

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.