Park Plan
7. Development Review Form
8. Pre-Development Summary

**Staff Presentation**

Justin Fish, Planner I, presented staff report.

Commissioner Jablonski asked how the lot would be zoned if the single-family home were removed.

Commissioner Bird stated this question is one for the applicant.

Mr. Fish agreed the applicant could offer a clearer explanation.

### **Applicant Presentation**

Sean Rieger, representative of the applicant, presented the proposed development.

Mr. Rieger began by responding to Commissioner Jablonski's question regarding the single-family home, stating the area in question is currently zoned C-2 in the upper-right quadrant, with no impervious cover limitations. He noted this section would remain less developed, with 20-foot setback requirements on all frontages, and that the nearby pond is zoned WQPZ (Water Quality Protection Zone), which includes a buffer zone. Mr. Rieger confirmed that commercial development would be allowed in this area but the applicant would have to come back to the Commission for a site plan amendment for development to happen.

Mr. Rieger presented an overview of the proposed development for a 69.68-acre site, which features a pond, a trail system, and is divided into two areas planned for mixed-use development. One area will focus on commercial, and office uses with some residential components, while the other is primarily intended for multi-family housing with potential for ground-floor commercial space.

Mr. Rieger concluded by stating the proposal is consistent with the City's AIM Norman Comprehensive Land Use Plan and that no formal protests had been submitted.

**Motion by** Commissioner McKown to recommend approval of Ordinance O-2526-9 and PP-2526-9; **Second** by Commissioner Kindel.

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

### **MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

No miscellaneous comments.

### **ADJOURNMENT**

The meeting was adjourned at 5:52 p.m.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

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Planning Commission Officer

**File Attachments for Item:**

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR SFP-2526-1: CONSIDERATION OF SHORT FORM PLAT SUBMITTED BY KNL PROPERTIES, LLC (GOLDEN LAND SURVEYING) FOR 2020 WEST LINDSEY (BLOCK B HILLTOP ADDITION) LOCATED AT 2020 WEST LINDSEY STREET.



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 10/09/2025

**REQUESTER:** KNL Properties, LLC (Golden Land Surveying)

**PRESENTER:** Ken Danner, Subdivision Development Manager

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR SFP-2526-1: CONSIDERATION OF SHORT FORM PLAT SUBMITTED BY KNL PROPERTIES, LLC (GOLDEN LAND SURVEYING) FOR 2020 WEST LINDSEY (BLOCK B HILLTOP ADDITION) LOCATED AT 2020 WEST LINDSEY STREET.

**ITEM:** Consideration of **SHORT FORM PLAT NO. SFP-2526-1, 2020 WEST LINDSEY (Block B Hilltop Addition).**

**LOCATION:** Located at 2020 West Lindsey Street.

**INFORMATION:**

1. Owner. KNL Properties, L.L.C.
2. Developer. KNL Properties, L.L.C.
3. Surveyor. Golden Land Surveying.

**HISTORY:**

1. September 8, 1959. City Council adopted Ordinance No. 1172 annexing this property into the Norman Corporate City Limits and placing it in the R-1, Single-Family Dwelling District.
2. May 17, 1960. Planning Commission approved the final plat for Hilltop Addition.
3. December 13, 1960. City Council approved the final plat for Hilltop Addition.
4. December 12, 1961. The final plat for Hilltop Addition was filed of record with the Cleveland County Clerk.

5. December 19, 1961. Planning Commission recommended that this property be placed in C-2, General Commercial District and removed from R-1, Single-Family Dwelling District.
6. January 23, 1962. City Council adopted Ordinance No. 1338 placing this property in C-2, General Commercial District and removing it from R-1, Single-Family Dwelling District.
7. November 21, 1978. City Council adopted Ordinance No. O-7879-11 vacating a 30' public right-of-way (alley) located on the east and south sides of the property.

#### **IMPROVEMENT PROGRAM:**

1. Public Improvements. Public improvements are existing.

#### **PUBLIC DEDICATIONS:**

1. Easements. All required easements are existing.
2. Right-of-Way. Street rights-of-way are existing.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, site plan, and short form plat are included in the Agenda Book.

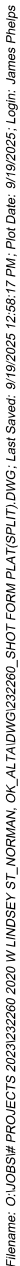
**STAFF COMMENTS AND RECOMMENDATION:** The property was platted as one (1) lot. The owners desire to create two (2) lots. The property consists of 2.24 acres. There are two existing commercial structures on the property. Staff recommends approval of Short Form Plat No. SFP-2526-1 for 2020 W. Lindsey Street (Block B Hilltop Addition).

**ACTION NEEDED:** Approve or disapprove Short Form Plat No. SPF-2526-1 for 2020 W. Lindsey Street (Block B Hilltop Addition), and, if approved, direct the filing thereof with the Cleveland County Clerk.

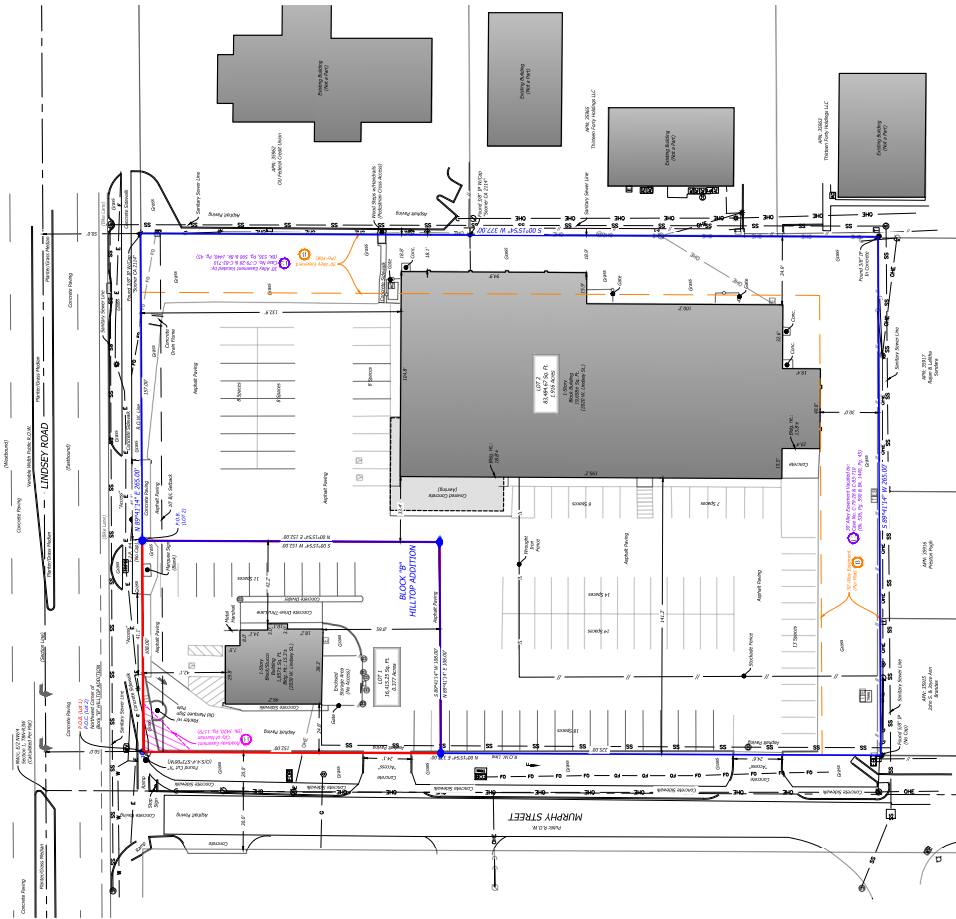
**ACTION TAKEN:** \_\_\_\_\_







## OF



**UTILITY NOTE** The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the sewer and water lines.

[illegible]

## POSSIBLE ENCROACHMENTS

**A** No visible encroachments were observed at time of this survey.

### **LEGAL DESCRIPTION**

**PATRIOT, 1704-27, Block 4853, Page 437**  
All of Block "25" of HILLTOP ADDITION, in Norman, Cleveland County, Oklahoma, according to the recorded plat thereof, and in addition thereto, a parcel of land Thirty feet (30') in width at the East side of Block "2" and an additional parcel of land Thirty feet (30') in width at the South side of Block "2".

**L07-1**

A tract of land lying in and being a part of Block "B" of HILL TOP ADDITION, an Addition to the City of Norman, Cleveland County, Oklahoma, better more particularly described as follows:

BEGINNING at the Northwest corner of said Block "B" of HILL TOP ADDITION; Thence S89°41'47"E along the North line of said Block "B" a distance of 162.00 feet; Thence S20°15'34"W and parallel with the West line of said Block "B" a distance of 162.00 feet; Thence S89°41'47"E a distance of 162.00 feet; Thence S20°15'34"W and parallel with the East line of said Block "B" a distance of 162.00 feet;

[illegible]

Containing 83.484 g/57.5 g. Fl. or 1.916 Across, more or less.

## **B** SCHEDULE B-IT EXCEPTIONS

(1) 30' alley easement across the East and South sides said property as shown on plat **PLOTTED HEREON**

[illegible]

## GENERAL NOTES

[illegible]

## Discussion

**CERTIFICATION**  
The field work was completed on 01/02/2024.



Prepared By  
**GOLDEN**  
**LAND SURVEYING**  
W.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120  
C.A. # 7263 / Exp. Date - 6/30/2026  
Telephone: (405) 845-6010 Email: [tray@goldenls.com](mailto:tray@goldenls.com)

September 19, 2025  
 Drawn by: J0  
 Plot Date: September 18, 2025 Paper Size: JPL030  
 Sheet 1 of 1

*Item 2.*

**File Attachments for Item:**

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR COS-2526-2: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY BOOG KNIGHTS PROPERTIES, LLC (ARKOMA SURVEYING & MAPPING) FOR GREGORY ESTATES GENERALLY LOCATED ONE-QUARTER MILE EAST OF 144<sup>TH</sup> AVENUE N.E. ON THE NORTH SIDE OF INDIAN HILLS ROAD.



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 10/09/2025

**REQUESTER:** Boog Knights Properties, LLC (Arkoma Surveying & Mapping)

**PRESENTER:** Ken Danner, Subdivision Development Manager

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR COS-2526-2: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY BOOG KNIGHTS PROPERTIES, LLC (ARKOMA SURVEYING & MAPPING) FOR GREGORY ESTATES GENERALLY LOCATED ONE-QUARTER MILE EAST OF 144<sup>TH</sup> AVENUE N.E. ON THE NORTH SIDE OF INDIAN HILLS ROAD.

**ITEM:** Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2526-2 FOR GREGORY ESTATES (Formerly part of stella Hills Estates).**

**LOCATION:** Generally located one-quarter mile east of 144<sup>th</sup> Avenue N.E. on the north side of Indian Hills Road.

### INFORMATION:

1. Owners. Boog Knights Properties, LLC.
2. Developer. Boog Knights Properties, LLC.
3. Surveyor. Arkoma Surveying & Mapping.

### HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1317 annexing this property into the Norman Corporate City limits.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.

4. February 14, 2019. Planning Commission, on a vote of 5-0, recommended to City Council the approval of Stella Hills Estates.
5. April 23, 2019. City Council approved a variance of the private road from 20' to 12' for the number of tracts it served. In addition, City Council approved Certificate of Survey No. COS-1819-3 for Stella Hills Estates.
6. November 1, 2019. Certificate of Survey No. Cos-1819-3 for Stella Hills Estates was filed of record with the Cleveland County Clerk

#### **IMPROVEMENT PROGRAM:**

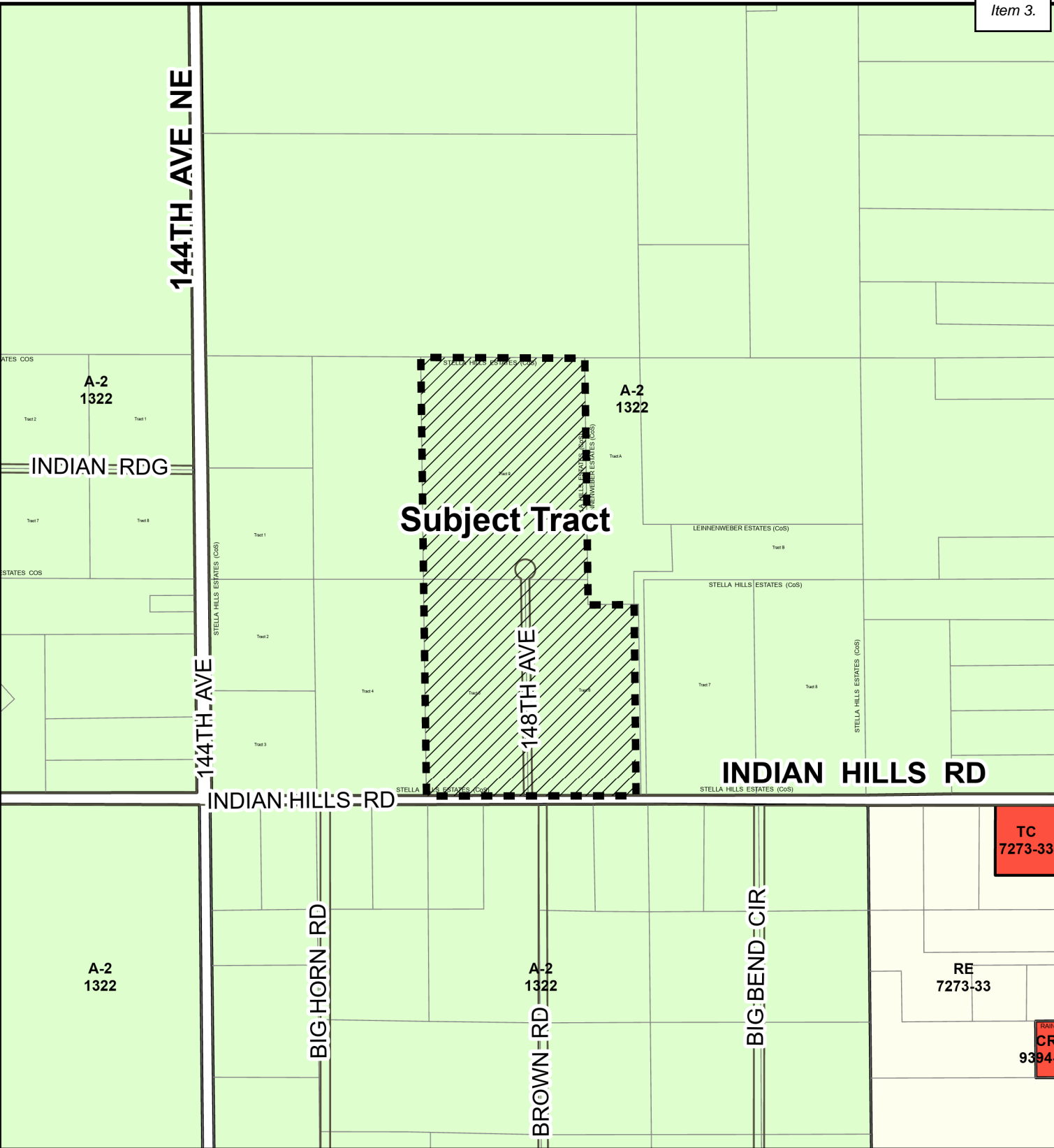
1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Private Road. There is an existing private road constructed with the Stella Hills Estates certificate of survey. Since this private road is serving more tracts with this certificate of survey. The developer will widen the private road from 12' to 20'.
5. Acreage. Tracts 1 and 2 are 10 acres tracts each. Tract 3 consists of 14.61 acres, Tracts 4 consists of 13.12 acres, Tracts 5 and 6 consists of 10 acres each. There is a total of 67.73 acres.

**SUPPLEMENTAL MATERIAL:** Copies of a location map and Norman Rural Certificate of Survey No. COS-2526-2 for Gregory Estates are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** The owners propose to subdivide their approximately 67.73 acres and six (6) single-family residential tracts. Based on the fact this certificate of survey meets the minimum 10 acres requirement; Staff recommends approval of Certificate of Survey COS-2526-2 for Gregory Estates.

**ACTION NEEDED:** Recommend approval or disapproval of Certificate of Survey COS-2526-2 for Gregory Estates to City Council.

**ACTION TAKEN:**\_\_\_\_\_



# Location Map



Map Produced by the City of Norman  
Geographic Information System.  
The City of Norman assumes no  
responsibility for errors or omissions  
in the information presented.



September 4, 2025

0 400 800 Ft.



Subject Tract



A Norman Rural Certificate of Survey Subdivision

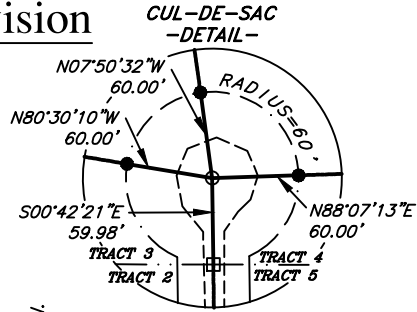
Part of the South Half, Section 32, T 10 N - R 1 E I.M.  
City of Norman, Cleveland County, Oklahoma

GREGORY ESTATES

BASIS OF BEARINGS:  
GRID NORTH - NAD 83  
STATE PLANE - OK SOUTH ZONE

0' 200' 400' 600'

SCALE: 1" = 400'

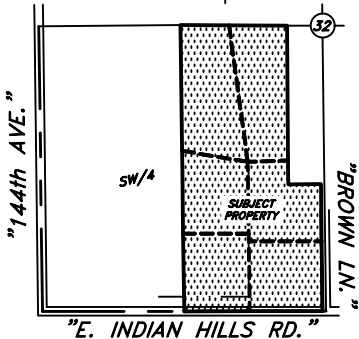


FND 3/8" Iron Rod @  
NW Cor. of SW/4 Sec. 32.  
a.d.a. W/4 Cor. Sec. 32.

N89°29'44"E-1312.30'

-LEGEND-

- = Property Line
- - - = "Gregory Estates" Edge Easement,  
50' Total, 25' To the Centerline
- - - - = Zone A-2 Setback Line Per Norman  
Zoning Ordinance (8-27-2020)
- RW— = 66.0' Statutory Right-of-Way
- = Section Line
- = 1/4 Section Line
- · - · = "Gregory Estates" Lot Line
- x — = Fence
- = Set 1/2" Iron Rod  
w/ASM CA5348 Cap
- ⊗ = Found 3/8" Iron Rod
- = Found 1/2" Iron Rod w/Cap
- = Found 1/2" Iron Rod w/Pollard Cap
- ◇ = Found Iron Rod w/Green Cap
- △ = Found Mag Nail



Surveyor's Note:  
Subject tract falls in  
Zone A-2 as indicated on  
City of Norman Zoning Map.

SECTION 32  
T10N-R1E

SECTION 5  
T9N-R1E

Survey Requested By:  
**CHARLES GREGORY**  
Cleveland County, OK

SURV. BY: D.W. 02/12/2023	SCALE: 1" = 400'
DRAWN BY: S.S. 9/9/2025	JOB NO.: 10-502
APPROVED BY: L.G.M.	DRAW. NO.: 10-502-SUB
SHEET 1 OF 5	SHEET SIZE: 8.5" X 14"



SURVEY & MAPPING BY:  
**ARKOMA SURVEYING & MAPPING, PLLC**  
(918)465-5711 P.O. Box 238 C.A. #5348,  
(918)465-5030 fax Wilburton, OK 74578 EXP. DATE 6-30-26

NO.	REVISION DESCRIPTION	DATE	BY
1.	ADDED SETBACK LINES TO SKETCH	9/22/2025	JK

**File Attachments for Item:**

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR COS-2526-3 WITH A VARIANCE IN THE MINIMUM WITH REQUIREMENT MEASURED AT THE FRONT BUILDING SETBACK FROM 330' TO 275.98' FOR TRACTS 1 AND 2, AND A VARIANCE IN THE TEN ACRES REQUIREMENT FROM 10 ACRES TO 9.61 ACRES: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY WILLIAM HARLESS (GOLDEN LAND SURVEYING) FOR ROADRUNNER ESTATES FOR PROPERTY LOCATED AT 5401 ALAMEDA STREET.



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 10/09/2025

**REQUESTER:** William Harless (Golden Land Surveying)

**PRESENTER:** Ken Danner, Subdivision Development Manager

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR COS-2526-3 WITH A VARIANCE IN THE MINIMUM WITH REQUIREMENT MEASURED AT THE FRONT BUILDING SETBACK FROM 330' TO 275.98' FOR TRACTS 1 AND 2, AND A VARIANCE IN THE TEN ACRES REQUIREMENT FROM 10 ACRES TO 9.61 ACRES: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY WILLIAM HARLESS (GOLDEN LAND SURVEYING) FOR ROADRUNNER ESTATES FOR PROPERTY LOCATED AT 5401 ALAMEDA STREET.

