

Interoffice Memo

Date: August 14, 2024
To: John Thompson, Public Works Director
From: Charlie Richter, City Engineer
Re: Prairie Sunset Addition Traffic Study Revision

Staff reviewed the amended traffic study for the Prairie Sunset Addition subdivision received on August 14, 2024 and dated August 8, 2024; along with a revised preliminary plat for the development dated July 24, 2024. The new preliminary plat revised the access locations on 20th Street South to increase the spacing to a minimum distance of 350 feet as recommended by the original traffic study for the development.

Based on the revised access locations the traffic study findings were amended as follows:

- As currently configured the Prairie Sunset Addition development does not generate the traffic nor functional area conflicts from the two access points that would require the roadway to be widened. The spacing of the new access points provides adequate separation and does not warrant a three-lane cross-section for 20th Street South for this development.
- The tree obstruction at the southeast quadrant at the intersection of Brighton Road and 20th Street South will need to be addressed by the developer.
- Future development to the north and west may generate sufficient traffic to trigger future expansion of the roadway cross-section from the current two-lane to a three-lane roadway. If the roadway is expanded in the future, the design should address sight-distance concerns at Rapid Valley.