



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 02-10-26

**REQUESTER:** Ken Danner, Subdivision Development Manager  
David Riesland, Transportation Engineer

**PRESENTER:** Scott Sturtz, Director of Public Works

**TITLE:** CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-7: PRELIMINARY PLAT FOR COLERAINE MULTIFAMILY, A PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED 1500-FEET EAST OF CLASSEN BOULEVARD ON THE NORTH SIDE OF IMHOFF ROAD. (WARD 1).

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### **BACKGROUND:**

This item is a preliminary plat for Coleraine Multifamily, a Planned Unit Development, generally located 1500-feet east of Classen Boulevard on the north side of Imhoff Road. The property consists of 32.50 acres and one lot with proposed apartments within a proposed PUD, Planned Unit Development. The Norman Board of Parks Commissioners, at its meeting of September 4, 2025, recommended fee in lieu of parkland. Planning Commission, at its meeting of October 9, 2025, recommended approval of Ordinance No. O-2526-6 placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District and Light Industrial District. In addition, Planning Commission recommended approval of the preliminary plat for Coleraine Multifamily, a Planned Unit Development. Since the Planning Commission meeting, changes have been made to the access at Imhoff Road. This is a proposed gated development.

Lastly, several members of the Planning Commission discussed changing the pedestrian sidewalk that connects the Coleraine development to Twisted Oak Drive from a straight segment to a curved path instead. The developer has now made these changes and revised the Site Development Plan, Preliminary Plat, and Green Space Exhibit to reflect the new sidewalk location and associated 10' wide easement.

### **DISCUSSION:**

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	BACKGROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (EXISTING)	% 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.

At Planning Commission there was discussion regarding the pedestrian access to Twisted Oak Drive. The sidewalk has been revised and is shown as a curved path as requested at Planning Commission. During construction Engineering will meet on site with the contractor to determine the best location. If the location is changed from the current plan, a revised easement will be required for this sidewalk based on the final layout. Any revision to the easement will be required before the final plat is filed.

Public improvements for this property consist of the following:

1. **Fire Hydrants**. Fire hydrants will be installed in accordance with City standards. Their locations will be reviewed by the Fire Department.
2. **Permanent Markers**. Permanent markers will be installed prior to the final plat being filed of record.
3. **Sanitary Sewers**. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. **Sidewalks**. Sidewalks will be required adjacent to Imhoff Road. There is a proposed pedestrian sidewalk from this project to Twisted Oak Drive.
5. **Storm Sewers**. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately-maintained detention facility will be utilized.
6. **Streets**. Imhoff Road will be constructed in accordance with approved plans and City paving standards. It is classified as a minor urban arterial street.
7. **Water Main**. There is an existing 12-inch water main located adjacent to Imhoff Road. Interior water mains will be installed in accordance with approved plans and City and

Oklahoma Department of Environmental Quality standards within the property to serve fire hydrants.

8. **Public Dedications**. All rights-of-way and easements will be dedicated to the City with final platting.

**STAFF RECOMMENDATIONS:**

Based on the above information, staff recommends approval of the preliminary plat for Coleraine Multifamily, a Planned Unit Development.