**ITEM:** Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2526-3 FOR ROADRUNNER ESTATES.**

**LOCATION:** Generally located one-half mile east of 48<sup>th</sup> Avenue N.E. on the north side of Alameda Street (5401 Alameda)

**INFORMATION:**

1. Owners. William Harless.
2. Developer. William Harless.
3. Surveyor. Golden Land Surveying.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1312 annexing this property into the City of Norman Corporate Limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.

**IMPROVEMENT PROGRAM:**

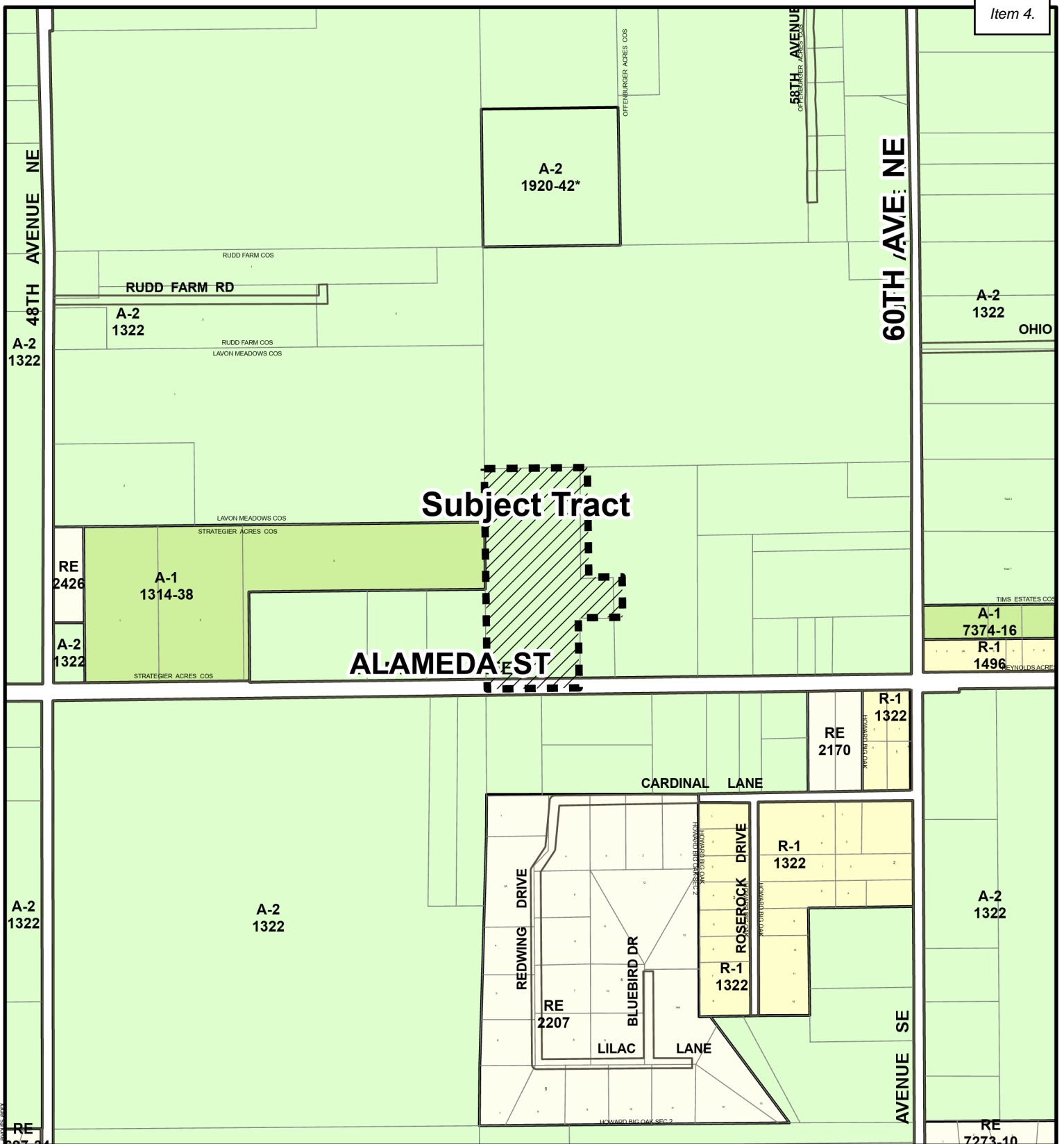
1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing system on Tract 2.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing water well on Tract 2.
4. Acreage. This property consists of 19.22 acres. Tract 1 consists of 9.61 acres and Tract 2 consists of 9.61 acres.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, Norman Rural Certificate of Survey No. COS-2526-3 for Roadrunner Estates and a letter of request for a variance in the 330-foot minimum front building setback width requirement and a variance in the ten acres requirement for Tracts 1 and 2 are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** The applicant is requesting a variance in the minimum front setback width requirement from 330' to 275.98' for Tracts 1 and 2. There is an existing single-family residential house on the Tract 2. In addition, a request for a variance in the ten (10) acres requirement per tract based on the fact this is a short section. Staff recommends approval of a variance request and approval of Norman Rural Certificate of Survey No. COS-2526-3 for Roadrunner Estates.

**ACTION NEEDED:** Recommend approval or disapproval of a variance in the minimum width requirement measured at the front building setback from 330' to 275.98' for Tracts 1 and 2 and a variance in the ten acres requirement from 10 acres to 9.61 acres and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2526-3 for Roadrunner Estates to City Council.

**ACTION TAKEN:**\_\_\_\_\_



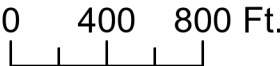
# Location Map



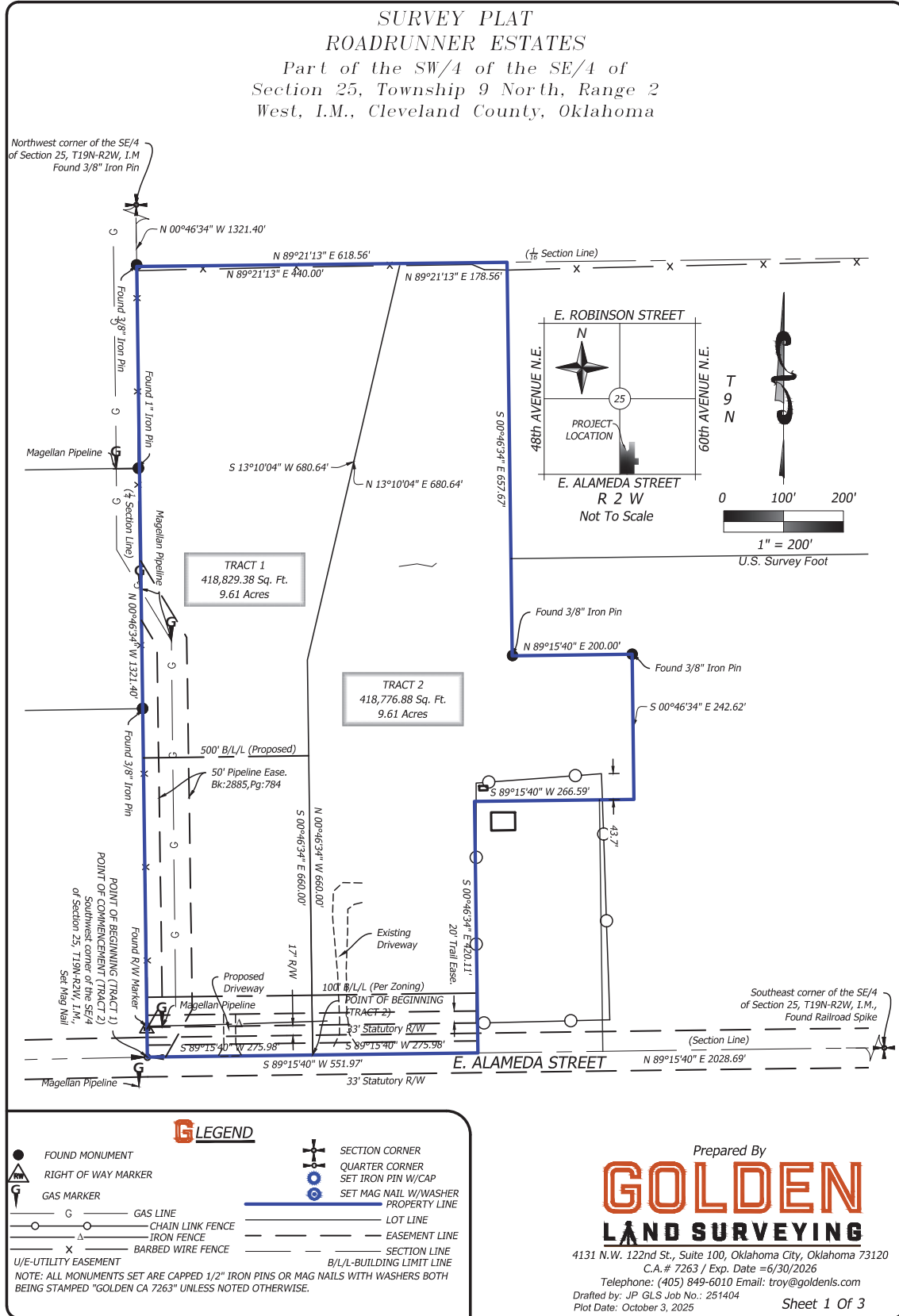
Map Produced by the City of Norman  
Geographic Information System.  
The City of Norman assumes no  
responsibility for errors or omissions  
in the information presented.



September 4, 2025



Subject Tract





**File Attachments for Item:**

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-38: 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 EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTH OF E. LINDSEY ST. BETWEEN 36<sup>TH</sup> AVENUE SE. AND 48<sup>TH</sup> AVENUE SE)

***This item has been withdrawn by the applicant.***



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 10/9/2025

**REQUESTER:** Premium Land, LLC

**PRESENTER:** Lora Hoggatt, Planning Services Manager

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-38: 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 EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTH OF E. LINDSEY ST. BETWEEN 36<sup>TH</sup> AVENUE SE. AND 48<sup>TH</sup> AVENUE SE)

***This item has been withdrawn by the applicant.***

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**File Attachments for Item:**

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY PREMIUM LAND, LLC FOR IRONWOOD HILLS, A PLANNED UNIT DEVELOPMENT, FOR 77.97 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF E. LINDSEY ST. BETWEEN 36<sup>TH</sup> AVENUE SE. AND 48<sup>TH</sup> AVENUE SE.

***This item has been withdrawn by the applicant.***



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 10/9/2025

**REQUESTER:** Premium Land, LLC

**PRESENTER:** Ken Danner, Subdivision Development Manager

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-12:  
CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY PREMIUM LAND, LLC FOR IRONWOOD HILLS, A PLANNED UNIT DEVELOPMENT, FOR 77.97 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF E. LINDSEY ST. BETWEEN 36<sup>TH</sup> AVENUE SE. AND 48<sup>TH</sup> AVENUE SE.

*This item has been withdrawn by the applicant.*

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**File Attachments for Item:**

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)



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 10/09/2025

**REQUESTER:** Coleraine Capital Group, Inc.

**PRESENTER:** Kelly Abell, Planner I

**ITEM TITLE:** 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)

<b>APPLICANT/REPRESENTATIVE</b>	Coleraine Capital Group, Inc./Rieger Sadler Joyce, LLC
<b>LOCATION</b>	1751 E. Imhoff Road
<b>WARD</b>	1
<b>CORE AREA</b>	No
<b>EXISTING ZONING</b>	A-2, Rural Agricultural District, and I-1, Light Industrial District
<b>EXISTING LAND USE</b>	Urban High
<b>CHARACTER AREA</b>	Suburban Neighborhood
<b>PROPOSED ZONING</b>	PUD, Planned Unit Development
<b>PROPOSED LAND USE</b>	No change

**REQUESTED ACTION**

Rezoning from A-2, Rural Agricultural District, and I-1, Light Industrial District, to PUD, Planned Unit Development

**SUMMARY:**

The applicant, Coleraine Capital Group, Inc., requests approval of a PUD, Planned Unit Development, to allow for a multi-family apartment complex containing 456 units, for a density of 14 units per acre.

**EXISTING CONDITIONS:**

**SIZE OF SITE:** 32.50 Acres

**SURROUNDING PROPERTIES**

	Subject Property	North	East	South	West
<b>Zoning</b>	A-2 & I-1	A-2 & R-1	PUD, R-1, R-2, & RM-6	I-1	PUD
<b>Land Use</b>	Urban High	Urban Medium & Park	Urban Medium	Job Center	Urban Medium & Urban High
<b>Current Use</b>	Undeveloped	Residential & Park	Residential (Multi-Family and Single-Family)	Industrial	Residential (Multi-Family)

**EXISTING ZONING DESIGNATIONS****I-1, Light Industrial District**

The I-1, Light Industrial District, is intended for light manufacturing, processing, assembly, and office/warehouse uses that operate with minimal noise, odor, dust, or glare, and are confined within enclosed buildings. The district aims to support industrial operations which generate moderate traffic but do not produce the heavy traffic associated with more intensive or hazardous industrial uses. This district serves as a transitional zone between general commercial, multi-family residential areas, and heavier industrial zones, prioritizing activities that are non-disruptive to nearby properties.

**A-2, Rural Agricultural District**

This district is intended to provide a zoning classification for land situated relatively remote from the urban area which is used for agricultural and related purposes and will not undergo urbanization in the immediate future. The types of uses, the area and the intensity of use of land which is authorized in this district is designed to encourage and protect all agricultural uses until urbanization is warranted and the appropriate change in district classification is made. Areas included within this district are sufficiently remote from developed urban areas that exploration for and production of oil and gas will not be hazardous or detrimental to people and property within the developed portions of the City. Further, the purpose of the following regulations for properties within the Ten Mile Flat Conservation Area, is to:

- (1) Address unique conditions in the area commonly known as Ten Mile Flat, much of which land lies within the historical floodplain of Ten Mile Creek and the South Canadian River.

- (2) To protect exceptional and irreplaceable natural resources located in the Ten Mile Flat area; and
- (3) To protect against flood damage in the 100-year floodplain and other floodprone areas within the Ten Mile Flat area.

## **LAND USE DESIGNATION**

### **Urban High**

Highly compact, walkable pattern of urban development prioritizing alternative means of transportation. Low to no building space and separation of uses. This area is intended to create opportunities for economic activities attracting a city-wide audience, and place residents closer to services and jobs.

- High-intensity areas strive for more residential than non-residential uses with frequent master-planned mixed-use development nodes. Non-residential uses may be more common in UH than in UM or UL due to higher concentrations of population.
- Gross densities in any single development should be greater than 12 units per acre.

## **CHARACTER AREA DESIGNATION**

### **Suburban Neighborhood**

Areas where suburban residential subdivision development have occurred or are likely to occur (due to availability of water and sewer service). This area is characterized by low pedestrian orientation, existing but largely inconvenient public transit access, high to moderate degree of building and use separation, predominantly residential with scattered civic buildings and varied street patterns, often curvilinear.

In the future, the neighborhoods with good trail access and connections to surrounding services will likely continue to be highly attractive neighborhoods. Future development should elevate connectivity and Traditional Neighborhood Design (TND).

## **PROCEDURAL REQUIREMENTS:**

### **PRE-DEVELOPMENT:**

**PD25-15      June 26, 2025**

The applicant presented the PUD rezoning request for a proposed multi-family apartment development. During the meeting, neighboring residents raised several concerns, primarily related to wildlife preservation, trash management, and the potential impact on the local homeless population. Specifically, residents expressed concern about the effects of land clearing on migratory birds, deer, and owls that inhabit the wooded area. They inquired about strategies to minimize habitat disruption and preserve local wildlife. Additional concerns focused on litter, dumpster placement, and ongoing site maintenance. Neighbors voiced fears that the development could lead to increased trash in adjacent neighborhoods and create hidden areas that might attract homeless encampments within the remaining wooded sections. In response, the applicant proposed the following mitigation measures: Installation of enclosed dumpsters with regular maintenance to manage litter and reduce odors. Potential construction of a perimeter fence to deter unauthorized foot traffic and help prevent encampments in the area.

### **BOARD OF PARKS COMMISSIONERS:**

**September 4, 2025**

The proposal for Fee-in-Lieu of Land was accepted by the Board of Parks Commissioners in a unanimous 6-0 vote.



**SUMMARY OF APPLICATION:**

Coleraine Capital Group, Inc. requests to rezone from A-2 and I-1 to a PUD for approximately 32.50 acres of land located at 1751 E. Imhoff Road. The request is to facilitate the development of a multi-family apartment complex. The application also includes a preliminary plat request. The proposed development will feature three- to five-story apartment buildings, along with accessory structures, resident amenities, and integrated open and green spaces throughout the site.

**USE:**

The proposed development will feature multi-family apartment buildings, accessory structures related to maintenance, and amenities such as leasing offices, pool areas, dog parks, sports courts, walking trails, and fitness stations. The complete list of the allowable uses for the property is attached as Exhibit C, Allowable Uses.

**TRAFFIC ACCESS, CIRCULATION, PARKING AND SIDEWALKS:**

Access to the proposed development will be provided via two full-access driveways: (1) an entrance/exit located near the western property line and (2) an entrance/exit near the eastern property line. Driveway (1) and (2) take access from Imhoff Road, as illustrated on Exhibit B, Preliminary Site Development Plan. The parking area will comply with all applicable provisions of the City of Norman's parking ordinance and regulations. Additionally, the proposal would include a pedestrian access connection to Twisted Oak Drive. Internal sidewalks will be provided throughout the development, and a sidewalk will be installed along Imhoff Road as shown on Exhibit B.

**LANDSCAPING:**

Landscaping will be provided and maintained in accordance with the City of Norman's applicable landscaping regulations, Section 36-551, Landscaping Requirements for Off-Street Parking Facilities, which may be amended from time to time.

**SIGNAGE:**

Signs on the property will comply with the applicable Medium-Density Residential requirements in Chapter 28, Sign Regulations, which may be amended from time to time.

**LIGHTING:**

Exterior Lighting will comply with the applicable regulations in Section 36-549, Commercial Outdoor Lighting Standards, which may be amended from time to time.

**SANITATION/UTILITIES:**

The project will comply with the City of Norman's applicable regulations for sanitation services. Dumpsters will be located as depicted on the Preliminary Site Development Plan. The development will connect to the City of Norman's water and wastewater systems.

**FENCING/WALLS:**

Fencing shall not be required on the property but may be installed around the perimeter of the property. Fencing placement and heights shall comply with the applicable regulations in Section 36-552, Fencing, Walls, and Screening, as amended from time to time.

**EXTERIOR MATERIALS:**

The PUD Narrative states the exterior of the buildings may be constructed of brick, stone, synthetic stone, high impact quality stucco or EIFS, masonry, metal accents, and any combination thereof. A masonry percentage requirement was not provided by the applicant. Because these are residential buildings, the 80% masonry requirement in the Zoning Ordinance Section 36-547, Exterior Appearance, does not apply.

**HEIGHT:**

In the PUD Narrative, it states any building on the property will be allowed to reach a maximum height of five stories, excluding subgrade elements including roof top mechanical units, equipment screening, or parapet walls. The proposed Site Development Plan shows three- and four-story buildings.

**NEAREST PUBLIC PARK:**

Oakhurst Park is approximately 0.28 miles from the proposed development off Oakhurst Avenue. The proposed development includes a pedestrian pathway connecting to Twisted Oak Drive to allow access to Oakhurst Park.

**REVIEW COMMENTS:**

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk (\*) indicates the agency, department, and/or division responded with adverse comments.

**CITY DEPARTMENTS**

1. Fire Department
2. Building Permitting Review
3. Public Works/Engineering
4. Transportation Engineer
5. Planning
6. Utilities

**COMMENTS, BY DEPARTMENT/AGENCY:**

Items italicized and in blue in these sections represent City Staff analysis.

