



Transportation Master Plan (Mobility CC) Amendments

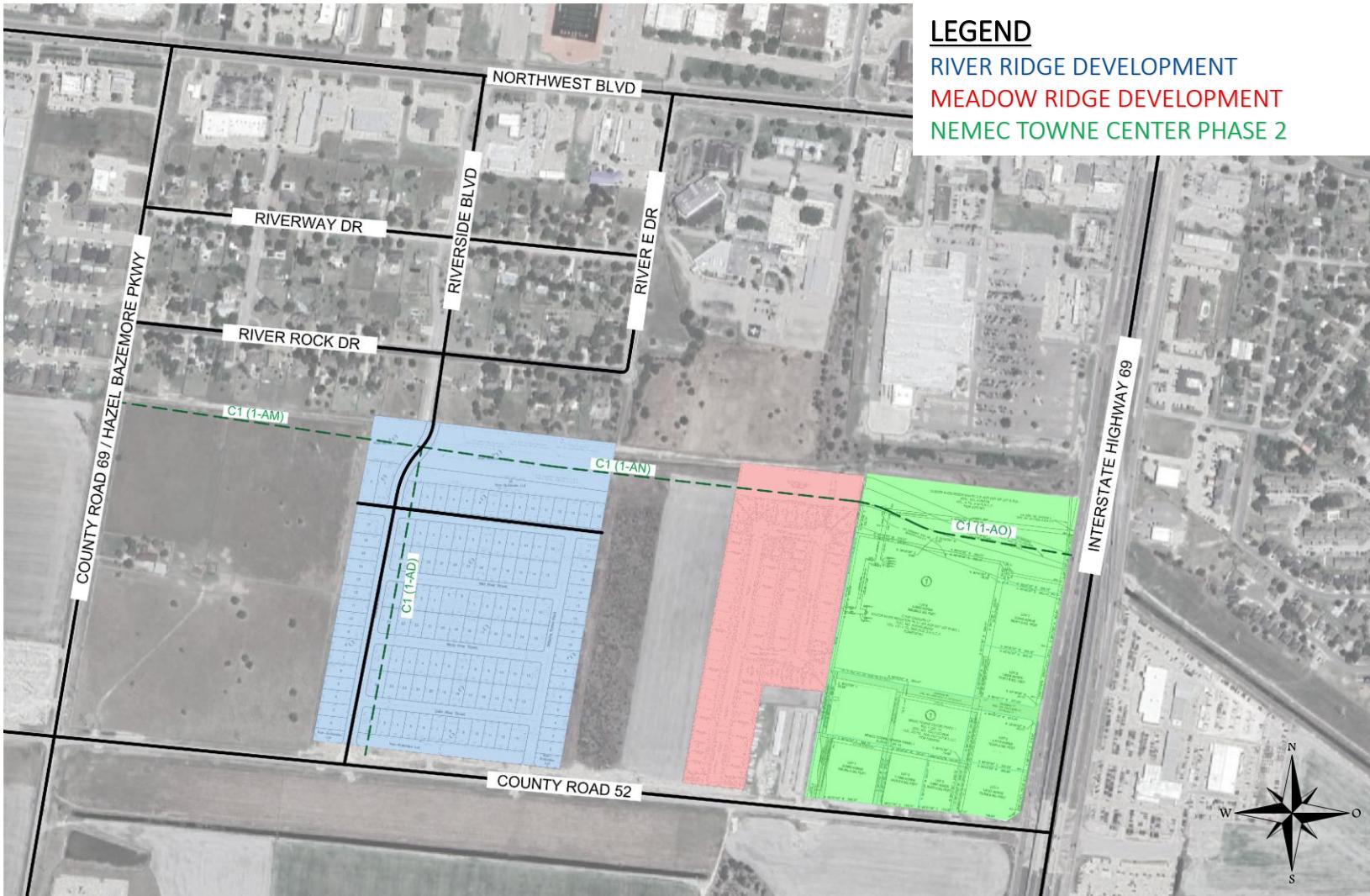
Planning Commission – January 21, 2026

BACKGROUND

- Nemec Towne Center Phase 2, Block 1 Development
 - Proposed Commercial Use
 - Peak AM Hour Trips – 186.5
 - Peak PM Hour Trips – 276.2
 - 25.343 Acres
- Meadow Ridge Development
 - Proposed Residential Use
 - Proposed Dwelling Units - 89
 - Peak AM Hour Trips - 66
 - Peak PM Hour Trips – 88
 - 15.546 Acres



