

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner  
**Meeting:** April 2, 2024  
**Subject:** Master Street Plan Amendments  
**Person(s) Responsible:** Charlie Richter, City Engineer

## **Summary:**

City staff reviewed the Master Street Plan located in the City's 2040 Comprehensive Plan and recommend changes to the plan. 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 Ave between 20<sup>th</sup> St South and 44<sup>th</sup> St South from an Arterial designation to a collector; removing two streets designated as Proposed Collectors between I-29 and 34<sup>th</sup> Ave; and removing several streets designated as Proposed Collectors and Proposed Arterial south of 32<sup>nd</sup> Street.

- On Medary Ave between 20<sup>th</sup> St South and 44<sup>th</sup> St South traffic count data obtained from DOT show 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 Ave as open wetland with a small portion of limited residential reducing the chances of prospective development density growing along this corridor.
- For streets designated as Proposed Collectors between I-29 and 34<sup>th</sup> Ave 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 that 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 Everist which seems unlikely.

- For streets recommended for removal as Proposed Collectors and Proposed Arterial between 32<sup>nd</sup> St S and 217<sup>th</sup> St the City expects developmental densities on the lower side. 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 32<sup>nd</sup> Street and 217<sup>th</sup> St was added as a new proposed collector.
- Another street recommended for removal as a Proposed Collector is located between Western Avenue and Brighton Road north of West 20<sup>th</sup> Street South.

**Options and Recommendation:**

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

Staff recommends approval.

**Supporting Documentation:**

Hearing Notice – Planning Commission

Current and Proposed Road Classifications Map