**A.1. FIRE DEPARTMENT**

*Additional information will be required to determine fire hydrant and fire lane requirements related to the proposed buildings. These items will be addressed during individual building permitting.*

**A.2. BUILDING REVIEW**

*Building Codes will be addressed at the building permit stage.*

**A.3. PUBLIC WORKS/ENGINEERING**

*Please see the attached report from Engineering.*

**A.4. TRANSPORTATION ENGINEER**

*Please see the attached report from the Transportation Engineer.*

## **A.5. PLANNING**

### **ZONING CODE CONSIDERATIONS**

#### **a) Purpose – PUD, Planned Unit Development**

i) It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan of record. The PUD, Planned Unit Development District herein established is intended to provide for greater flexibility in the design of buildings, yards, courts, circulation, and open space than would otherwise be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit, and which are not now required by other regulations. By permitting and encouraging the use of such procedures, the Planning Commission and City Council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety, and welfare of the City. Specifically, the purposes of this section are to encourage:

- (1) A maximum choice in the types of environments and living units available to the public.
- (2) Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.
- (3) Maximum enhancement and minimal disruption of existing natural features and amenities.
- (4) Comprehensive and innovative planning and design of diversified developments which are consistent with the City's long-range plan and remain compatible with surrounding developments.
- (5) More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
- (6) Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use. The PUD, Planned Unit Development regulations are designed to provide for small- and large-scale developments incorporating a single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites. Private or public common land and open space must be an essential, major element of the development, which is related to, and affects, the long-term value of the homes and other development. A planned unit development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

*The applicant requests a Planned Unit Development (PUD) to gain flexibility in use, design, and development standards, as multi-family is not permitted under A-2 or I-1 zoning regulations. This type of request is **consistent** with the intent of the PUD ordinance to allow for more choice in type of living units available to the public in this area and in the efficient and economic use of land via a smaller network of public infrastructure. It is also **consistent** with providing open space and recreation areas, along with consistency with the desired density outlined in the City's Comprehensive Land Use Plan (greater than 12 units per acre).*

#### **b) Uses Permitted**

- i) The proposed development will feature multi-family buildings, accessory structures, and resident amenities such as leasing offices, pool areas, dog parks, sports courts, walking trails, and fitness stations. The complete list of the allowable uses for the Property is attached as Exhibit C.

*This use is **consistent** with multi-family development. There are three multi-family apartment complexes to the west of the subject property. There is a single-family residential area adjacent to the subject property on the east side of Twisted Oak Drive.*

#### **c) Area Regulations**

- i) 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, twenty-five feet (25') from the western property line, forty feet (40') from the south property line, and (50') from the eastern property line.

*The area regulations proposed for the project are **consistent** with those typically established for a multi-family apartment complex development. The proposed area regulations are similar to those of surrounding apartment complexes. Staff would note the setbacks in the PUD Narrative and the setbacks shown on the Preliminary Site Development Plan do not match. The Narrative allows for smaller setbacks than are depicted on the Preliminary Site Development Plan. Should the applicant want to change their setbacks from what is shown, they would need to amend their Preliminary Site Development Plan.*

#### **d) Height Regulations**

- i) The proposed development allows buildings up to a maximum height of five stories, not including subgrade components, rooftop mechanical equipment, screening structures, or parapet walls. The site plan includes a total of eight buildings: four three-story structures, three four-story structures, and one single-story structure.

*The proposed building heights at three- and four-stories as shown on the Preliminary Site Development Plan are **consistent** with the multi-family in the surrounding area. The height is **inconsistent** with the single-family in the area to the east. The zonings for the existing multi-family complexes to the east and west also allow for structures exceeding three stories.*

### **COMPREHENSIVE PLAN CONSIDERATIONS**

#### **a) Character Area Policies**

## i) General Policies

### (1) Residential Policies

- (a) New residential development should blend with existing housing, incorporating tools such as buffering requirements and right-sized public spaces as defined in land use categories.
- (b) Accommodate a variety of housing styles, sizes, densities, and price points to suit diverse housing needs.
- (c) New residential developments should use a variety of techniques to avoid the appearance of identical homes, increasing vibrancy and diversity in the built environment.

*The proposed residential development is **consistent** with the General Residential Policies for all Character Areas by incorporating higher densities that blend with the existing multi-family apartment complexes to the west and to the east. The existing single-family structures to the east are two-stories in height. The proposed three-story structures (as shown on the Preliminary Site Development Plan) would not overwhelm the existing housing to the east, as the 50' setback will help minimize the impact. Please see note regarding the PUD Narrative allowance for the five stories in d) Height Regulations above.*

## ii) Character Area Policies – Suburban Neighborhood

1. Infrastructure extensions should occur incrementally, and new developments must connect to City water and sewer, which may require extension of lines.
2. Protect drainageways in accordance with WQPZ ordinance within new development and expand their use for public trail access.
  - a) Treat water quality volume from runoff for volume recommended in stormwater master plan and in accordance with EDC Section 7000.
  - b) The open spaces created around drainageways should be connected when it is feasible to create wildlife corridors.
3. Reduce the impact of higher intensity uses to adjacent lower intensity uses with screening and landscaping. Native landscaping is encouraged.
  - a) Prioritize preservation of existing mature street trees.
4. Promote a mix of housing types, including accessory dwelling units, and new, well-designed similarly scaled multi-unit residences to increase neighborhood density and income diversity.
  - a) Priority for higher density, mixed-income, and affordable housing opportunities should be assigned to locations with multi-modal transportation access and capacity.
  - b) Based on associated Land Use, housing typologies of all intensity levels are appropriate within the Suburban Character area.
5. Encourage:
  - a) More mixing of uses, including neighborhood services, job centers, and residential uses of similar intensities.
  - b) Retrofitting existing commercial and retail strip development in areas that are likely to undergo renovation or potential demolition in the life of this plan.
  - c) Civic, cultural uses, entertainment establishments that will promote community interaction and public open space.

6. As streets move further from the center of the Core Neighborhood Character Area and parcel sizes and development patterns work against pedestrian circulation, focus should shift to vehicular safety, corridor appearance and traffic speeds while still providing basic access and safety for pedestrians and bicyclists. Transportation accommodation should:
- a) Ensure interconnectivity between developments for local and collector streets.
  - b) Provide access to trails with all new development, when feasible to integrate trail plans outlined in the Transportation and Park Master Plans into developments.
  - c) Connect streets between land uses and include complete street approaches for undeveloped sites.
  - d) Use the most recent Transportation Master Plan to fill pedestrian system gaps along streets, to trails, and within developments.
  - e) Encourage network of multi-modal transportation options to neighborhood centers and local mixed-use developments.

*The proposed development is **consistent** with Suburban Neighborhood policies regarding the use of existing City services and the increased density with similarly scaled multi-unit residences as surrounding multi-family apartment complexes. While the development does not have new public streets, it is still providing for pedestrian connectivity to a nearby park.*

## **b) Land Use Development Policies**

### **i) Description and Context – Urban High**

- 1) Highly compact, walkable pattern of urban development prioritizing alternative means of transportation. Low to no building space and separation of uses. This area is intended to create opportunities for economic activities attracting a city-wide audience, and place residents closer to services and jobs.
  - a) High-intensity areas strive for more residential than non-residential uses with frequent master-planned mixed-use development nodes. Non-residential uses may be more common in UH than in UM or UL due to higher concentrations of population.
  - b) Gross densities in any single development should be greater than 12 units per acre.

*The proposal is **consistent** as there will be a density of 14 units per acre. While the development has higher building spacing and is not compact, it is similar in character to neighboring multi-family properties to the west and to the east.*

### **ii) Building Types**

- (1) Medium and Small-scale 3- to 5-story buildings are common. Within existing developed areas, buildings may go up to 2-stories higher than surrounding properties.
- (2) Multi-unit structures are the priority, but a variety of housing types from townhomes to apartments are expected.



- (3) Mixed-use buildings including retail, work-spaces, and residences are most common.
- (4) Public and private spaces (i.e. balconies, recreational roof decks, outdoor dining, etc.) are clearly defined and cultivate a sense of place.
- (5) New developments that are single-use developments or predominantly single-unit or garden apartments are not appropriate

*The proposal is **consistent** in featuring small- to medium-scale buildings ranging from three to five stories, while providing private amenities such as fitness stations and outdoor grilling areas help cultivate a sense of place. The proposal will be no more than two stories higher than surrounding properties, as shown on the Preliminary Site Development Plan. Staff would note the PUD Narrative language allows five stories; this is more than is shown on the Preliminary Site Development Plan.*

### iii) Site Design

- (1) The scale and layout of the built environment are conducive to walking. Trails and pathways are integrated throughout developments to connect to parks, neighborhoods, and community destinations.
- (2) Multi-unit developments without connections to neighboring properties and uses weaken the development pattern and should be limited or avoided altogether.
- (3) Street trees should form a continuous urban canopy over public areas and rights-of-way.
- (4) Stormwater to be addressed at the project level but designed as part of a larger neighborhood or sub-basin system.
- (5) Site layout should take every opportunity to maximize the public infrastructure available in this area.

*The proposal is **consistent** as sidewalks are present throughout the development, with a pedestrian connection on the east side leading to Oakhurst Park. Additionally, the Narrative states the development will follow landscaping requirements, which require the installation of trees along the street frontage.*

### iv) Transportation

- (1) This area features a relatively dense grid of streets and sidewalks. A full street hierarchy provides a variety of connections and route choices to people moving to, through, and within the area. Parking is a secondary use and should be as small as possible due to the character and value of land in the area. Most of these areas have, or will have, easy access to public transportation (less than one half-mile walk of a stop). Improving access for pedestrians and bicyclists will continue to be a priority, including modernizing multi-modal infrastructure.

*The proposal is **consistent** with the policies relating to pedestrian access because sidewalks can be taken to 12<sup>th</sup> Avenue SE, and to Classen Blvd. No public streets are proposed with this application. The subject property is not currently within one half-mile walk of a public transportation stop.*

### v) Utility Access

- (1) A full range of utilities should be available. If services are not already in place, they must be extended by the developer during the platting process to be

suitable for development. If development occurs adjacent to existing facilities that are determined to be insufficient to meet the demands of the proposed development, the developer must upgrade the existing facilities to enhance the capacity of the utility systems.

*The proposal is **consistent** as the necessary utilities are available.*

#### **vi) Public Space**

- (1) Consisting of appropriately scaled public spaces including small parks, plazas, parklets, regional trail connections, and walking paths. Pedestrian amenities should be commonly integrated into public and private projects.

*The proposal is **consistent** as there are sidewalks throughout the development, and there is a sidewalk connection to the adjacent residential neighborhood to the east via Twisted Oaks Drive, and to the east which leads to 12<sup>th</sup> Avenue SE.*

#### **b) Neighborhood and/or Special Area Plans**

- i) This location is **not** within a Neighborhood or Special Planning Area.

### **A.6. UTILITIES**

#### **AIM NORMAN PLAN CONFORMANCE**

*The proposed development is in accordance with AIM Water and Wastewater Utility.*

#### **SOLID WASTE MANAGEMENT**

*The proposed development meets requirements and provides access for solid waste services.*

#### **WATER/WASTEWATER AVAILABILITY**

##### **a) Water Availability**

*Adequate capacity within the water system exists to serve the proposed development.*

##### **b) Wastewater Availability**

*Adequate capacity within the wastewater system exists to serve the proposed development.*

### **ALTERNATIVES/ISSUES:**

**IMPACTS:** The proposed multi-family apartment development aligns with the Land Use and Character Area objectives by incorporating high density, multi-family housing that is comparable in scale and form to adjacent neighborhoods, with building heights ranging from three to four stories, as shown on the Preliminary Site Development Plan. Aspects of consistency with AIM Policies could be affected by the difference in language in the PUD Narrative allowing for five-story buildings. Additionally, the proposal demonstrates consistency in site design and provides connectivity to a nearby park.



**CONCLUSION:** Staff forwards this request for rezoning from A-2, Rural Agricultural District, and I-1, Light Industrial District, to a PUD, Planned Unit Development, and Ordinance O-2526-6 to the Planning Commission for consideration and recommendation to City Council.



# 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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  - F. Fire Protection Services
  - G. Traffic Circulation and Access
- III. DEVELOPMENT PLAN AND DESIGN CONCEPT
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  - B. Development Criteria

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- A. Legal Description of the Property
- B. Preliminary Site Development Plan
- C. Allowable Uses
- D. Preliminary Plat
- E. Green Space Exhibit

## 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 24<sup>th</sup> 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**

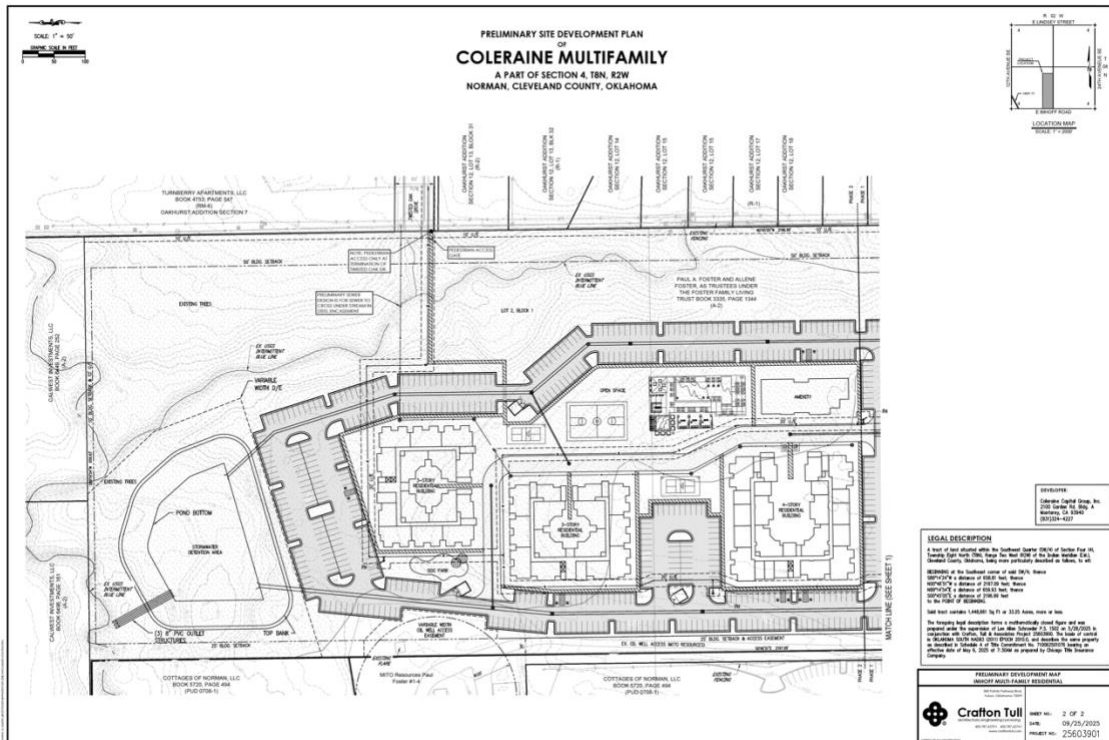
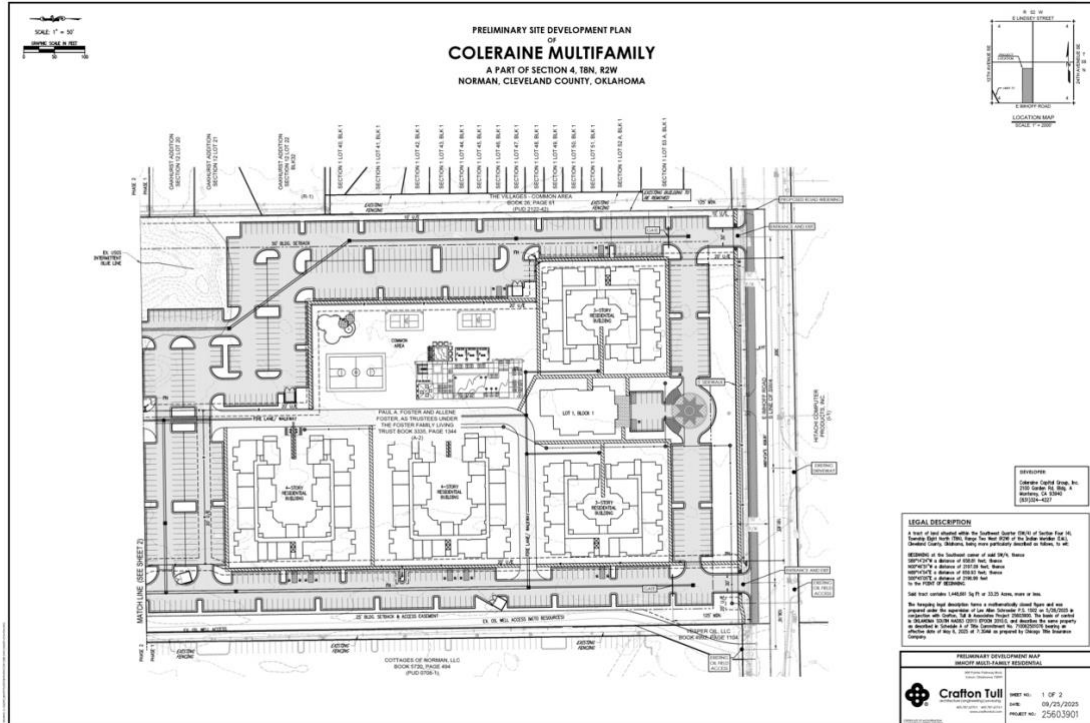
## Legal Description of the Property

