



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. 24th 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.