



# Transportation Master Plan (Mobility CC) Amendment – Riverstone Trails

Planning Commission – December 10, 2025

# BACKGROUND

- Riverstone Trails Development
  - Proposed Dwelling Units - 226
  - Peak AM Hour Trips - 169.5
  - Peak PM Hour Trips - 223.7
  - Phase I Expected Completion –2026
  - Phase II Expected Completion – 2027
  - Phase III Expected Completion - 2028



# BACKGROUND

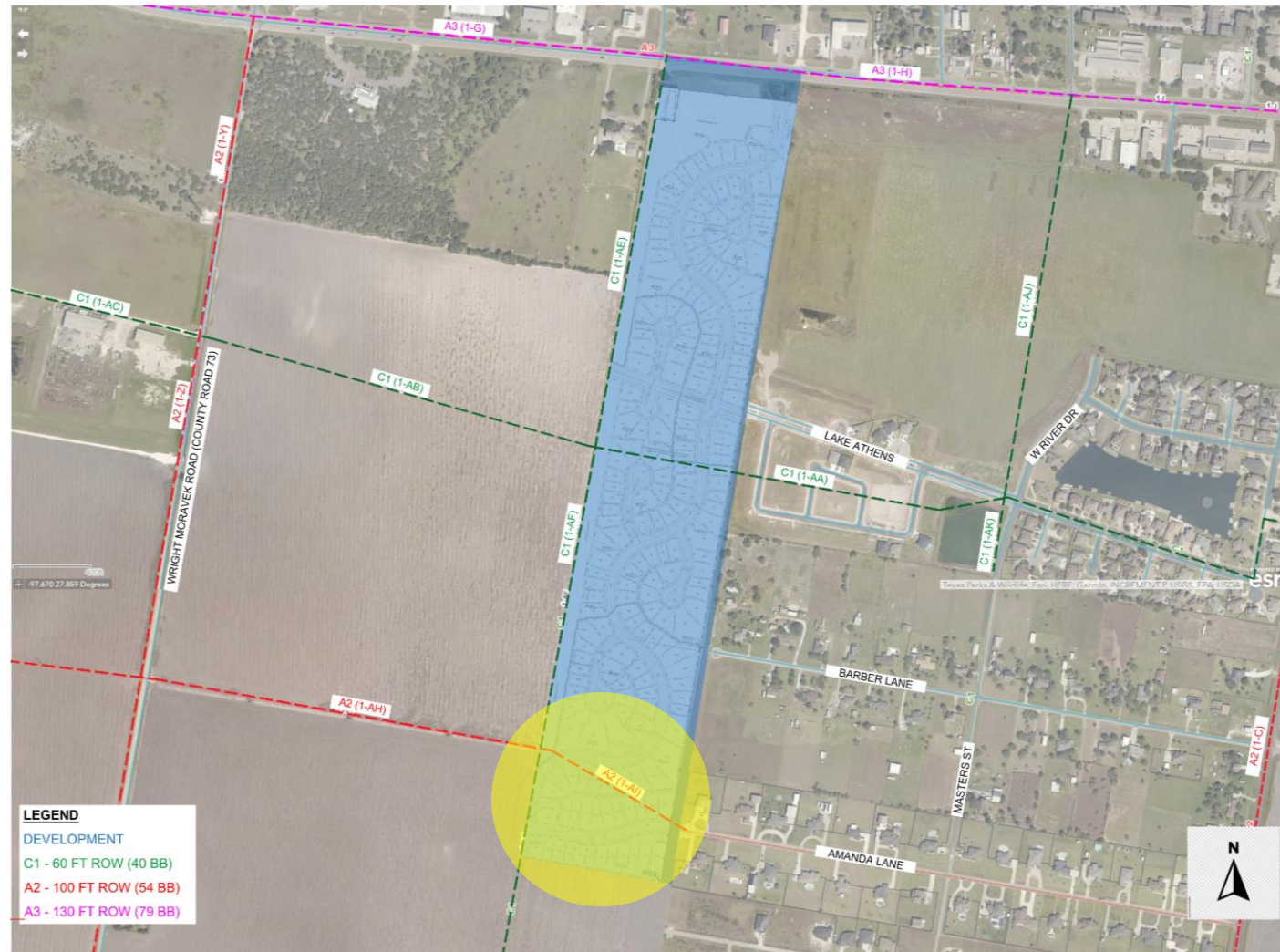
- **Transportation Master Plan (Mobility CC) Amendment Request:**
  - Reduce Classification of proposed extension of Amanda Lane (Project Number 1-AI on Roadway Master Plan)
  - Limits: 2115' E to 2975' E of Wright Movarek Rd (CR73)
  - Existing: A2 Secondary Arterial (100-ft ROW Dedication)
  - Proposed: C1 Collector (60-ft ROW Dedication)

| Road                    | ROW Width (FT) | Travel Lanes | Median Turn Lane | Sidewalk (FT) | Average Daily Trips (Vehicles/Day) |
|-------------------------|----------------|--------------|------------------|---------------|------------------------------------|
| C1 Collector            | 60             | 2            | No               | 5             | 4,000 – 8,000                      |
| Secondary Arterial (A2) | 100            | 4            | Median           | 5             | 20,000 – 32,000                    |