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*



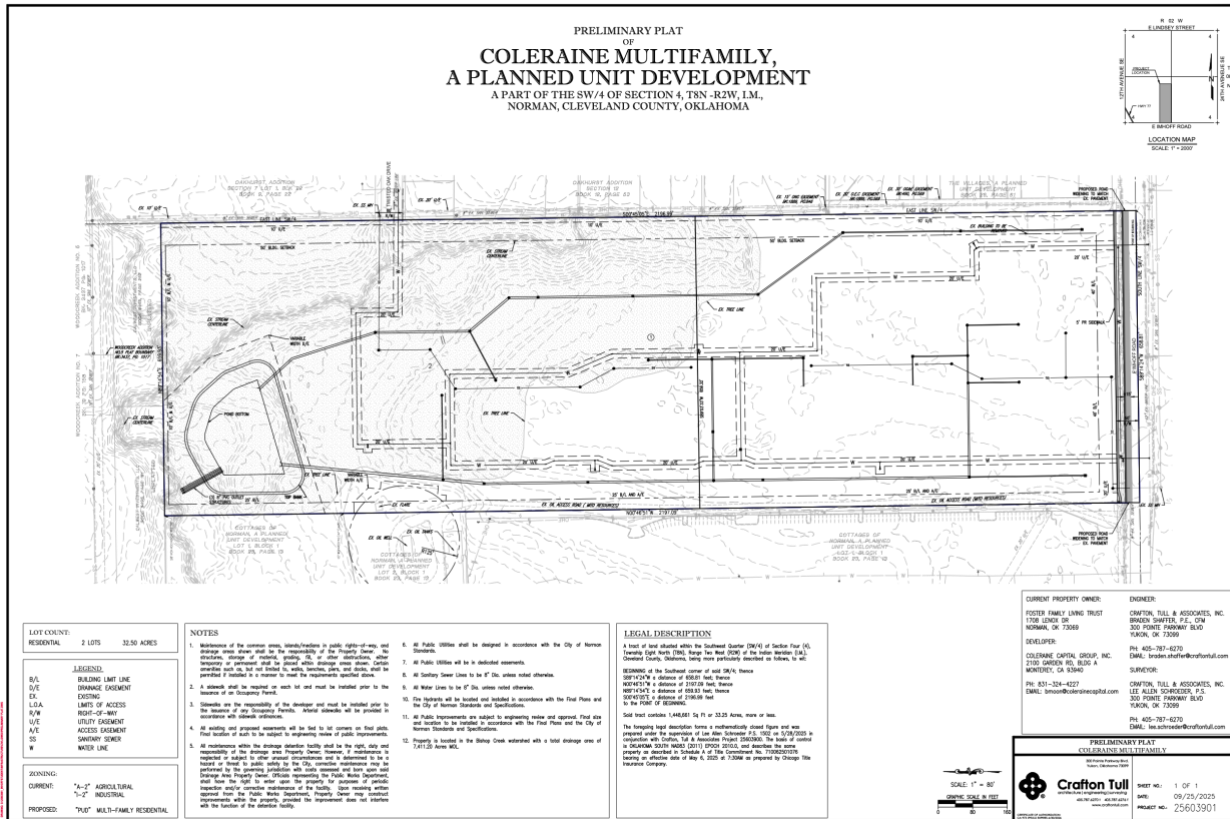
## **EXHIBIT C**

### 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

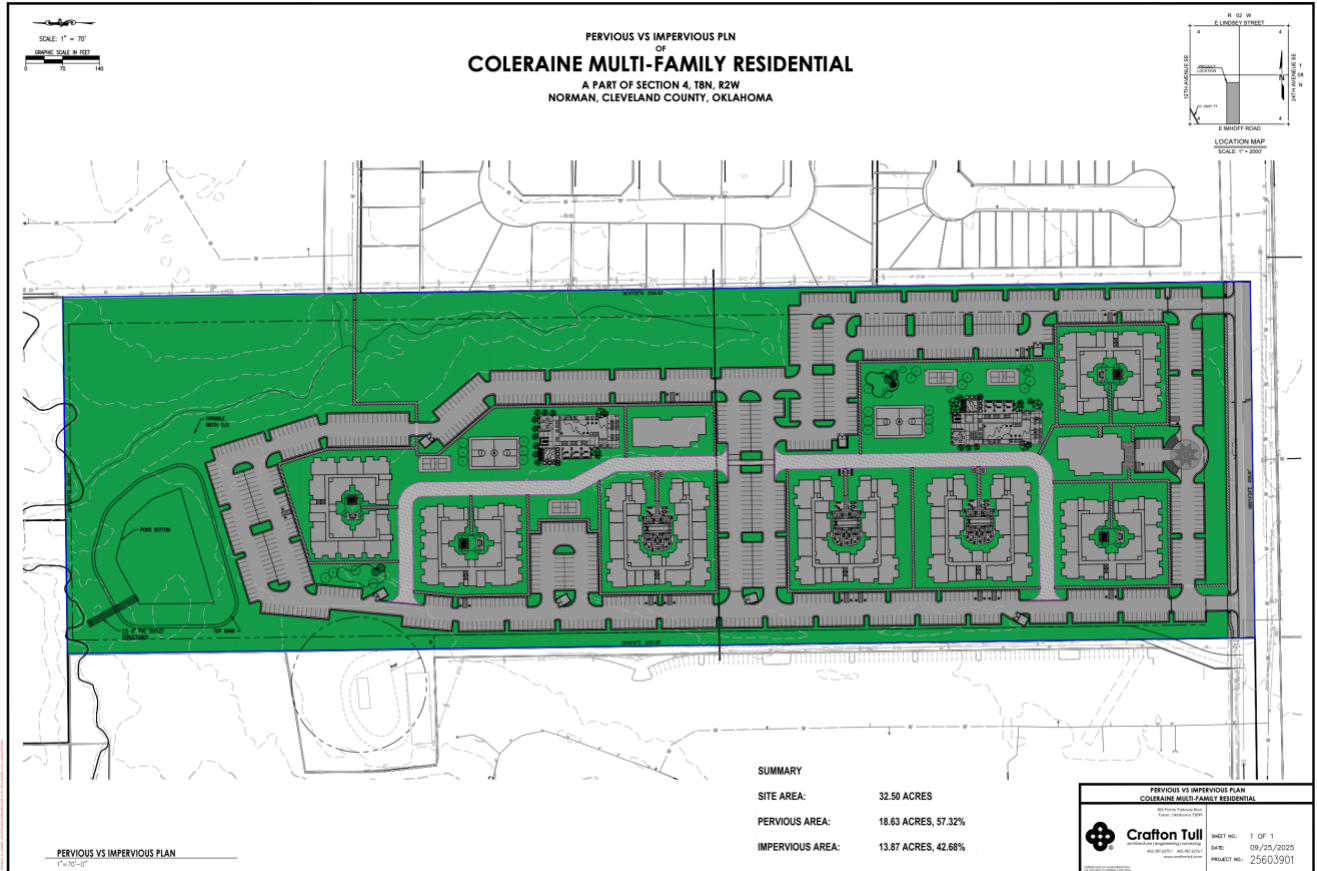
**EXHIBIT D**

Preliminary Plat  
Full Size Documents Submitted to City Staff



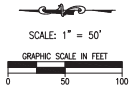
# EXHIBIT E

## Green Space Exhibit Full Size Documents Submitted to City Staff



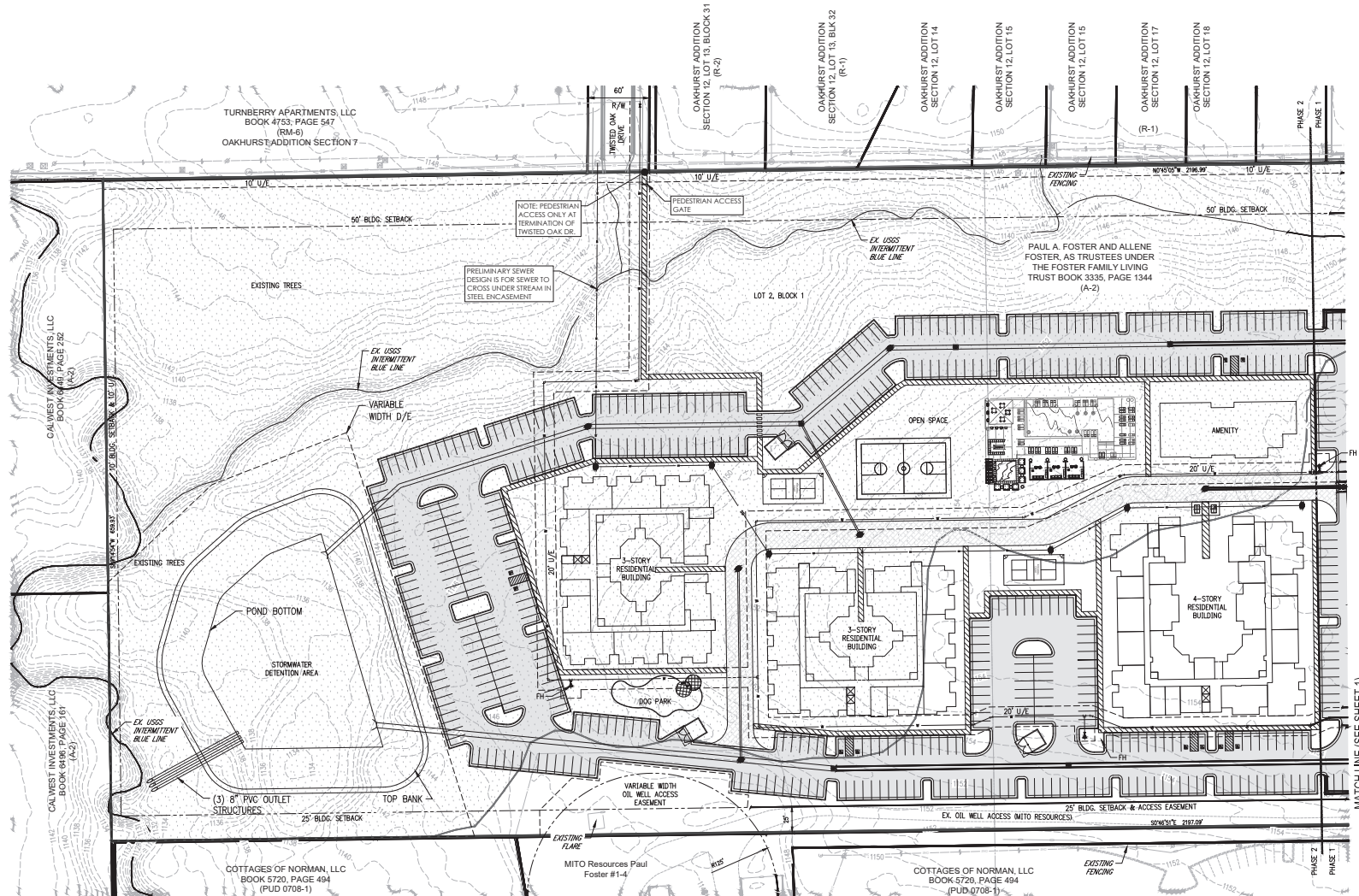
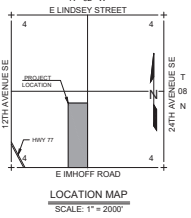






# EXHIBIT B

## PRELIMINARY SITE DEVELOPMENT PLAN OF COLERAINE MULTIFAMILY A PART OF SECTION 4, T8N, R2W NORMAN, CLEVELAND COUNTY, OKLAHOMA



**DEVELOPER:**  
Coleraine Capital Group, Inc.  
2100 Garden Rd. Bldg. A  
Monterey, CA 93940  
(831)324-4227

### LEGAL DESCRIPTION

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 (14A), Cleveland County, Oklahoma, being more particularly described as follows, to wit:

**BEGINNING** at the Southeast corner of said SW/4; thence S89°14'24\"/>

Said tract contains 1,448,661 Sq Ft or 33.25 Acres, more or less.

The foregoing legal description forms a mathematically closed figure and was prepared under the supervision of Lee Allen Schroeder P.S. 1502 on 5/28/2025 in conjunction with Crafton, Tull & Associates Project 25603000. The basis of control is OKLAHOMA SOUTH NAD83 (2011) EPOCH 2010.0, and describes the same property as described in Schedule A of Title Commitment No. 710662501076 bearing an effective date of May 6, 2025 at 7:30AM as prepared by Chicago Title Insurance Company.

### PRELIMINARY DEVELOPMENT MAP IMHOFF MULTI-FAMILY RESIDENTIAL

300 Franklin Parkway Blvd.  
Tulsa, Oklahoma 74104



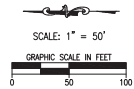
**Crafton Tull**  
architectural engineering llc | tulsa, ok  
405.767.6270 | 405.767.6271  
www.craftontull.com

**SHEET NO.:** 2 OF 2  
**DATE:** 09/25/2025  
**PROJECT NO.:** 25603901

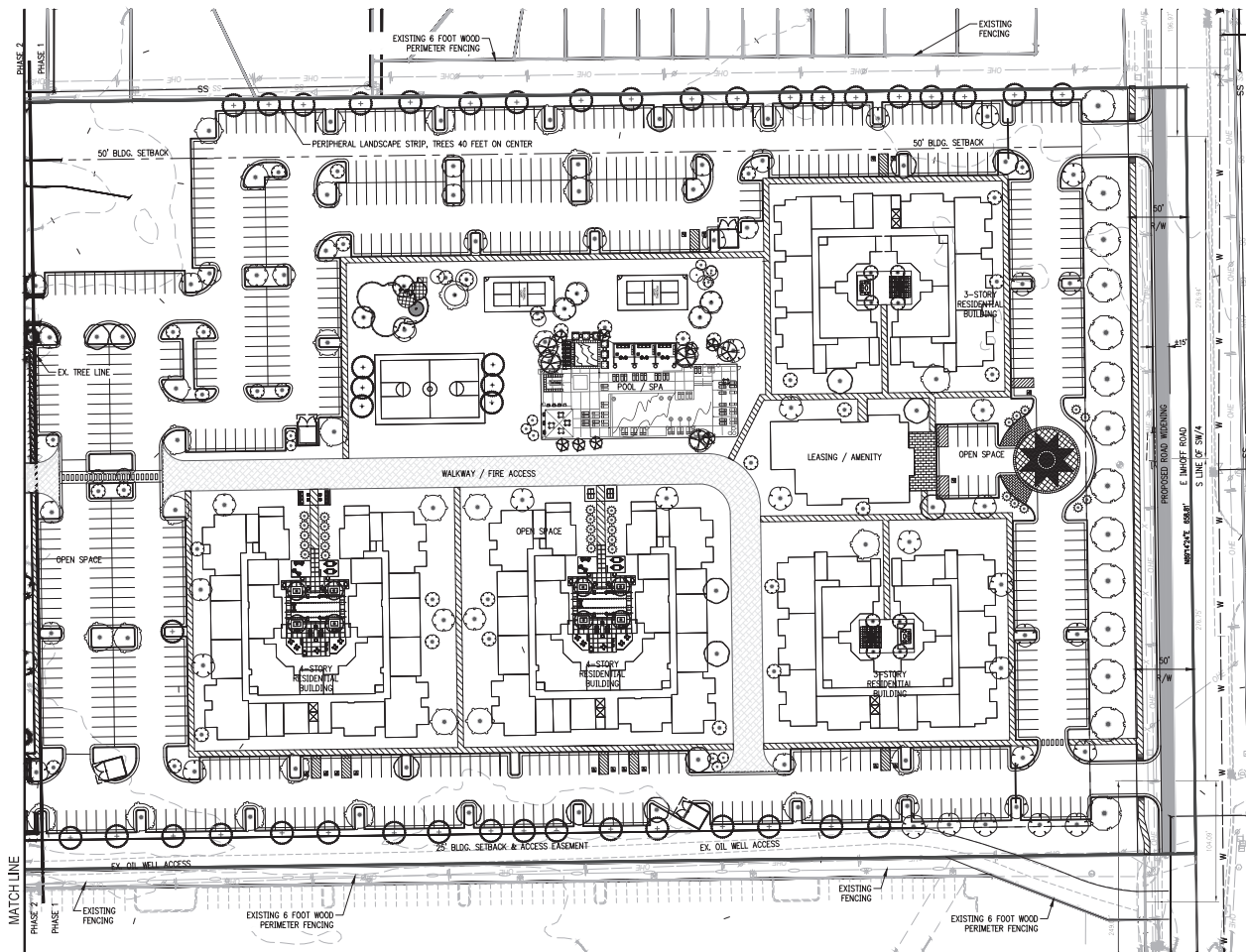








PRELIMINARY SITE LANDSCAPE PLAN  
OF  
**COLERAINE MULTI-FAMILY RESIDENTIAL**  
A PART OF SECTION 4, T8N, R2W  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
<b>TREES</b>			
	20	ACER RUBRUM / ARMSTRONG / ARMSTRONG RED MAPLE	2 1/2" CAL.
	23	ACER RUBRUM / AUTUMN GLORY / AUTUMN GLORY MAPLE	2" CAL. 10'-12' HT.
	62	ACER SACCHARUM / AUTUMN SPLENDOR / CADDO SUGAR MAPLE	2.5" CAL. TYPE 1 & 2
	81	CERCIS CANADENSIS / OKLAHOMA / OKLAHOMA REDBUD	2.5" CAL. TOTAL, 3-TRUNK MIN.
	14	CUPRESSUS ARIZONICA / BLUE ICE / ARIZONA CYPRESS	7' MIN., FULL TO GROUND
	42	LAGERSTROEMIA X TUSCARORA / RED CRAPE MYRTLE MULTI-TRUNK	MULTI-TRUNK, 5-1" CANE MIN.
	66	PINUS TAEDA / LOBLOLLY PINE	2" CAL. 8-10' HT.
	40	PISTACHIA CHINENSIS / CHINESE PISTACHE	2" CAL. 8-10' HT.
	14	QUERCUS SHUMARDII / SHUMARD RED OAK	2" CAL. 8-10' HT.
	21	TAXODIUM DISTICHUM / BALD CYPRESS	2" CAL. 8-10' HT.
	43	ULMUS PARVIFOLIA / LACEBARK ELM	2" CAL. 10'-12' HT.

ORDINANCE REQUIREMENTS

**INTERIOR REQUIREMENTS**  
15 SQUARE FEET OF INTERNAL ISLANDS FOR EACH INTERIOR PARKING SPACE  
INTERIOR PARKING SPACES, EXCLUDING SPACES ABUTTING A PERIMETER FOR WHICH LANDSCAPING IS REQUIRED: 911  
911 X 15 = 13,665 SQUARE FEET REQUIRED INTERNAL ISLANDS  
INTERNAL ISLANDS PROVIDED: 28,510 SQ. FT.

1 TREE FOR EVERY 100 SQUARE FEET OF REQUIRED LANDSCAPE AREA  
13,665 SQUARE FEET / 100 = 136.65 TREES  
NUMBER OF TREES PROVIDED WITHIN ISLANDS: 138

**STREET LANDSCAPING REQUIREMENTS ADJACENT TO E. IMHOFF RD.:**  
AT LEAST ONE TREE PER 40 LINEAR FEET

**PERIPHERAL LANDSCAPING REQUIREMENTS:**  
AT LEAST ONE TREE PER 40 LINEAR FEET, 20% EVERGREEN MINIMUM

**NOTE:**  
500 AREAS SHOWN SHALL BE PLANTED WITH U-3 BERMUDA 500 OR EQUIVALENT AS APPROVED BY OWNER'S REPRESENTATIVE. ALL OTHER AREAS DISTURBED BY CONSTRUCTION, INCLUDING GRADING, AND NOT SHOWN TO BE PAVED, PLANTING BED OR OTHERWISE INDICATED, SHALL BE SOODED.

**AUTOMATIC IRRIGATION SYSTEM WITH MANUAL QUICK COUPLERS TO BE PROVIDED BY OWNER.**

LANDSCAPE PLAN  
1"=50'-0"

PRELIMINARY LANDSCAPE PLAN  
COLERAINE MULTI-FAMILY RESIDENTIAL

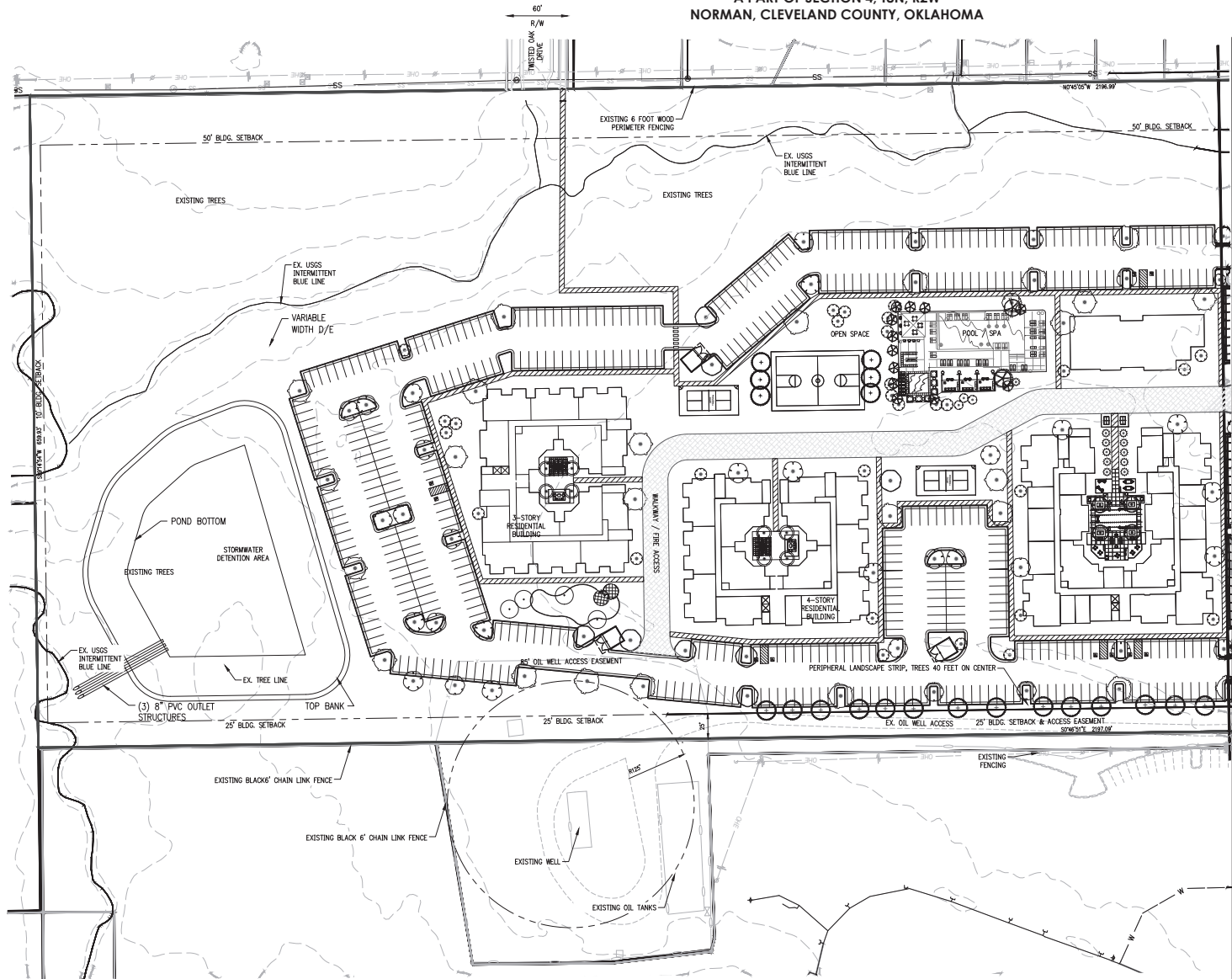
300 Franklin Parkway Blvd.  
Norman, Oklahoma 73069

**Crafton Tull**  
craftontull.com | crafftontull@craftontull.com  
405.787.6270 | 405.787.6271 | 405.787.6272

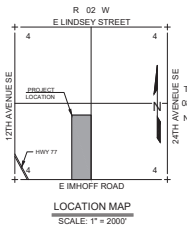
SHEET NO.: 1 OF 3  
DATE: 09/25/2025  
PROJECT NO.: 25603901

PRELIMINARY SITE LANDSCAPE PLAN  
OF  
**COLERAINE MULTI-FAMILY RESIDENTIAL**  
A PART OF SECTION 4, T8N, R2W  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

SCALE: 1" = 50'  
GRAPHIC SCALE IN FEET  
0 50 100



LANDSCAPE PLAN  
1"=50'-0"



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
<b>TREES</b>			
	20	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	2 1/2' CAL.
	23	ACER RUBRUM 'AUTUMN GLORY' / AUTUMN GLORY MAPLE	2' CAL, 10'-12' HT.
	62	ACER SACCHARUM 'AUTUMN SPLENDOR' / CADDO SUGAR MAPLE	2.5' CAL, TYPE 1 & 2
	81	CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD	2.5' CAL TOTAL 3-TRUNK MIN.
	14	CUPRESSUS ARIZONICA 'BLUE ICE' / ARIZONA CYPRESS	7' MIN, FULL TO GROUND
	42	LAGERSTROEMIA X TUSCARORA / RED CRAPE MYRTLE MULTI-TRUNK	MULTI-TRUNK, 3-1" CANE MIN.
	66	PRINUS TAEDA / LOBLOLLY PINE	2' CAL, 8-10' HT.
	40	PRISTIA CHINENSIS / CHINESE PRISTIA	2' CAL, 8-10' HT.
	14	QUERCUS SHUMARDII / SHUMARD RED OAK	2' CAL, 8-10' HT.
	21	TAXODIUM DISTICHUM / BALD CYPRESS	2' CAL, 8-10' HT.
	43	ULMUS PARVIFOLIA / LACEBARK ELM	2' CAL, 10'-12' HT.

