

City Council Agenda Item Memo

From: Ryan Miller, City Planner

City Council Meeting: April 16, 2024

Subject: Resolution 24-038: Major Streets Plan Amendment

Person(s) Responsible: Charlie Richter, City Engineer

Summary:

Staff recommends approval of Amendments to the City's 2040 Comprehensive Plan Master Street Plan.

The Planning Commission voted 8-0 to recommend approval with the following additions:

- Extend 25th Street South collector to Brighton Road; and
- Extend future collector south of University Estates to Western Avenue.

Background:

The Master Street Plan revised in 2018 has not been updated over the past 6 years. As the designations for collector and arterials are periodically reviewed by City staff current traffic counts and potential development is examined to determine transportation network needs. Traffic count data obtained from the Department of Transportation (DOT), and development since 2018 point to changes to properly reflect current conditions.

Item Details:

Recommended changes to the map include:

- Converting Medary Avenue between 20th Street South and 44th Street South from an Arterial designation to a collector. The traffic count data obtained from DOT shows average daily traffic (ADT) less than 300 vehicles a day. The ADT for other streets designated as Arterials in the City are typically greater than 4,000 vehicles daily. In addition to the current traffic counts, the City's Future Land Use Map identifies most of the area adjacent to Medary Avenue as open wetland with a small portion of limited residential, reducing the chances of prospective development density growing along this corridor.
- Removing two streets designated as proposed collectors between I-29 and 34th Avenue. The potential density generated by development in these areas suggest ADT's lower than what is generally seen on collectors in the City. According to the City's Future Land Use Map, a significant portion of the area adjacent to these proposed collectors is categorized as water or open space, reducing the chances for density which would warrant collectors. In addition to the potential of

low-density development for this area, one of the proposed collectors is shown as traveling through a quarry pond for L.G. Everist, Inc., which seems unlikely.

- Removing several streets designated as proposed collectors and proposed arterial south of 32nd Street. The City expects developmental densities on the lower side between 32nd Street South and 217th Street. The City's Future Land Use Map identifies significant portions of areas adjacent to these proposed collectors and arterials as either open wetland or limited residential. Due to the future densities for this area, City staff recommends removal of these proposed collectors and arterials, although a planned collector at the quarter section between 32nd Street and 217th Street was added as a new proposed collector.
- Removing street designated as a proposed collector: located between Western Avenue and Brighton Road north of West 20th Street South.

Legal Consideration:

None.

Strategic Plan Consideration:

Safe, Inclusive, & Connected Community – The Major Streets Plan will help the City prepare for a well-connected community utilizing appropriately planned for collector and arterial streets.

Financial Consideration:

None.

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Discuss / take no action / table

Staff recommends approval.

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Supporting Documentation:

Resolution

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Current and Proposed Road Classifications Map