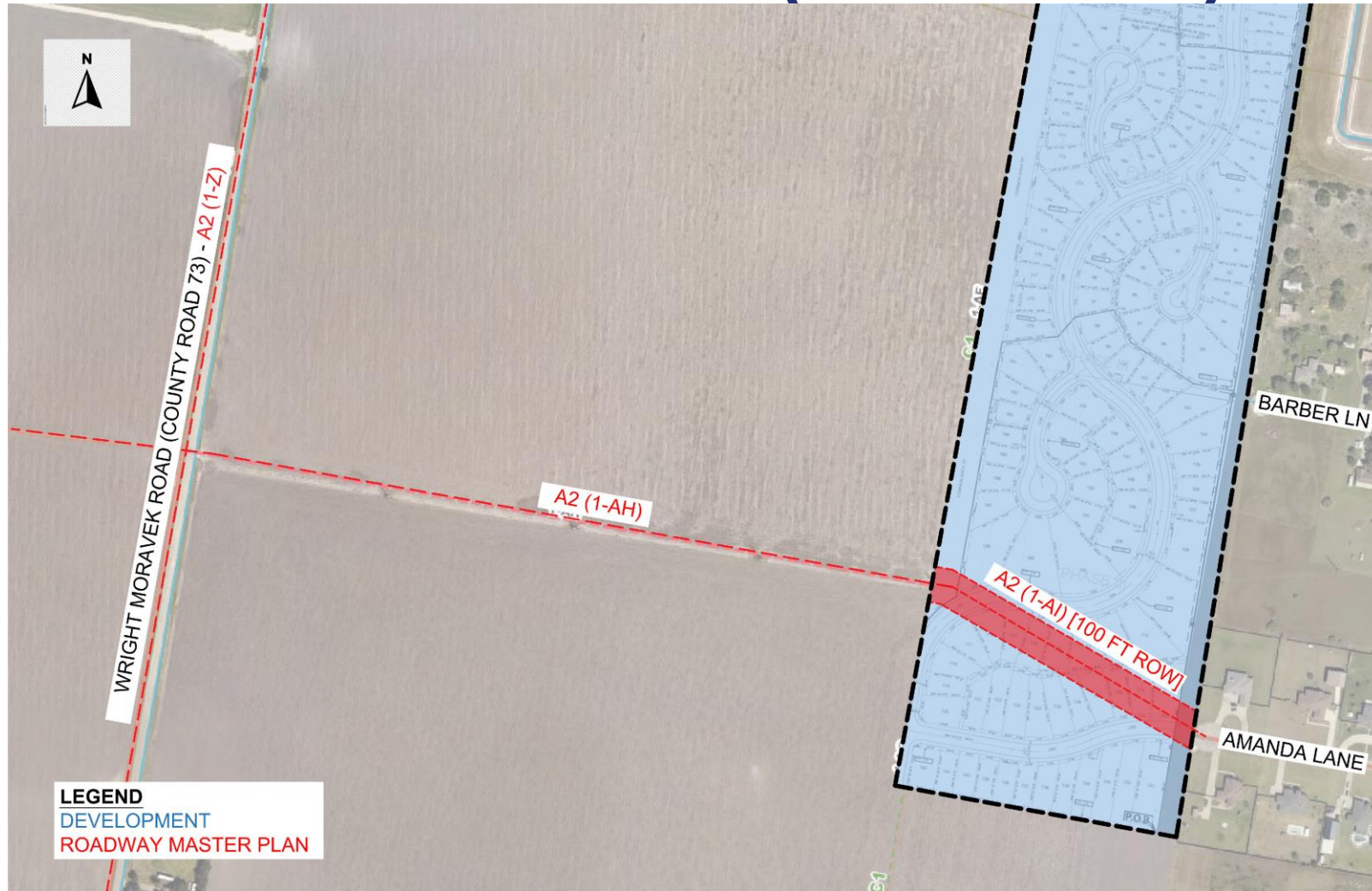




# SITE PLAN & MASTER PLAN PLAN

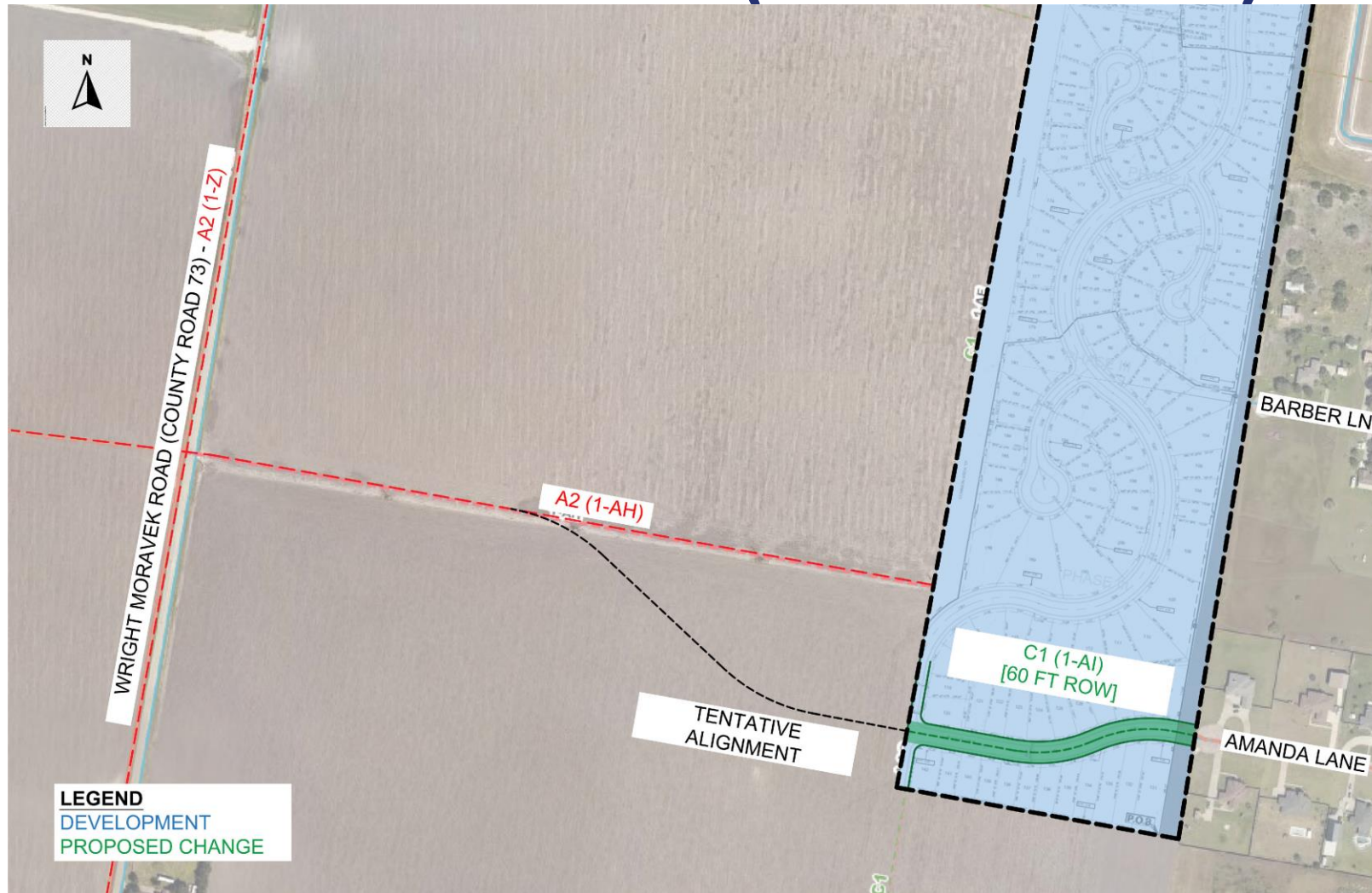


# MASTER PLAN (EXISTING)





# MASTER PLAN (PROPOSED)



# RECOMMENDATION

- Riverstone Trails Development

| Road        | Classification        | Limits  | Proposed Modification |
|-------------|-----------------------|---|-----------------------|
| Amanda Lane | A2 Secondary Arterial | Amanda Lane (Existing) to 2115' E of Wright Movarek Rd (CR73)<br>(Project Number: 1-AI) | C1 Collector          |

- Staff supports reduction of proposed extension of Amanda Lane (Project Number 1-AI on Roadway Master Plan) from an A2 Secondary Arterial (100-ft ROW) to a C1 Collector (60-ft ROW)





Thank you!