PRELIMINARY LANDSCAPE PLAN  
COLERAINE MULTI-FAMILY RESIDENTIAL

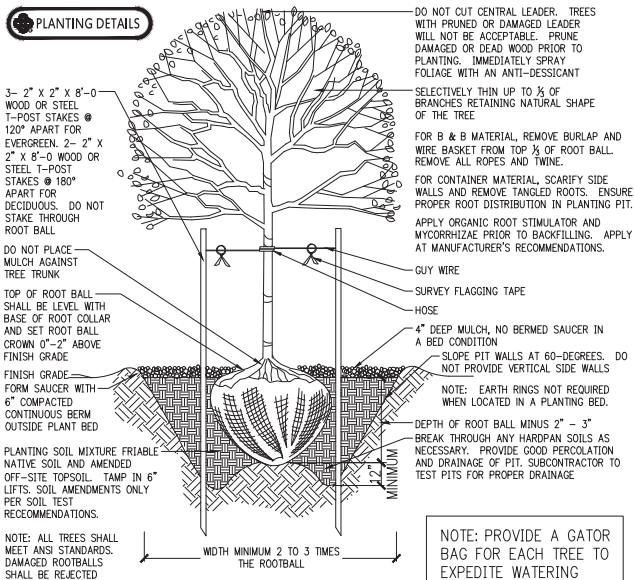


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Norman, Oklahoma 73069  
405.767.6270 | 405.767.6271  
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SHEET NO.: 2 OF 3  
DATE: 09/25/2025  
PROJECT NO.: 25603901

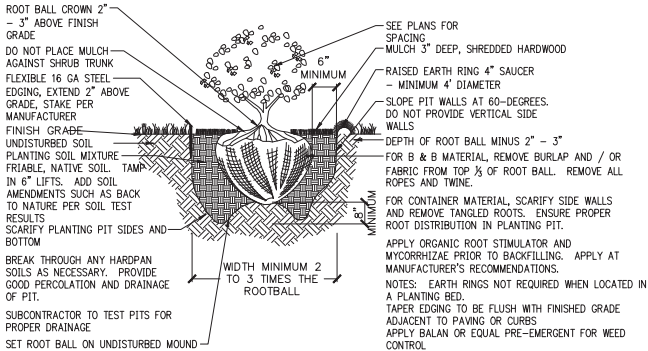


## PLANTING DETAILS



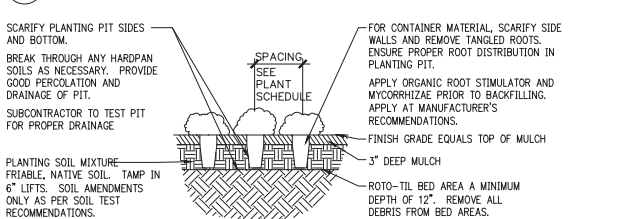
## 1 TREE PLANTING

(L-501) NOT TO SCALE



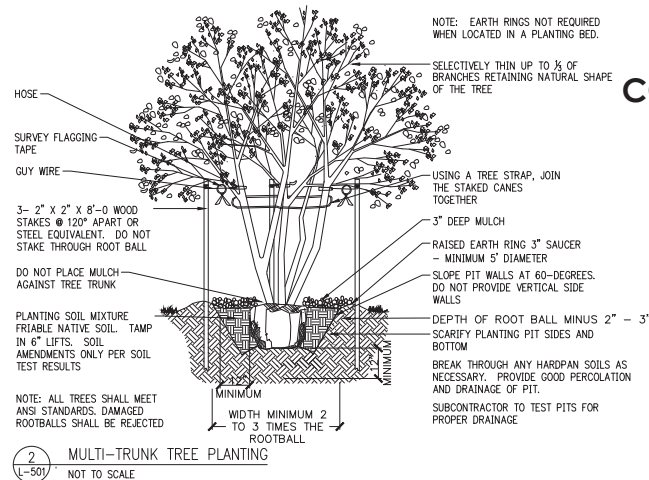
## 3 SHRUB / ORNAMENTAL GRASSES PLANTING

(L-501) NOT TO SCALE



## 4 GROUND COVER PLANTING

(L-501) NOT TO SCALE



## 2 MULTI-TRUNK TREE PLANTING

(L-501) NOT TO SCALE

## PLANTING NOTES

- THE QUANTITIES ON THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE GRAPHIC REPRESENTATIONS ON THE DRAWINGS TAKE PRECEDENT. VERIFY INDICATED QUANTITIES AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- NO SUBSTITUTIONS AS TO SIZE, TYPE, SPACING, QUANTITY OR QUALITY OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF EITHER THE OWNER'S REPRESENTATIVE OR THE PROJECT LANDSCAPE ARCHITECT. CHANGES IN PLANT MATERIAL MAY CONSTITUTE PLAN RE-APPROVAL.
- PLANTS SHALL BE SUPPLIED AT THE SIZES SPECIFIED ON THE DRAWINGS. THE SIZES SHOWN ARE THE MINIMUM REQUIRED FOR EACH CATEGORY (HEIGHT, SPREAD, CALIPER, CONTAINER SIZE ETC.). THE PLANTS SUPPLIED MUST CONFORM TO ALL OF THE MINIMUM DIMENSIONS INDICATED. PLANTS OF LARGER SIZE MAY BE USED IF ACCEPTABLE TO THE OWNER AT NO ADDITIONAL COST AND IF SIZE OF CONTAINER OR ROOT BALLS, HEIGHT, AND SPREAD ARE INCREASED PROPORTIONATELY IN ACCORDANCE WITH ANSI Z60.1, 2004 EDITION. ALL OTHER QUALITY REQUIREMENTS OF THE PLANT MATERIAL MUST ALSO BE ADHERED.
- ALL PLANTS MUST BE NURSERY GROWN. ALL TREES SHALL COMPLY WITH ANSI Z60.1, 2004 EDITION AND THE URBAN TREE FOUNDATION GUIDELINE FOR NURSERY TREE QUALITY, 2009 EDITION. ALL PLANTS SHALL BE HIGHEST QUALITY, FIRST CLASS REPRESENTATIVES OF THEIR SPECIES. SECONDS, CULLS, OR PARK GRADE MATERIAL WILL BE REJECTED.
- CALIPER SIZE IS NOT TO BE REDUCED. CALIPER MEASUREMENTS SHALL BE TAKEN IN ACCORDANCE WITH ANSI STANDARDS.
- ALL TREES EXCEPT MULTI-TRUNKED MUST BE STRAIGHT TRUNKED, HAVE A STRONG CENTRAL LEADER, FULL HEADED, AND MEET THE MINIMUM REQUIREMENTS. TREES WITH "Y" SHAPE ARE NOT ACCEPTABLE UNLESS THAT SHAPE IS NATURAL TO THE GROWTH HABIT OF THE SPECIES. TREES THAT HAVE BEEN FRESHLY PRUNED TO MEET THESE SPECIFICATIONS SHALL BE REJECTED.
- THE PLANT'S VEGETATIVE CANOPY SHOULD BE MOSTLY SYMMETRICAL AND FREE OF LARGE VOIDS OR FLAT SURFACE AREAS.
- TREES AND SHRUBS MOVED DURING PERIODS OF HIGH TRANSPIRATION SHALL BE SPRAYED WITH AN ANTI-DESSICANT PRIOR TO MOVING. APPLY AND REMOVE ANTI-DESSICANTS ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- TREES SHALL BE STAKED AND GUYED AS DETAILED. STAKE AND GUYED MATERIALS SHALL BE REMOVED BY THE LANDSCAPE SUBCONTRACTOR SIX (6) MONTHS AFTER FINAL ACCEPTANCE.
- ALL PLANTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE AT ANY TIME PRIOR TO FINAL ACCEPTANCE. REJECTED PLANTS SHALL BE REPLACED IMMEDIATELY AT NO ADDITIONAL COST.
- PRIOR TO COMMENCEMENT OF INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND SHALL AVOID DAMAGING UTILITIES DURING INSTALLATION. ANY UTILITIES DAMAGED DURING INSTALLATION SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY AND THE GENERAL CONTRACTOR. ALL REPAIRS SHALL BE AT NO COST TO THE OWNER. CALL OKLAHOMA ONE-CALL SYSTEM AT 1-800-522-OKIE.
- ALL PLANT BEDS SHALL BE THOROUGHLY ROTO-TILLED A MINIMUM OF TWELVE INCHES (12") PRIOR TO PLANT PLACEMENT. AMENDMENTS, IF REQUIRED BASED ON SITE-SPECIFIC SOIL TEST RESULTS, SHALL BE THOROUGHLY TILLED INTO THE SOIL ACCORDING TO THE TEST RESULT RECOMMENDATIONS. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- THE LANDSCAPE CONTRACTOR SHALL UTILIZE ON-SITE TOPSOIL AS AVAILABLE UNLESS DEEMED NECESSARY TO BRING IN NEW TOPSOIL. ALL UNEVEN AREAS CAUSED BY PLANTING SHALL BE GRADED SMOOTH. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- ALL PLANTS SHALL BE PLACED WITH THE BEST FACE FORWARD, TOWARDS THE STREET WHENEVER POSSIBLE.
- ALL PLANTS SHOULD BE PRUNED OR BROKEN AND DEAD WOOD AS NECESSARY PRIOR TO INSTALLATION. REMOVE NO MORE THAN 1/3 OF THE BRANCHING. DO NOT PLANT WHEN GROUND IS FROZEN OR MUDDY.
- MULCH SHALL BE SHREDDED HARDWOOD PLACED TO A DEPTH OF 3".
- PRE-EMERGENT HERBICIDES, TRIFLURALIN, EPTAM, PREEM, OR APPROVED EQUAL, SHALL BE APPLIED TO ALL PLANTING BEDS PRIOR TO MULCHING. APPLY AT MANUFACTURER'S RATES AND RECOMMENDATIONS.
- APPLY ORGANIC ROOT STIMULATOR, CONTAINING MYCORRHIZAE, TO ALL PLANTS PRIOR TO BACKFILLING. APPLY AT MANUFACTURER'S RATES AND RECOMMENDATIONS.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE PLANT INSTALLATIONS UNTIL ACCEPTED BY THE OWNER'S REPRESENTATIVE AND THE PROJECT TURNED OVER TO THE OWNER. MAINTENANCE SHALL INCLUDE RE-MULCHING, WATERING, WEEDING, APPLICATIONS OF HERBICIDES, FUNGICIDES, INSECTICIDES AND PESTICIDES AS NECESSARY. MAINTENANCE SHALL INCLUDE ALL PLANTINGS, TREES, AND GROUND COVERS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS SHALL BE IN A HEALTHY AND THRIVING CONDITION ACCORDING TO THE NATURAL GROWTH HABITS OF THE INDIVIDUAL SPECIES AT THE TIME OF THE TURNOVER TO THE OWNER. LANDSCAPE CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR ONE YEAR AFTER FINAL ACCEPTANCE.

## TURF NOTES

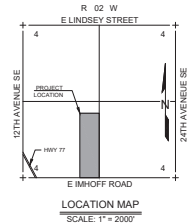
- SOD AREAS SHOWN SHALL BE PLANTED WITH U-3 BERMUDA SOD OR EQUIVALENT AS APPROVED BY OWNER'S REPRESENTATIVE. ALL OTHER AREAS DISTURBED BY CONSTRUCTION AND NOT SHOWN TO BE PAVED, PLANTING BED OR OTHERWISE INDICATED, SHALL BE SODDED.
- REMOVE ALL WEEDS, GRASS AND ANY DEBRIS LARGER THAN 1" IN DIAMETER FROM ALL AREAS TO BE SODDED. SODDED AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 6" AND ROUGH GRADED. TOPSOIL SHALL BE ADDED TO A DEPTH OF 4". SOIL AMENDMENTS AND FERTILIZER BASED ON SITE-SPECIFIC SOIL TEST RESULTS, SHALL BE THOROUGHLY TILLED INTO THE SOIL ACCORDING TO SOIL TEST RECOMMENDATIONS ALONG WITH THE TOPSOIL.
- GRADE SODDED AREAS SMOOTH TO WITHIN 1" OF FINISH GRADE AND ENSURE PROPER DRAINAGE AWAY FROM ALL STRUCTURES. ROLL SURFACE WITH A ROLLER TO ACHIEVE A SMOOTH FIRM SURFACE.
- LAY SOD WITHIN 24 HOURS OF DELIVERY. LAY SOD WITH ENDS STAGGERED. LAY SOD PERPENDICULAR TO ANY SLOPES AND STAKE WITH NAILS OR PEGS ACCORDING TO MANUFACTURER RECOMMENDATIONS. ROLL SOD AGAIN AFTER INSTALLATION TO ENSURE GOOD CONTACT WITH THE SOIL.
- WATER SOD THOROUGHLY AFTER INSTALLATION. FOR THE FIRST FEW WEEK AFTER SODDING, WATER DAILY JUST ENOUGH TO MOISTEN THE GRASS AND UNDERLYING SOIL. MAY NEED TO WATER TWO OR THREE TIMES A DAY. AVOID PUDDLING AND RUN-OFF.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SODDED AREAS UNTIL ACCEPTED BY THE OWNER'S REPRESENTATIVE AND THE PROJECT IS TURNED OVER TO THE OWNER. MAINTENANCE SHALL INCLUDE MOWING, WATERING, EDGING AND WEEDING. APPLICATIONS OF HERBICIDES, FUNGICIDES, INSECTICIDES AND PESTICIDES AS NECESSARY.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL SODDED AREAS ARE IN A HEALTHY AND THRIVING CONDITION AT THE TIME OF THE TURNOVER TO THE OWNER. LANDSCAPE CONTRACTOR SHALL GUARANTEE THE TURF FOR A PERIOD OF SIX MONTHS AFTER FINAL ACCEPTANCE.

## IRRIGATION NOTES

- THE IRRIGATION SHALL BE PERFORMED BY A DESIGN/BUILD CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SITE UTILITIES, COORDINATING UTILITY CONSTRUCTION WITH OWNER, AND PROTECTING UTILITIES DURING CONSTRUCTION.
- ACTUAL LOCATION OF BACKFLOW AND METER MAY CHANGE, AND SHOULD BE COORDINATED WITH OWNER'S REPRESENTATIVE. LOCATION OF ALL SLEEVING SHOULD BE COORDINATED WITH OTHER SITE UTILITIES WITH THE GENERAL CONTRACTOR. QUICK COUPLER LOCATIONS SHOULD BE MAINTAINED. IF QUICK COUPLERS ARE MOVED, THEY MUST BE LOCATED IN SUCH A WAY THAT ALL NEW LANDSCAPE MATERIALS ARE WITHIN 100' OF QUICK COUPLER CONNECTION.
- INSTALL ALL MATERIALS AS PER MANUFACTURER'S RECOMMENDATIONS, AND TO MEET ALL LOCAL CODES.
- RPZ BACKFLOW PREVENTER TO BE INSTALLED AS PER ALL APPLICABLE CODE AND ORDINANCE REQUIREMENTS.
- QUICK COUPLER TO BE RAINBIRD 3/4" COUPLER OR APPROVED EQUAL. CONTRACTOR WILL PROVIDE TWO (2) COUPLER KEYS AND HOSE SWIVEL ELLS FOR EACH COUPLER.
- ALL PIPING TO BE MINIMUM 1" DIAMETER SCHEDULE 40 PVC BURIED AT A DEPTH NO LESS THAN 18" BELOW FINISH GRADE.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING STATIC PRESSURE AND GPM AT METER TO ENSURE MINIMUM PRESSURE IS MET AT FARTHEST COUPLER FOR PROPER OPERATION.

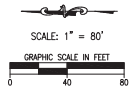
PRELIMINARY SITE LANDSCAPE PLAN  
OF

## COLERAINE MULTI-FAMILY RESIDENTIAL

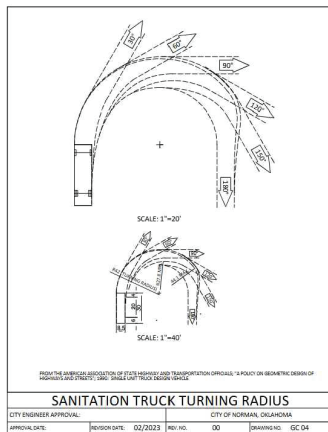
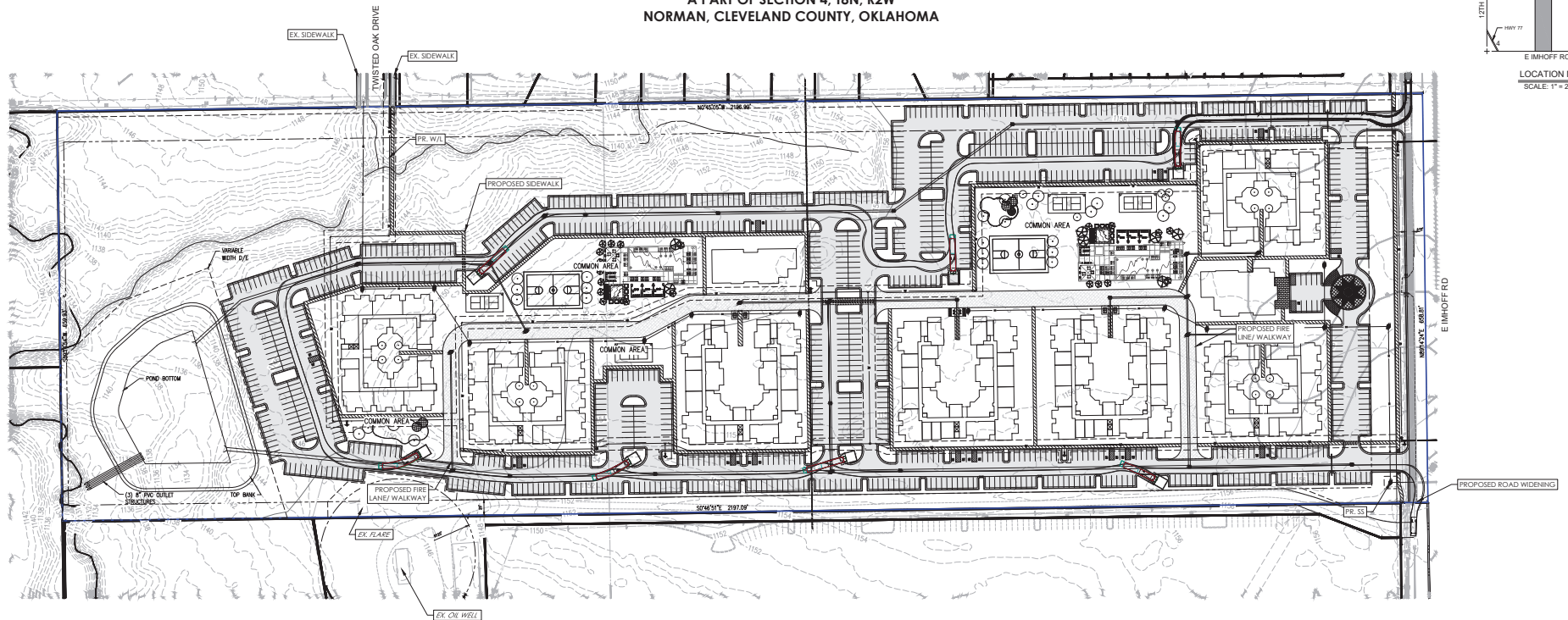
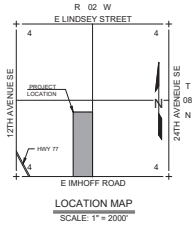
A PART OF SECTION 4, T8N, R2W  
NORMAN, CLEVELAND COUNTY, OKLAHOMA


<b>PRELIMINARY LANDSCAPE PLAN</b> <b>COLERAINE MULTI-FAMILY RESIDENTIAL</b> 320 Franklin Parkway Blvd. Norman, Oklahoma 73069 405.767.6270   405.767.6271 <a href="http://www.craftonllc.com">www.craftonllc.com</a>		SHEET NO: 3 OF 3 DATE: 09/25/2025 PROJECT NO: 25603901
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SANITATION TURNING RADIUS  
OF  
**COLERAINE MULTIFAMILY**  
A PART OF SECTION 4, T8N, R2W  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



<p align="center"><b>SANITATION TURNING RADIUS</b>  <b>COLERAINE MULTI-FAMILY</b></p> <p align="center">300 Pointe Parkway Blvd.          Yukon, Oklahoma 73099</p>	
 <p><b>Craffon Tull</b>          architects   engineers   interior          405.767.4274   405.767.4274  <a href="http://www.craffontull.com">www.craffontull.com</a></p>	<p><b>SHEET NO.:</b> 1 OF 1</p> <p><b>DATE:</b> 09/25/2025</p> <p><b>PROJECT NO.:</b> 25603901</p>

**File Attachments for Item:**

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.



## 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.

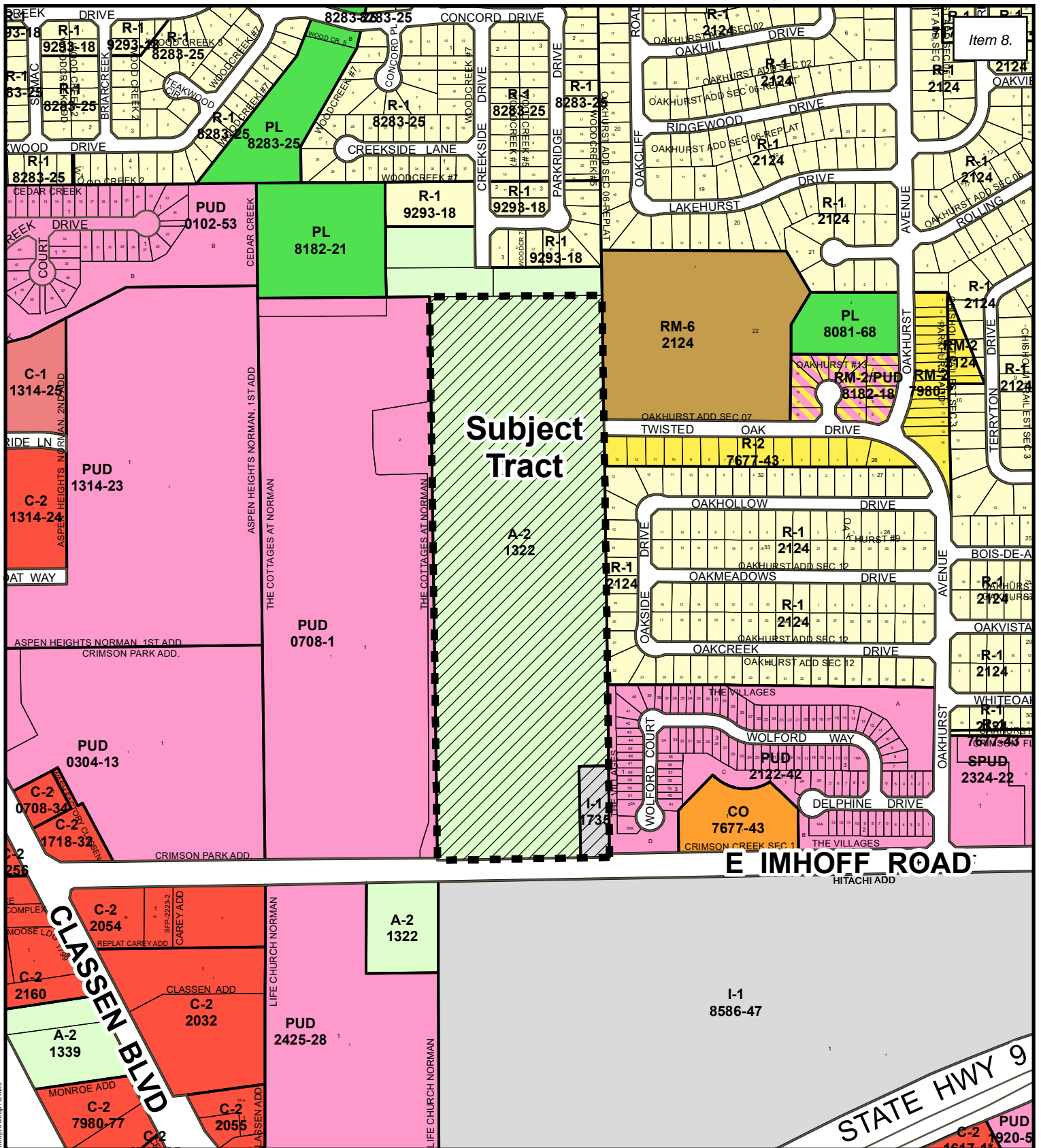
SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary site development plan and preliminary plat are included in the Agenda Book

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.

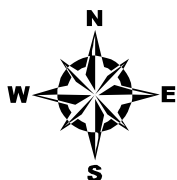
ACTION TAKEN: \_\_\_\_\_



# Location Map


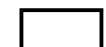


Map Produced by the City of Norman  
Geographic Information System.  
The City of Norman assumes no  
responsibility for errors or omissions  
in the information presented.

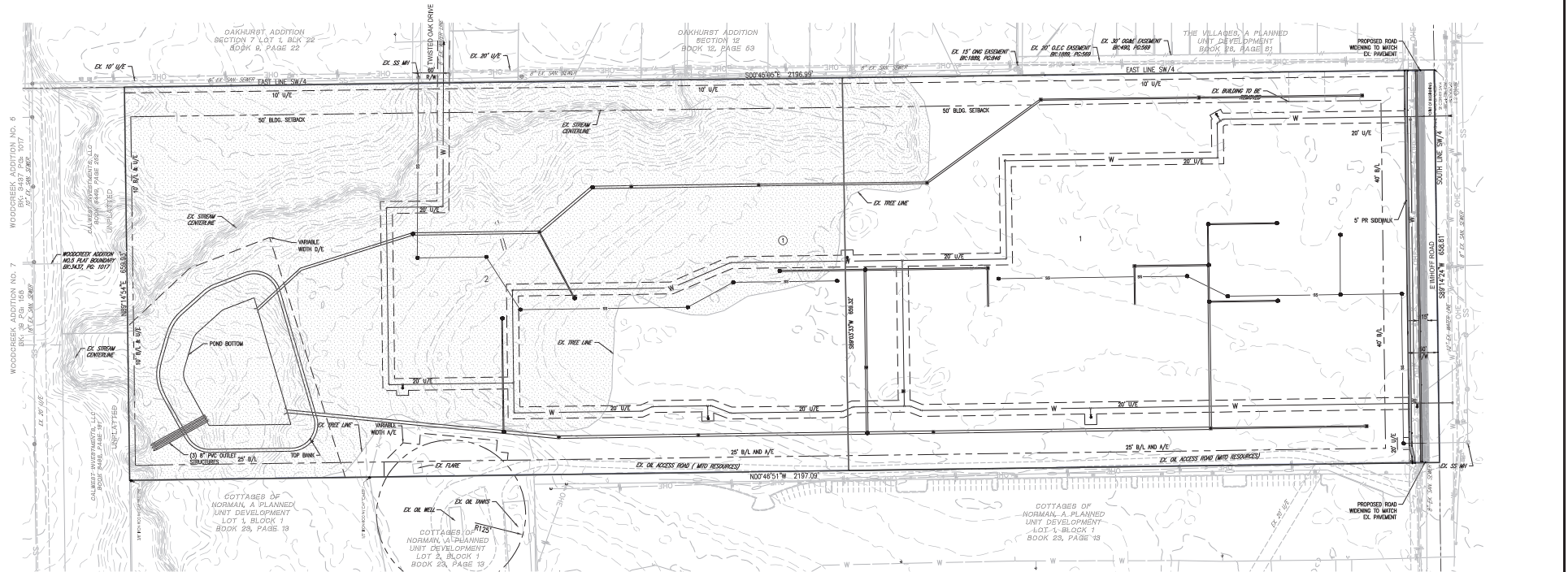
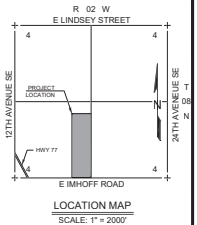


June 9, 2025

0 250 500 Ft.

 Subject Tract  
 Zoning

PRELIMINARY PLAT  
OF  
**COLERAINE MULTIFAMILY,  
A PLANNED UNIT DEVELOPMENT**  
A PART OF THE SW/4 OF SECTION 4, T8N -R2W, 1M.,  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOT COUNT:  
RESIDENTIAL 2 LOTS 32.50 ACRES

LEGEND	
B/L	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX	EXISTING
L.O.A.	LIMITS OF ACCESS
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
A/E	ACCESS EASEMENT
SS	SANITARY SEWER
W	WATER LINE

ZONING:  
CURRENT: "A-2" AGRICULTURAL  
"I-2" INDUSTRIAL  
PROPOSED: "PUD" MULTI-FAMILY RESIDENTIAL

#### NOTES

- Maintenance of the common areas, islands/medians in public rights-of-way, and drainage areas shown shall be the responsibility of the Property Owner. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within drainage areas shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
- A sidewalk shall be required on each lot and must be installed prior to the issuance of an Occupancy Permit.
- Sidewalks are the responsibility of the developer and must be installed prior to the issuance of any Occupancy Permits. Aerial sidewalks will be provided in accordance with sidewalk ordinances.
- All existing and proposed easements will be tied to lot corners on final plats. Final location of such to be subject to engineering review of public improvements.
- All maintenance within the drainage detention facility shall be the right, duty and responsibility of the drainage area Property Owner. However, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the City, corrective maintenance may be performed by the governing jurisdiction with costs assessed and born upon said Drainage Area Property Owner. Officials representing the Public Works Department, shall have the right to enter upon the property for purposes of periodic inspection and/or corrective maintenance of the facility. Upon receiving written approval from the Public Works Department, Property Owner may construct improvements within the property, provided the improvement does not interfere with the function of the detention facility.
- All Public Utilities shall be designed in accordance with the City of Norman Standards.
- All Public Utilities will be in dedicated easements.
- All Sanitary Sewer Lines to be 8" Dia. unless noted otherwise.
- All Water Lines to be 8" Dia. unless noted otherwise.
- Fire Hydrants will be located and installed in accordance with the Final Plans and the City of Norman Standards and Specifications.
- All Public Improvements are subject to engineering review and approval. Final size and location to be installed in accordance with the Final Plans and the City of Norman Standards and Specifications.
- Property is located in the Bishop Creek watershed with a total drainage area of 7,411.20 Acres MOL.

#### LEGAL DESCRIPTION

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 (1M.), Cleveland County, Oklahoma, being more particularly described as follows, to wit:

BEGINNING at the Southeast corner of said SW/4; thence S89°14'24"W a distance of 658.81 feet; thence N0°44'51"W a distance of 2197.09 feet; thence N89°14'54"E a distance of 659.93 feet; thence S00°45'05"E a distance of 2196.99 feet to the POINT OF BEGINNING.

Said tract contains 1,448,661 Sq Ft or 33.25 Acres, more or less.

The foregoing legal description forms a mathematically closed figure and was prepared under the supervision of Lee Allen Schroeder P.S. 1502 on 5/28/2025 in conjunction with Crafton, Tull & Associates Project 25603900. The books of control is OKLAHOMA SOUTH NAD83 (2011) EPOCH 2010.0, and describes the same property as described in Schedule A of Title Commitment No. 710062501076 bearing an effective date of May 6, 2025 at 7:30AM as prepared by Chicago Title Insurance Company.

CURRENT PROPERTY OWNER: FOSTER FAMILY LIVING TRUST  
1708 LENOX DR  
NORMAN, OK 73069

DEVELOPER: COLERAINE CAPITAL GROUP, INC.  
2100 GARDEN RD, BLDG A  
MONTEREY, CA 93940

PH: 831-324-4227  
EMAIL: bmoon@colerainecapital.com

ENGINEER: CRAFTON, TULL & ASSOCIATES, INC.  
BRADEN SHAFFER, P.E., CFM  
300 PONTE PARKWAY BLVD  
YUKON, OK 73099

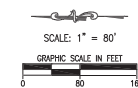
PH: 405-787-6270  
EMAIL: lee.schroeder@craftontull.com

PRELIMINARY PLAT  
COLERAINE MULTIFAMILY

300 Pointe Parkway Blvd  
Yukon, Oklahoma 73099

**Crafton Tull**  
architecture (engineering) surveying  
405.787.6270 • 405.787.6271  
www.craftontull.com

SHEET NO.: 1 OF 1  
DATE: 09/25/2025  
PROJECT NO.: 25603901











**CITY OF NORMAN**  
**Development Review Form**  
**Transportation Impacts**

**DATE:** October 6, 2025

**STAFF REVIEW BY:** David Riesland, P.E.  
 City Transportation Engineer

**PROJECT NAME:** Coleraine Multifamily Preliminary Plat  
 Owner: Foster Family Living Trust  
 Developer's Engineer: Crafton Tull  
 Developer's Traffic Engineer: TEC

**PROJECT TYPE:** Residential

**SURROUNDING ENVIRONMENT (Streets, Developments)**

The property surrounding this proposed development is low and medium density residential in nature with some industrial to the south and commercial to the west. Imhoff Road is located to the south of the site to provide primary east-west movement of traffic in the area. 24<sup>th</sup> Avenue SE, located east of the site, and Classen Boulevard (US 77), located west of the site, provide for north-south movement of traffic.

**ALLOWABLE ACCESS:**

The proposed development is take access from two new intersections along Imhoff Road..

**EXISTING STREET CHARACTERISTICS (Lanes, Speed Limits, Sight Distance, Medians)**

Imhoff Road: 3 lanes (existing) and 4 lanes (future), Speed Limit - 35 mph. No sight distance problems. No median.

**ACCESS MANAGEMENT CODE COMPLIANCE:** YES ☒ NO ☐

Proposed number of access points for the development is in compliance with what is allowed in the subdivision regulations.

**TRIP GENERATION**

Time Period	Total	In	Out
Weekday	3,073	1,537	1,536
A.M. Peak Hour	182	444	138
P.M. Peak Hour	233	147	86

**TRANSPORTATION IMPACT STUDY REQUIRED?** YES ☒ NO ☐

Being above the threshold for when a traffic impact study is required, a traffic impact study was prepared and revised by Traffic Engineering Consultants, Inc. The development will take access from two new full-access driveway intersections from the north side of Imhoff Road.

**RECOMMENDATION:** APPROVAL ☒ DENIAL ☐ N/A ☐ STIPULATIONS ☐

*Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.*

The proposed phased, residential development is expected to develop 456 multifamily residential units in two phases with 274 units in the first phase and 182 units in the second phase. This development will be located on the north side of Imhoff Road between Classen Boulevard and Oakhurst Avenue. The development will gain access provided to Imhoff Road by way of two full-access driveways. To permit the second access point to Imhoff Road, the applicant was required to submit a Request for Variance to the Public Works Director for failure to comply with the driveway spacing requirements in the City's Engineering Design Criteria. The Variance Request has been received, and Staff is able to support the request. No traffic operational issues are anticipated due to the development.

Capacity exceeds demand in this area. Aside from the half road widening of Imhoff Road across the site frontage, no additional off-site improvements are anticipated. There are no traffic impact fees to be paid with the filing of the Final Plat for this location.

### Coleraine Multifamily Preliminary Plat

The proposed phased, residential development is expected to develop 456 multifamily residential units in two phases with 274 units in the first phase and 182 units in the second phase. This development will be located on the north side of Imhoff Road between Classen Boulevard and Oakhurst Avenue. The development will gain access to Imhoff Road by way of two full-access driveways. At full build-out, the site is expected to generate 182 AM peak hour trips, 233 PM peak hour trips, and 3,073 trips on an average weekday. Obviously being above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic study was prepared and revised for the application by Traffic Engineering Consultants, Inc. No traffic operational issues are anticipated due to the development. The developer has agreed to widen Imhoff Road across their frontage to provide the ultimate four-lane cross-section for Imhoff Road.

STREET	NO. OF LANES	BACK-GROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USED (PROJECTED)
Imhoff Road	4 (future)	4,363	3,073	7,436	34,200	12.76	21.74

Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. There are no traffic impact fees associated with this location.

**Applicant:** Coleraine Capital Group, Inc.

**Project Location:** 1751 E Imhoff Road

**Case Number:** PD25-15

**Time:** 5:30PM

**Applicant/Representative:**

Gunner Joyce

Libby Smith

**Attendees:**

Erika Byrd

Tom Parsons

Helen Todd

Alan Tullis

Peter Plank

Joseph Niekamp

Turia Niekamp

Rick Bond

Caleb Morgan

Maranda Greenfield

Wayne Wickham

Paige Dalluge

Pat Wilkleam

**City Staff**

Kelly Abell Planner I

Beth Muckala, City Attorney

**Application Summary:**

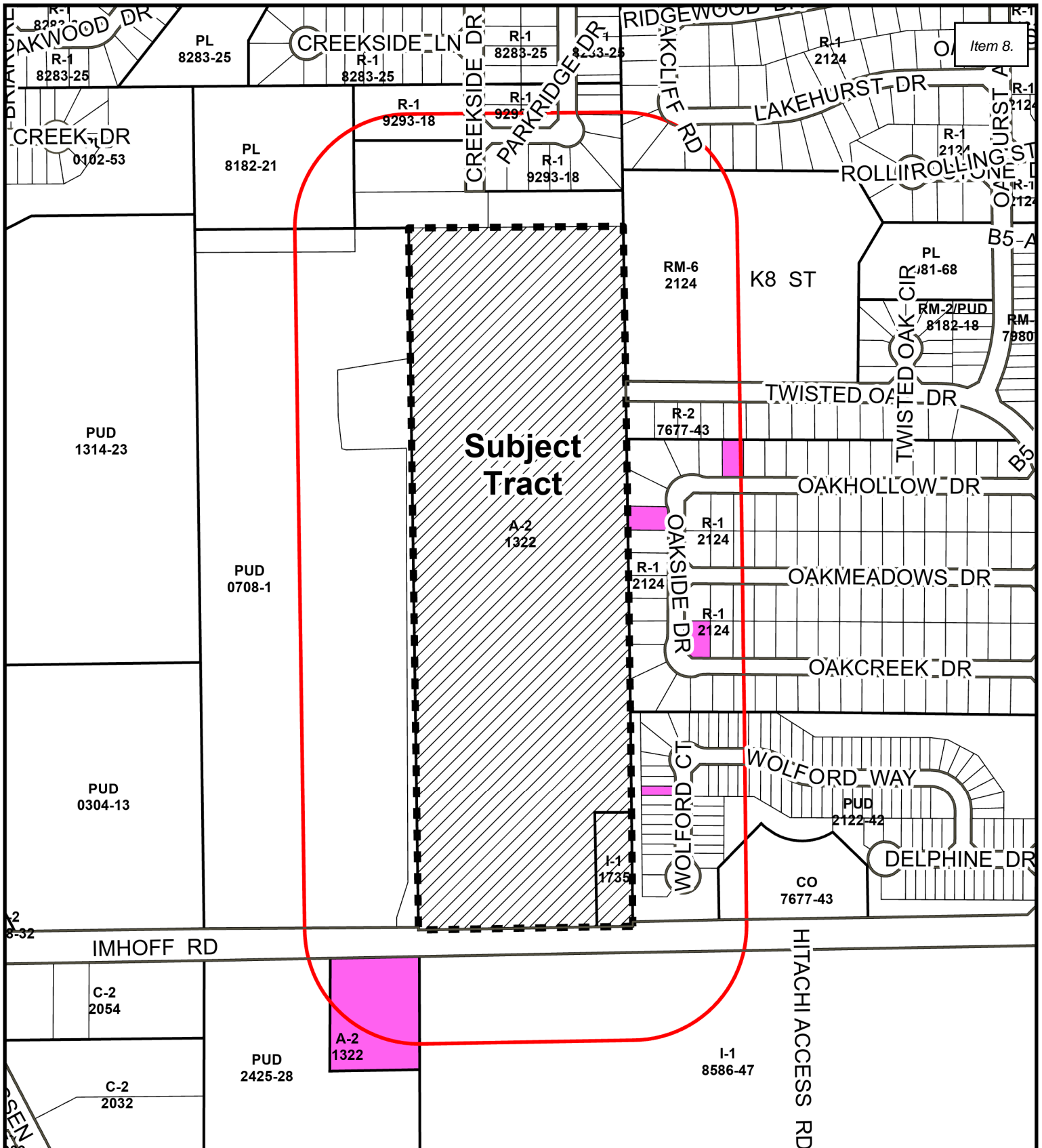
The applicant submitted a request for Pre-development meeting only. The future request will be for rezoning to a new Planned Unit Development (PUD) for approximately 32.5 acres of property located East of Classen Blvd. and North of Highway Nine. The proposal is to allow for a phased multifamily residential development with accompanying amenities.

**Neighbor's Comments/Concerns/Responses**

The applicant presented the PUD rezoning request for a proposed multi-family apartment development. During the meeting, neighboring residents raised several concerns, primarily related to wildlife preservation, trash management, and the potential impact on the local homeless population. Specifically, residents expressed concern about the effects of land clearing on migratory birds, deer, and owls that inhabit the wooded area. They



inquired about strategies to minimize habitat disruption and preserve local wildlife. Additional concerns focused on litter, dumpster placement, and ongoing site maintenance. Neighbors voiced fears that the development could lead to increased trash in adjacent neighborhoods and create hidden areas that might attract homeless encampments within the remaining wooded sections. In response, the applicant proposed the following mitigation measures: Installation of enclosed dumpsters with regular maintenance to manage litter and reduce odors. Potential construction of a perimeter fence to deter unauthorized foot traffic and help prevent encampments in the area.



# Protest Map



4.3% Protest Within Notification Area

Map Produced by the City of Norman  
Geographic Information System.  
The City of Norman assumes no  
responsibility for errors or omissions  
in the information presented.



0 200 400 Feet

September 19, 2025

-  Subject Tract
-  Notification Area
-  Protest
-  Protest Outside Notification Area

**Letter of Protest**FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 08/14/25-LW

4 August 2025

Joseph and Turia Niekamp  
Living Trust Trustees  
2104 Oakside Drive  
Norman, OK 73071-1219City Clerk – City of Norman, OK  
Norman Planning Commission  
P.O. Box 370  
Norman, OK 73069Topic: Rezoning request for property located at 1751 E. Imhoff Rd.,  
Norman, OK

To Whom It May Concern:

As trustees of a living trust in our own names, we are authorized to speak on the trust's behalf.

We wish to protest the zoning change for the property located at 1751 Imhoff Rd., Norman, OK based on the following concerns:

A. While this development is permitted by the Norman 2025 Land Use and Transportation Plan we find it to be flawed in allowing the construction of four-story apartment buildings in the backyards of single family residential units. When the Plan was passed, we saw nothing of this in it.

B. While under construction:

1. Noise - all day long every day. Heavy equipment sound and air pollution will result. While construction on the apartments is underway there will be loud music and the constant daily pounding of nail guns and buzzing of saws. The Lennair development is a block away from us and has already assaulted the neighborhood with this interminable noise for months on end.
2. Dirt and Dust - From the time of ground-breaking until landscaping is completed there will be a pall of wind-blown dirt and dust over the neighborhood. Again, we have been living with



this from the Lennair development down the street. When we first moved into this neighborhood, dust and dirt was not a problem for us but now dirt covers our vehicles and dust accumulates inside the house practically overnight.

3. Trash – one only need visit a construction site to see the spread of trash that exists on the site and spreads to surrounding area.
4. Destruction of habitat and injury to a river's watershed – the creek behind our property is part of the headwaters of the Canadian River and feeds into FEMA-designated flood zones.

Deforestation and canalization of the creek will damage the watershed and displace the abundant wildlife in the area.

Replacement of naturally occurring trees with the corporate ideal of Christmas trees, box elders and manicured crabgrass will create a landscape devoid of biological diversity, trees adapted to this area, wildlife and the great number of song birds here. Only two weeks ago, an OG&E tree crew eliminated the nests of painted buntings and reduced the number of song birds that once visited our feeders. They also sprayed chemicals that poisoned trees and plants outside of their easement. One can not expect anything different from the destruction of the forests behind our property.

#### C. After completion of construction:

1. Crime – multi-family housing added to the “affordable housing” being constructed across Oakhurst from Lennair will cause increased crime in the residential area we live in. High density of transient populations who have no ties to the neighborhood increase whatever number of crimes may exist in a residential area. Most of the increase will come in the form of car break-ins and auto theft although drug sales and possession as well as assaults may also come into play. It is always difficult to tease out crime statistics in relation to apartments since the only category of “Residential” includes both multi-family and single-family areas, but the experience of myself and others has been that of an increase in such crimes. My only experiences of car break-in and assault occurred in my youth when I lived in an apartment

complex – a nice one. We have experienced a vehicle break-in at our current address that police indicated was likely from the existing apartments to the north of us. A neighbor has added cameras outside his home to identify and deter persons breaking into his cars and vandalizing his property. The police officer responding to our break-in recommended that we do the same. This happened with the nearby apartment complex having a row of single-family homes and another row of duplexes buffering the distance between us.

2. Trash – from the casual tossing of trash to that which will spill from overloaded communal dumpsters, the debris emanating from the apartment complex will not be constrained to its property boundaries. Anonymity of residents leads to a less cohesive community with lower levels of guardianship.
3. Noise – any noise that one would suffer in a single-family residential area will be compounded the concentration of hundreds of renters in a relatively small area.
4. Traffic – high density housing will bring increased vehicle traffic to East Imhoff Road that it is ill equipped to handle. The intersections of East Imhoff at Classen, East Imhoff at 24<sup>th</sup> Avenue SE and 24<sup>th</sup> Avenue SE at OK State Highway 9 will become further congested and slower to navigate than they are now.
5. Privacy – the developer proposes four-story apartments that will look down into our homes and yards. One would find it hard to relax under this ubiquitous surveillance that can not be mitigated by a six-foot privacy fence. Over the Fourth of July weekend we stayed at a hotel in Lawton where there was a residential neighborhood that stretched out west from the site. We could see into every backyard during the day see into every window at night and every one of those houses had privacy fences.

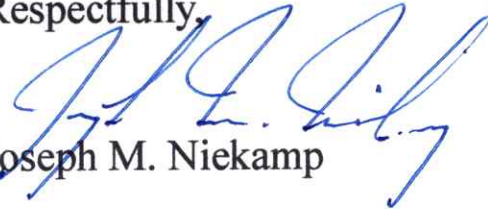
Taken globally, all these factors will result in the deprivation of our continued peaceful enjoyment of our property and the devaluation of our property



values. For most residents in this neighborhood, our home valuations represent the major portion of our wealth and we can ill-afford to have it reduced in the prevailing economy.

We strongly urge the Planning Commission and the City Council of Norman, OK to reject this zoning request and the resultant construction of this apartment complex.

Respectfully,




Joseph M. Niekamp



Turia M. Niekamp

This is my protest against  
the rezoning of the ~32.5 acres  
located at 1751 E. Imhoff Rd.

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 08/11/25-LW

Sincerely,  


Dayla Bingham  
1807 + 2001 Oakcreek Dr.

Clifford and Patricia Wickham  
1815 Oakhollow Dr.  
Norman, OK 73071

August 7, 2025

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 08/08/25-LW

The City of Norman  
Planning and Community Development Department  
Planning Commission

To whom it may concern:

Please consider this letter our formal protest in regard to the proposed multifamily development currently being considered by the Planning Commission for the property located at 1751 E. Imhoff Rd.

To be clear, we are not opposed to the rezoning of the property being considered to become a Planned Unit Development. We are opposed to the design and specifications of the proposed multi-family apartment building complex to be constructed.

Approving this proposed construction will effectively forever change the lives of the residents in our area of the Oakhurst addition that have homes to the east of this huge apartment complex. Gone will be any sense of home, backyard enjoyment, privacy and features of solemn peace with the little nature that families have worked to preserve. The additional sound pollution from all the vehicles and traffic will not allow any more quiet cups of coffee on the patio. We believe we will be able to hear very well the inevitable loudness of vehicles and motorcycles with little or no mufflers and the reverberation of vehicle stereos that can rattle your windows.

We have lived in our home since 1983. It is not a large prestigious dwelling but my wife and I have worked hard to maintain and pay for it just as my neighbors have for their homes. For us this is our forever home. With 420 units consisting of 3 and 4 story apartment buildings right next to us there will no longer be the quiet and solitude in our homes. Also, our property values will surely decrease and good luck getting someone to buy our homes with this monster complex next to us. However, it should work well with housing plans when all our homes become rental properties, as many homes in our addition have already become.

Please reconsider the use of this land for a massive apartment complex. It can be a PUD but we ask for some consideration and respect for the neighboring families.

Respectfully,

*Clifford Wickham / Patricia Wickham*  
Clifford and Patricia Wickham



### Some Additional (no pun intended) Concerns

The proposed construction of this massive apartment complex goes far beyond what the Oakhurst neighborhood, especially on the south end near Imhoff, has already been selected to deal with. In recent years the south entrance into our addition has been subjected to two projects that, in my opinion, could only happen on the east side of Norman. There has been the approval and development of 109 "shotgun" style two-story homes now under construction on the west side of Oakhurst at Imhoff, with only one entrance/exit onto Oakhurst Ave. We have been told the one entrance exit was done so as not to cause Hitachi to have additional traffic exiting directly onto Imhoff, hogwash. At this time the development and soon to be constructed 75 section 8 apartments on the east side of Oakhurst Ave. is underway, with its primary entrance/exit also onto Oakhurst Ave. Both of these additional entrance/exits onto Oakhurst Ave. will be within only a few hundred feet of Imhoff.

With the development and construction on both sides of Oakhurst at Imhoff we were hoping there would be more consideration to traffic at that intersection. Maybe we could at least get a new street light for the intersection to replace the rusted and leaning light pole that appears to be as old as the Oakhurst Addition.

When these two construction projects are completed the Oakhurst Addition will have its entrance from Lindsay on the north, and its entrance from Imhoff on the south enveloped by apartment complexes. We can't think of any other addition in Norman that has this distinction. However, this is our reality. Welcome to our neighborhood. For the past several years we feel Ward 1 has had little to no effective representation on city council when it comes to speaking for our concerns regarding these two developments.

We are feeling like our future happiness in our home and our neighborhood is not a concern for the city. What seems more important are the tracts of land that need to be filled in with whatever the developers can make the most profit from.

Sincerely,



Clifford and Patricia Wickham

August 11, 2025

City Clerk

Norman, Oklahoma

Dear Norman City Clerk;

Re- Notice of request for rezoning July 25, 2025 by Coleraine Capital Group from A-2, Rural Agricultural District and I-1, Light Industrial District, to a PU, Planned Unti Development, for property located at 1751 E. Imhoff Road.

My property is that described at 1600 E. Imhoff Road. I was born on the south side of the road to my parents Sylvester and Georgie Tullius on December 13, 1930. I do not want the rezoning approved. The congestion and accidents in the currently approved property zones have already made it difficult and unsafe to get on and off the road safely. Adding the additional vehicles and personal traffic to the area will make the ability much harder than it already is for animals to survive. Deer , fox, cayotes, skunks, and other animals are killed in the area.



Helen Todd

RECEIVED IN THE OFFICE  
OF THE CITY CLERK  
ON 8-11-25



Paige Dalluge  
2216 Wolford Court  
Norman, OK 73071  
paige.dalluge@gmail.com  
(507)-317-1260

9/10/2025

City Planning Commission  
Norman Planning Commission  
225 N. Webster Ave  
Norman, OK 73069

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 09/18/25-LW

Subject: Formal Objection to Rezoning Request for  
Multi-Unit PUD

Dear members of the City Planning Commission,

I am writing to formally ~~oppose~~ the proposed rezoning request for the property located at 1751 E. Imhoff Rd which seeks to rezone the land to allow for a multi-unit Planned Unit Development (PUD).

As a concerned resident of The Villages, I respectfully urge the commission to deny this request for the following reasons:



## 1. Increased Traffic and Congestion

The surrounding roadways are already experiencing significant traffic volumes, particularly during peak hours. Introducing a high-density housing development will only worsen congestion, create bottlenecks, and raise serious safety concerns for both drivers and pedestrians.

## 2. Overdevelopment and Encroachment on Single-Family Neighborhoods

There are already multiple multi-unit developments nearby and another currently under construction that have begun to encroach on what was historically a quiet, single family residential area. These projects change the character of the neighborhood and added density that has not been matched with improvement in infrastructure. Allowing yet another multi-unit PUD in this location would only accelerate that trend, further displacing the original intent and integrity of the community. Enough is enough - additional high density development should not be permitted in areas clearly intended for low-density residential living.

## 3. Harm to Local Wildlife and Natural Habitat

The acreage proposed for rezoning is currently home to a diverse range of wildlife, including owls, deer and many other native species.

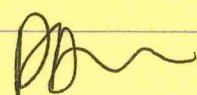


These animals depend on the wooded and undeveloped nature of this land for nesting, shelter, and food. Development of this land would lead to habitat loss, fragmentation and forced displacement of wildlife.

Specifically, the removal of mature trees and natural underbrush threatens the nesting grounds of several owl species, while increased human activity and noise will disrupt deer movement and feeding patterns. Once this habitat is destroyed, it cannot be restored - and the long-term ecological damage is irreversible. Preserving this natural space is essential not only for the animals that live there but for the environmental health and balance of our broader community.

In closing, I urge the Planning Commission to consider the long-term implications of this rezoning. Growth and development are important, but they must be pursued thoughtfully and in harmony with the surrounding environment and existing community fabric.

Please include this letter in the official record, and I respectfully request ~~to~~ to be notified of all public meetings and hearings related to this rezoning application.

Sincerely,  
Paige Darrige, 

**File Attachments for Item:**

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-13: 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 GRANT SPECIAL USE FOR A SORORITY HOUSE IN THE R-3, MULTIFAMILY DWELLING DISTRICT FOR THE NE/4 OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1401 COLLEGE AVENUE)

***The applicant requests postponement to the November 13, 2025 Planning Commission meeting.***



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 10/09/2025

**REQUESTER:** Alpha Phi Sorority

**PRESENTER:** Kelly Abell, Planner I

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-13:  
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 GRANT SPECIAL USE FOR A SORORITY HOUSE IN THE R-3, MULTIFAMILY DWELLING DISTRICT FOR THE NE/4 OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1401 COLLEGE AVENUE)

*The applicant requests postponement to the November 13, 2025  
Planning Commission meeting.*

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**File Attachments for Item:**

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-14: 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 PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1107 & 1111 S. CHAUTAUQUA AVENUE)



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 10/9/2025

**REQUESTER:** Cradle Investments, LLC

**PRESENTER:** Justin Fish, Planner I

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-14: 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 PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1107 & 1111 S. CHAUTAUQUA AVENUE)

<b>APPLICANT/REPRESENTATIVE</b>	Cradle Investments, LLC / Peacock Design
<b>LOCATION</b>	1107 & 1111 S. Chautauqua Ave
<b>WARD</b>	7
<b>CORE AREA</b>	Yes
<b>EXISTING ZONING</b>	R-1, Single-Family Dwelling District
<b>EXISTING LAND USE DESIGNATION</b>	Urban Medium
<b>CHARACTER AREA</b>	None
<b>PROPOSED ZONING</b>	SPUD, Simple Planned Unit Development
<b>PROPOSED LAND USE</b>	No Change
<b>REQUESTED ACTION</b>	R-1, Single-Family Dwelling District, to a SPUD, Simple Planned Unit Development

**SUMMARY:**

The applicant, Cradle Investments, LLC, is requesting a SPUD, Simple Planned Unit Development, to facilitate the redevelopment of the property with a three-story micro-unit apartment building with 24 dwelling units. The micro-units will be less than 500 square feet and offer housing in urban locations near services, reducing the need for personal vehicles and providing a compact living space for a single-resident, prioritizing location over space. The site will have its own parking area with 21 parking spots and trees lining the entire eastern boundary of the property.

**EXISTING CONDITIONS:**

**SIZE OF SITE:** 0.32 Acres

**SURROUNDING PROPERTIES**

	Subject Property	North	East	South	West
Zoning	R-1	R-1	R-3	R-3	R-1
Land Use	Urban Medium	Urban Medium	Urban Medium	Urban Medium	Urban Low
Current Use	Residential (Single-Family)	Residential (Single-Family)	Vacant	Residential (Multi-Family)	Residential (Single-Family)

**EXISTING ZONING DESIGNATIONS****R-1, Single-Family Dwelling District**

This residential district is intended for single-family detached development, including accessory dwelling units and other accessory structures. Other uses compatible with single-family residential development are also allowed. Developments in this zoning district should have access to City services and be located in the urbanized area.

**LAND USE DESIGNATIONS****Urban Medium**

Fairly compact, walkable pattern of moderate urban development with variety in housing types. Allowances for commercial and recreational activities designed for community-wide access. Moderate to low building spacing and separation of uses, with pockets of mixed-use development.

Medium-intensity strives for more residential than non-residential uses at compatible densities and scales, with opportunities for more intense master planned developments. Gross densities in any single development should be greater than 8 units per acre.

**CHARACTER AREA DESIGNATION****Non-Character Area**

No Character Area was assigned to this area under the AIM Norman Comprehensive Plan.

**SUMMARY OF APPLICATION:**

The applicant, Cradle Investments, LLC, is requesting a Simple Planned Unit Development, (SPUD), to allow for the possible development of a three-story micro-unit apartment building. This micro-unit apartment building will consist of 24 dwelling units. Additionally, a parking lot with 21 parking spaces will be provided to accommodate the proposed density.

#### **USE:**

The project site consists of two lots, 1107 and 1111 Chautauqua Avenue. The applicant is requesting to combine these two lots and rezone them from R-1, Single-Family Dwelling District, to SPUD, Simple Planned Unit Development. The applicant has requested this rezoning to develop the property with a three-story micro-unit apartment building. A complete list of allowable uses can be found within the attached SPUD Narrative as Exhibit B.

#### **HEIGHT:**

The SPUD Narrative states there will be a height maximum of three stories.

#### **AREA REGULATIONS:**

The proposed development will maintain a 5' setback from the north property line, a 31' setback from the south property line, a 70' setback from the east property line, and an 11' setback from the west property line as depicted on the Site Development Plan.

#### **IMPERVIOUS COVERAGE:**

The impervious area for the property shall not exceed 85%. Additionally, the Applicant will utilize low impact development techniques (LIDs) and best management practices (BMPs) in the development of the Property. The locations and types of LIDs and BMPs are subject to modification during final site development.

#### **TRAFFIC ACCESS, CIRCULATION, PARKING AND SIDEWALKS:**

There is one access point shown on the Site Development Plan on Chautauqua Avenue. The proposed parking area will provide 21 total parking spaces. Internal walkways will connect the parking area to building entrances. ADA compliant sidewalks will be installed along the street frontage of the development site as required. Additionally bicycle racks will be installed to further encourage multi-modal transportation options for residents.

#### **LANDSCAPING:**

Landscaping areas will be developed as shown on the Site Development Plan, however, some improvements may encroach within the landscape buffers. These improvements include, but are not limited to, the patio deck area, sidewalks, architectural benches, and paved walkways. The manner in which these improvements may encroach is shown on the Site Development Plan.

Three trees are proposed along the southern boundary of the property. The Applicant proposes shrubs around the perimeter of the building. The area along the east Property line is minimal and planned for groundcover. The narrow strip of green space adjacent to the proposed parking lot will contain low-profile landscaping.

#### **OPEN SPACE:**

The development site will preserve approximately 2,100 square feet or 15% of the total site as open space.

**SCREENING:**

The property will feature a new six-foot solid opaque fence along the north and south boundaries of the property along the parking areas. The south fence may tier down to three (3') at the west end of the parallel parking spaces. There will be no fencing required adjacent to the new multi-family structure forward of the parking lot on the north property line. The east boundary abuts a vacant lot where a new multi-family development is planned. There will be no fencing required along the east property line.

**SIGNAGE:**

All signage for the development will be constructed in accordance with the City of Norman sign regulations, as amended from time to time, under Section 28-507, Medium Density Residential Sign Standards.

**LIGHTING:**

The Property will comply with Section 36-549, Commercial Outdoor Lighting Standards, as amended from time to time. Additionally, the Property will utilize low-level and/or shielded directional LED lighting in the parking lot areas, to the extent reasonably feasible, to maintain an appropriate level of lighting for safe pedestrian and vehicular use.

**SANITATION/UTILITIES:**

Polycarts will be located as depicted on the Site Development Plan or in locations approved by City sanitation services. No more than six polycarts will be issued to this site. No recycling polycarts will be issued to this site.

**EXTERIOR MATERIALS:**

Exterior materials of the building to be constructed on the Property may be brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof.

**NEAREST PUBLIC PARK:**

There are two parks located approximately one mile from the proposed development site. Lion's Park is located approximately 0.7 miles north of the development site. Walnut Ridge Park is located approximately 1.1 miles south of the development site. Each of these parks can be accessed using existing sidewalks.

**REVIEW COMMENTS:**

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk (\*) indicates that the agency, department, and/or division responded with adverse comments.

**CITY DEPARTMENTS**

1. Fire Department
2. Building Permitting Review
3. Public Works/Engineering
4. Transportation Engineer
5. Planning
6. Utilities

**COMMENTS BY DEPARTMENT/AGENCY:**

Items italicized and in blue in these sections represent City Staff analysis.

**A.1. FIRE DEPARTMENT**

*Fire codes will be addressed at the building permit stage.*

**A.2. BUILDING REVIEW**

*Building codes and all applicable trades will be addressed at the building permit stage.  
Building has no issues with this proposal.*

**A.3. PUBLIC WORKS/ENGINEERING**

*If zoning is approved by City Council a Short Form Plat will be utilized to combine the two lots into one.*

**A.4. TRANSPORTATION ENGINEER**

*Report from the Transportation Engineer not required for this development.*

**A.5. PLANNING****ZONING CODE CONSIDERATIONS****a) Purpose – SPUD, Simple Planned Unit Development**

- i) It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of the Comprehensive Plan, including the Land Use Plan. In addition, the SPUD provides for the following:
  - (1) Encourage efficient, innovative use of land in the placement and/or clustering of buildings in a development and protect the health, safety and welfare of the community.
  - (2) Contribute to the revitalization and/or redevelopment of areas where decline of any type has occurred. Promote infill development that is compatible and harmonious with adjacent uses and would otherwise not be an area that could physically be redeveloped under conventional zoning.
  - (3) Maintain consistency with the City's zoning ordinance, and other applicable plans, policies, standards and regulations on record, including the Comprehensive Plan.
  - (4) Approval of a zone change to a SPUD adopts the master plan prepared by the applicant and reviewed as a part of the application. The SPUD establishes new and specific requirements for the amount and type of land use, residential densities, if appropriate, development regulations and location of specific elements of the development, such as open space and screening.

*The applicant requests a SPUD, Simple Planned Unit Development, to gain flexibility in use, design, and development standards, which are not possible under the current zoning. The proposal promotes innovative use of the land and a use that is compatible with the surrounding areas. For these reasons the proposal is **consistent** with the purpose of a SPUD.*

## b) Uses Permitted

- i) The property will be developed as a micro-unit apartment building, with associated parking. A complete list of the allowable uses can be found within the attached SPUD Narrative as Exhibit B.

*This SPUD, Simple Planned Unit Development, proposes a micro-unit apartment building with 24 dwelling units. The proposal is **inconsistent** with surrounding properties as this project is more dense than the abutting existing single-family and two-family residential uses.*

## c) Area Regulations

- i) North Setback: The project will maintain a 5' setback from the North property line as shown on the Site Development Plan.
- ii) South Setback: The project will maintain a 31' setback from the South property line as depicted on the Site Development Plan.
- iii) East Setback: The project will maintain a 70' setback from the East property line as shown on the Site Development Plan.
- iv) West Setback: The project will maintain an 11' setback from the West property line as depicted on the Site Development Plan.

*The area regulations for this development require the proposed building to meet the setbacks specified on the Site Development Plan found within the SPUD Narrative as Exhibit A. The required front yard setback in the R-1, Single-Family Dwelling District and the R-3, Multifamily Dwelling District is a minimum of 25'. The applicant proposes the residential structure have an 11-foot front yard setback. Additionally, the applicant is proposing the three-story residential structure have a side yard setback of 5' on the north side. In the zoning districts surrounding the development site, structures three stories in height must be setback from the side yard a minimum of 10'. For these reasons, the development is **inconsistent** with the building setbacks found in the surrounding zoning districts of R-1 and R-3.*

## d) Height Regulations

- i) The proposed building for this development will be three-stories in height.

*The proposed three-story height is **consistent** with surrounding properties to the north and west across Chautauqua. The surrounding properties range in height from one- and two-story.*

# COMPREHENSIVE PLAN CONSIDERATIONS

## a) Character Area Policies

### i) General Policies

#### (1) Residential Policies



- (a) New residential development should blend with existing housing, incorporating tools such as buffering requirements and right-sized public spaces as defined in land use categories.
- (b) Accommodate a variety of housing styles, sizes, densities, and price points to suit diverse housing needs.
- (c) New residential developments should use a variety of techniques to avoid the appearance of identical homes, increasing vibrancy and diversity in the built environment.

*The proposed project is **consistent** with the Residential Policies to accommodate a variety of housing sizes/densities. This project also includes a diversity in the built environment.*

## **b) Character Area Policies**

*No Character Area was assigned to this property under the AIM Norman Comprehensive Plan.*

## **c) Land Use Development Policies**

### **i) Description and Context – Urban Medium (UM)**

- (1) Fairly compact, walkable pattern of moderate urban development with variety in housing types. Allowances for commercial and recreational activities designed for community-wide access. Moderate to low building spacing and separation of uses, with pockets of mixed-use development.
  - (a) Medium-intensity strives for more residential than non-residential uses at compatible densities and scales, with opportunities for more intense master planned developments.
  - (b) Gross densities in any single development should be greater than 8 units per acre.

*The proposed development will include residential uses. Internal walkways connecting to the sidewalk along Chautauqua Avenue will be provided. The gross density of the site will exceed 8 units per acre because the proposed building will feature 24 dwelling units, resulting in a density of 75 units per acre. For these reasons, the development is **consistent** with the Urban Medium Land Use policy.*

### **ii) Building Types – Urban Medium**

- (1) Mostly small-scale; 2- and 3-story buildings are common. Developments may go up to 4 stories when located along an arterial street.
- (2) A variety of housing types including small-lot single-unit detached, duplex, townhomes, triplex, quadplex, and appropriately scaled multi-unit buildings create cohesive neighborhoods.
  - (a) Higher intensity multi-unit residential housing would be allowed when parcels are located along and with direct access to an arterial street.

- (3) Architectural and design choices (i.e. front porches, visibility of the front door on the primary structure, avoidance of garage door more prominent than front doors) reinforce the built environment and enhance the area's character and history.
- (4) Public and private spaces (i.e. by the prevalence of porches, recreational roof decks, outdoor dining, etc.) are clearly defined and cultivate a sense of place.
- (5) Mixed-use buildings that include retail, work space, and residences are common.

*The proposed three-story micro-unit apartment building is **consistent** with the Urban Medium Land Use policies because it will be multi-unit building offering a different type of housing that is not present in the area.*

### **iii) Site Design – Urban Medium (UM)**

- (1) The scale and layout of the built environment are conducive to walking.
- (2) Parking is secondary to the movement of people and visibility of destinations.
- (3) Layout of the streets and arrangement of lots should be thoughtfully considered with regards to transitioning between neighboring properties and uses and takes precedence over individual lot design.
- (4) Street trees should form a continuous urban canopy over public areas and rights-of-way.

*The development proposes an access point on Chautauqua Avenue that leads to the parking area. Sidewalks along the front property line and walking paths that lead from the parking lot to the proposed building will be installed. The layout is conducive to walking. For these reasons, the development is **consistent** with the Urban Medium Land Use policies.*

### **iv) Transportation – Urban Medium (UM)**

- (1) Existing: The type and arrangement of streets means that most trips require a private vehicle to use at least one arterial road. Some of these areas have connections, or potential connections, to the regional trail network. Most areas do not have easy access to varied public transit at this time.
- (2) Projected: A highly connected multi-modal network is required to support the current and future needs of these important areas. Improving access for active transportation will be a priority, including modernizing multi-modal infrastructure.

*The development site is located approximately 0.15 miles from three existing bus stops. The development site is also located near West Lindsey Street, which provides bike lanes going east and west. Sidewalks running north and south are present. The applicant is proposing the installation of bike racks to further support multi-modal transportation for residents. For these reasons, the project is **consistent** with the Urban Medium Land Use policy.*

### **v) Utility Access – Urban Medium (UM)**

- (1) A full range of utilities should be available. If services are not already in place, they must be extended by the developer during the platting process to be suitable for development. If development occurs adjacent to existing facilities that are determined to be insufficient to meet the demands of the proposed

development, the developer must upgrade the existing facilities to enhance the capacity of the utility systems.

*The proposed development has existing water and sewer access. The development is **consistent** with Utility Access policies.*

#### **vi) Public Space – Urban Medium (UM)**

- (1) This UM Land Use supports a variety of public spaces including parks of various sizes, regional trails, and walking paths.

*The proposed development has reserved 15% of the total lot to be preserved as open space. The proposed development is **consistent** with the Urban Medium Land Use policy.*

#### **vii) Neighborhood and/or Special Area Plans**

*This location is **not** within a Neighborhood or Special Planning Area.*

### **A.6. UTILITIES**

#### **AIM NORMAN PLAN CONFORMANCE**

*Proposed development is in accordance with AIM Water and Wastewater Utility Master Plans.*

#### **SOLID WASTE MANAGEMENT**

*Proposed development meets requirements for City streets and provides access for solid waste services.*

#### **WATER/WASTEWATER AVAILABILITY**

##### **a) Water Availability**

*Adequate capacity within the water system exists to serve the proposed development.*

##### **b) Wastewater Availability**

*Adequate capacity within the wastewater system exists to serve the proposed development.*

#### **ALTERNATIVES/ISSUES:**

**IMPACTS:** The SPUD Narrative proposes a three-story micro-unit apartment building consisting of 24 dwelling units and parking lot featuring 21 parking spaces to accommodate the proposed building. The development site is surrounded by single-family and two-family residential uses. The proposed micro-unit apartment building will bring in a larger volume of traffic than the current use of the property, however the project is intended to promote alternative forms of transportation.

The proposed development is consistent with the AIM Norman Comprehensive Land Use Plan because it proposes height regulations similar to those found in the surrounding zoning districts, connections to City Utilities, encouragement of multi-modal transportation methods, and a residential structure with a gross density greater than 8 units per acre. However, the

development is inconsistent in that it proposes setbacks that are not typically found in the surrounding zoning districts.

**CONCLUSION:** Staff forwards this request for rezoning from R-1, Single-Family Dwelling District, to a SPUD, Simple Planned Unit Development District, and Ordinance O-2526-14, to the Planning Commission for consideration and recommendation to City Council.

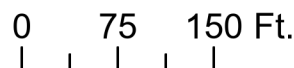
# Location Map



Map Produced by the City of Norman  
Geographic Information System.  
The City of Norman assumes no  
responsibility for errors or omissions  
in the information presented.



September 4, 2025



Subject Tract

**1107 AND 1111 S. CHAUTAUQUA AVE.  
NORMAN OK**

**SIMPLE PLANNED UNIT DEVELOPMENT**

APPLICANT:

***CRADLE INVESTMENTS, L.L.C.***

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

Submitted September 2, 2025

Revised October 3, 2025

PREPARED BY:

Peacock Design, LLC  
121 S Santa Fe Suite 113  
Norman, OK 73069



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## I. **INTRODUCTION**

This Simple Planned Unit Development (the “**SPUD**”) is being submitted for the property located at the 1107 and 1111 Chautauqua Avenue, Norman, OK (the “**Property**”). The Property consists of two unplatted lots that will be combined into one single lot through a Short Form Plat, to be submitted after the zoning request is reviewed by City Council. Currently, the Property is zoned R-1, Single-Family Dwelling District. The parcels to the south and east of the Property are zoned R-3, Multifamily Dwelling District. The parcel to the north is zoned RM-6, Medium-Density Apartment District. The parcels across Chautauqua Avenue are zoned R-1, Single-Family Dwelling District. All parcels on the block are designated as Urban Medium in the AIM Norman Land Use Plan. This Property sits directly north of the OU Campus area recognized as Greek Row, consisting of most of the fraternities and sororities. The Applicant seeks to develop a microunit residential structure on the Property to redevelop the area and appropriately utilize an essential housing opportunity in Norman, in recognition of the Property’s proximity to Campus, while ensuring compatibility with nearby residential areas.

Micro-units are typically less than 500 square feet and offer housing in urban locations near services, reducing the need for personal vehicles and providing a compact living space for a single-resident prioritizing location over space.

## II. **PROPERTY DESCRIPTIONS; EXISTING CONDITIONS**

### A. **Location**

The Property is located at 1107 and 1111 Chautauqua Avenue, Norman, Oklahoma.

### B. **Existing Land Use and Zoning**

The Property is currently zoned R-1, Single-Family Dwelling District. The Property is currently designated on AIM Norman 2045 as Urban Medium. Through the adoption of the new Comprehensive Plan, AIM Norman, the intent for this area is to continue to increase the overall density. As noted above, the majority of other lots on this block are already zoned for increased density, such as the existing R-2, Two-Family Dwelling District, R-3, Multifamily Dwelling District and RM-6, Medium-Density Dwelling District.

### C. **Elevation and Topography; Drainage**

The Property gently slopes southwest. No portion of the Property is in the FEMA 100-year flood plain or the WQPZ. The Applicant will utilize low impact development techniques (“LIDs”) and best management practices (“BMPs”) in the development of the Property to control stormwater runoff.

### D. **Utility Services**

The necessary utility services for this project are already located on or near the

Property as this is an already developed location.

**E. Fire Protection Services**

Fire protection services are as provided by the City of Norman Fire Department and per the City of Norman regulations for such. If required, fire hydrants will be installed on or near the Property in compliance with the applicable provisions of Norman's fire and building codes.

**F. Traffic Circulation and Access**

There are currently two access points on Chautauqua Avenue for the Property. These will be combined into a single access point on Chautauqua Avenue, as shown on the site development plan EXHIBIT A.

**G. Fencing**

The Property currently has 6' stockade fences on the south and east property lines and a 4' chain link fence on the north property line. There is a 4' chain link fence separating the two parcels, which will be eliminated with planned development.

**III. DEVELOPMENT PLAN AND DESIGN CONCEPT**

The Property shall be developed in conformance with the Site Development Plan, attached hereto as **EXHIBIT A**, subject to final design development and the changes allowed by Section 36-510 of the City of Norman's Municipal Code, as may be amended from time to time. The exhibits attached hereto are incorporated herein by reference.

**A. Uses Permitted**

A multi-family residential apartment building containing microunits is planned for this site. A list of the allowable uses for the Property is attached hereto as EXHIBIT B.

The apartment building planned on the Property shall contain no more than 24 dwelling units arranged in a three-story building configuration. The building shall include associated parking and landscaping, as shown on the Site Development Plan.

As planned, the development will consist of "microunits", these units will be what many compared to a "single-room occupancy" or "efficiency apartment" for individual residents.

**B. Area Regulations**

North Setback: The project will maintain a 5' setback from the North property line as shown on the Site Development Plan.

South Setback: The project will maintain a 31' setback from the South property line as depicted on the Site Development Plan.

East Setback: The project will maintain a 70' setback from the East property line as shown on the Site Development Plan.

West Setback: The project will maintain an 11' setback from the West property line as depicted on the Site Development Plan. The stoop/entry shall be allowed to encroach into the 11' setback along the west side of the lot.

**C. Open Space / Impervious Coverage**

The impervious area for the Property should not exceed 85%. Additionally, the Applicant will utilize low impact development techniques ("LIDs") and best management practices ("BMPs") in the development of the Property. The locations and types of LIDs and BMPs are subject to modification during final site development. The open space for the Property shall be as shown on the Site Development Plan, at a quantity of approximately 2,100 SF or 15% of the total site.

**D. Traffic access/circulation/sidewalks**

Primary vehicular access to the Property will be provided from Chautauqua Avenue on the west side of the Property. The development provides twenty-one (21) total parking spaces arranged in three distinct parking areas: seven (7) spaces along the east side of the building, ten (10) spaces along the east property line, and four (4) spaces along the south property line. Pedestrian circulation will be provided through internal walkways connecting parking areas to building entrances. New sidewalks will be installed along street frontages as required. All sidewalks to be ADA compliant.

**E. Landscaping/Tree Preservation**

The landscaping areas depicted on the Site Development Plan will be developed as shown.

The Applicant proposes three (3) trees along the southern boundary of the Property, as shown on the Site Development Plan. The Applicant proposes shrubs around the perimeter of the building, as shown on the Site Development Plan. The area along the east Property line is minimal, approximately 2 ½ feet up to 3 feet running north and south. This area contains a sanitary sewer line and has an overhead electric line. The parking spaces adjacent to this strip of land will overhang into this narrow strip. Planting of groundcover for this area will be established.

**F. Signage**

If the Property is developed as a microunit residential building pursuant to this SPUD, the Property may feature signage that complies with the City of Norman's

sign code for medium density residential uses, as may be amended from time to time.

**G. Lighting**

The Applicant shall meet the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time. The Property will endeavor to utilize low level and/or shielded directional LED lighting in the parking areas, to the extent reasonably feasible to maintain appropriate level of lighting for safe pedestrian and vehicular use.

**H. Fencing**

The Property will feature a new six (6') foot solid opaque fence along the north and south boundaries of the Property, located only along the parking areas. The south fence may tier down to three (3') at the west end of the parallel parking spaces. There will be no fencing required adjacent to the new multi-family structure forward of the parking lot on the north property line. The east boundary abuts a new development planned for additional multi-family. There will be no fencing required along the east property line.

**I. Height**

Height shall be three (3) stories for the microunit building structure, as depicted in the building elevations submitted with this SPUD.

**J. Parking**

The applicant designed the site with twenty-one (21) parking spaces to serve the 24 micro-units, citing the property's proximity to the University of Oklahoma campus, the existing sidewalks and the planned installation of additional bicycle racks to access campus. These measures are intended to encourage and support multi-modal transportation options for residents. There are two (2) bike racks required for this Property; the Applicant is providing five (5).

**K. Sanitation**

Polycart services will be allowed for this site. There shall be six (6) polycarts issued to this site.

**L. Exterior Materials**

Exterior materials of the building to be constructed on the Property will be brick as shown on the Elevations submitted with this Project. Accents for the building may be glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof.





**EXHIBIT B**

Allowable Uses

- Multi-family residential microunit building with associated parking

- | SUMMARY OF QUANTITIES (LANDSCAPE)  |        |                         |                                      |          |       |                    |
|--|--------|-------------------------|--------------------------------------|----------|-------|--------------------|
| ITEM #   | SYMBOL | COMMON NAME             | BOTANICAL NAME                       | QUANTITY | UNIT  | SPACING            |
| <b>TREES</b>   |        |                         |                                      |          |       |                    |
| 1  | C      | REDJUD                  | GEORGIA REINTEGRANS 'TODAHOM'        | 4        | MIN.  | 3" (LUMP) 25' SHOW |
| <b>GROUND</b>  |        |                         |                                      |          |       |                    |
| 2  | PA     | MAGNUS CONE PLANTER     | FECHLACKA X SUNSET                   | 100      | 1 GAL | 5" 12"             |
| 3  | PA     | MEADOW FLOPPY CORNOPSIS | FECHLACKA X SUNSET                   | 100      | 1 GAL | 5" 12"             |
| 4  | PA     | REDJUD PLANTER 90X30    | PENSTEMON ALBO-ROSEUS 'LITTLE BUNNY' | 100      | 1 GAL | 5" 12"             |
| <b>LANDSCAPE NOTES:</b>  |        |                         |                                      |          |       |                    |
| *1 ALL DISTURBED AREAS SHALL RECEIVE 500.  |        |                         |                                      |          |       |                    |
| *2 ALL LANDSCAPED AREAS TO RECEIVE IN-GROUND IRRIGATION SYSTEM, TO BE DESIGNED BY MANUFACTURER, CONTRACTOR TO PROVIDE AND COORDINATE WITH OWNER. |        |                         |                                      |          |       |                    |
| *3 ALL LANDSCAPED AREAS TO BE WITHIN 150' OF A WALL MOUNTED HOSE BIB, CONTRACTOR TO COORDINATE.  |        |                         |                                      |          |       |                    |
| *4. PROVIDE LANDSCAPE LIGHTING AT EACH TREE.   |        |                         |                                      |          |       |                    |
- CALL ONE TO LOCATE UTILITIES  
48" ANY EXCAVATION 1' DEEP  
(800) 840-5032 OR  
(800) 522-8543

CALL OKIE TO LOCATE UTILITIES  
48 HOURS PRIOR TO DOING  
ANY EXCAVATION !  
(405) 840-5032 OR  
(800) 522-8543