BIRD'S EYE VIEW

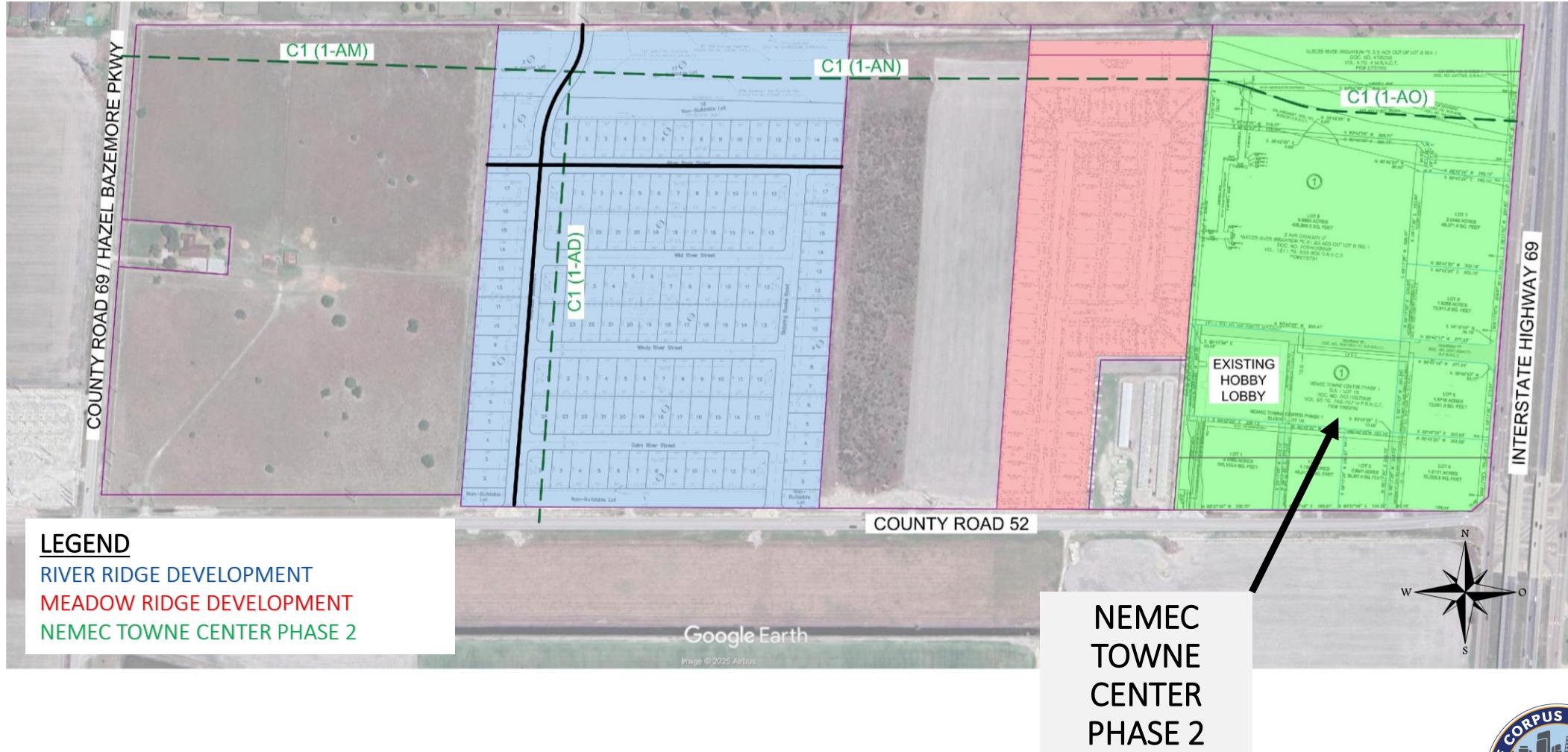


BACKGROUND

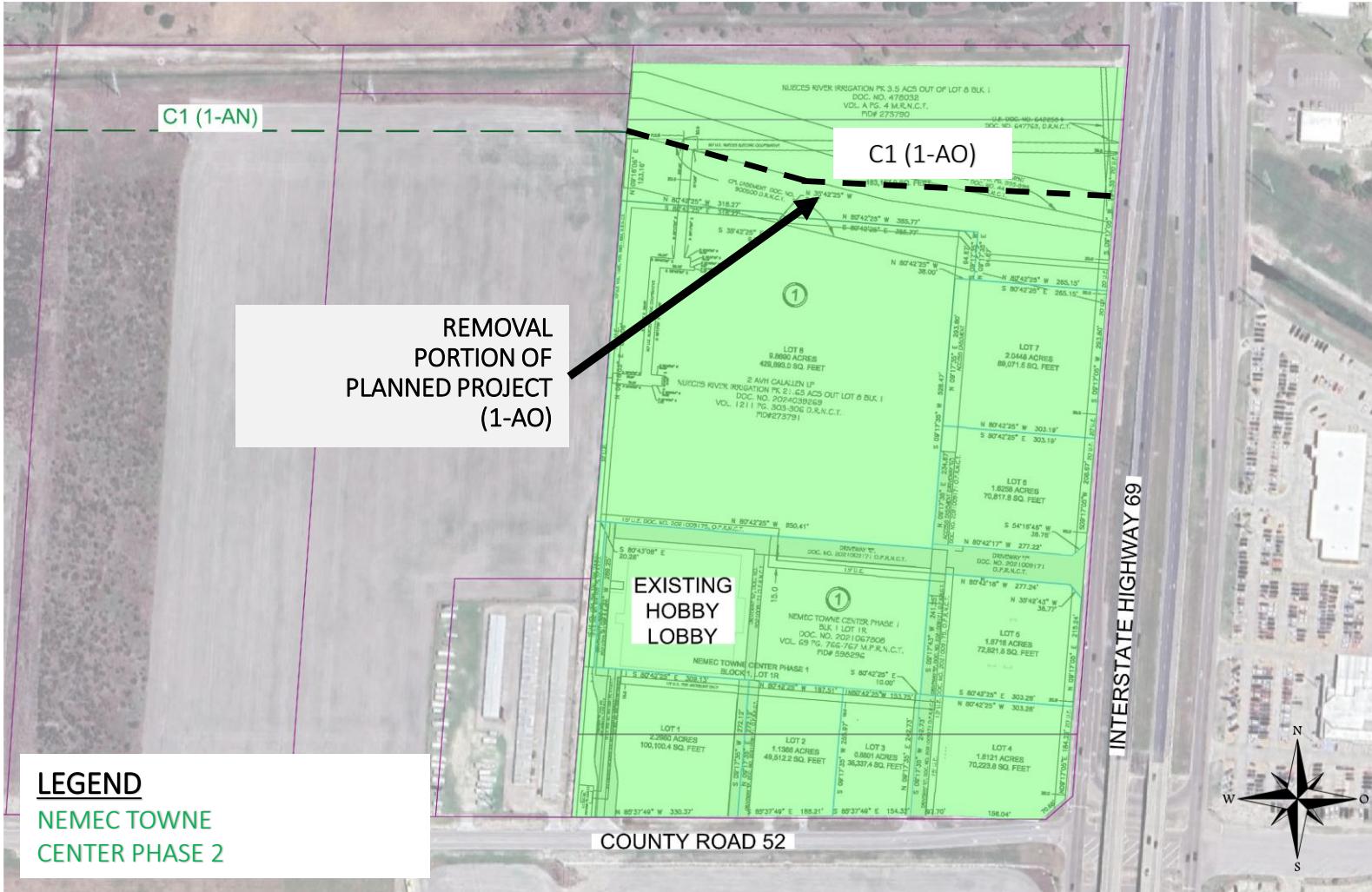
Development	RMP	Classification	Limits	Developer Request
	Project #			
Nemec Towne Center Ph2	1-AO	Proposed C1 Collector	3105' E of CR69 to 4519' E of CR69	Deletion
Meadow Ridge	1-AN	Proposed C1 Collector	1400' E of CR69 to 3105' E of CR69	Deletion
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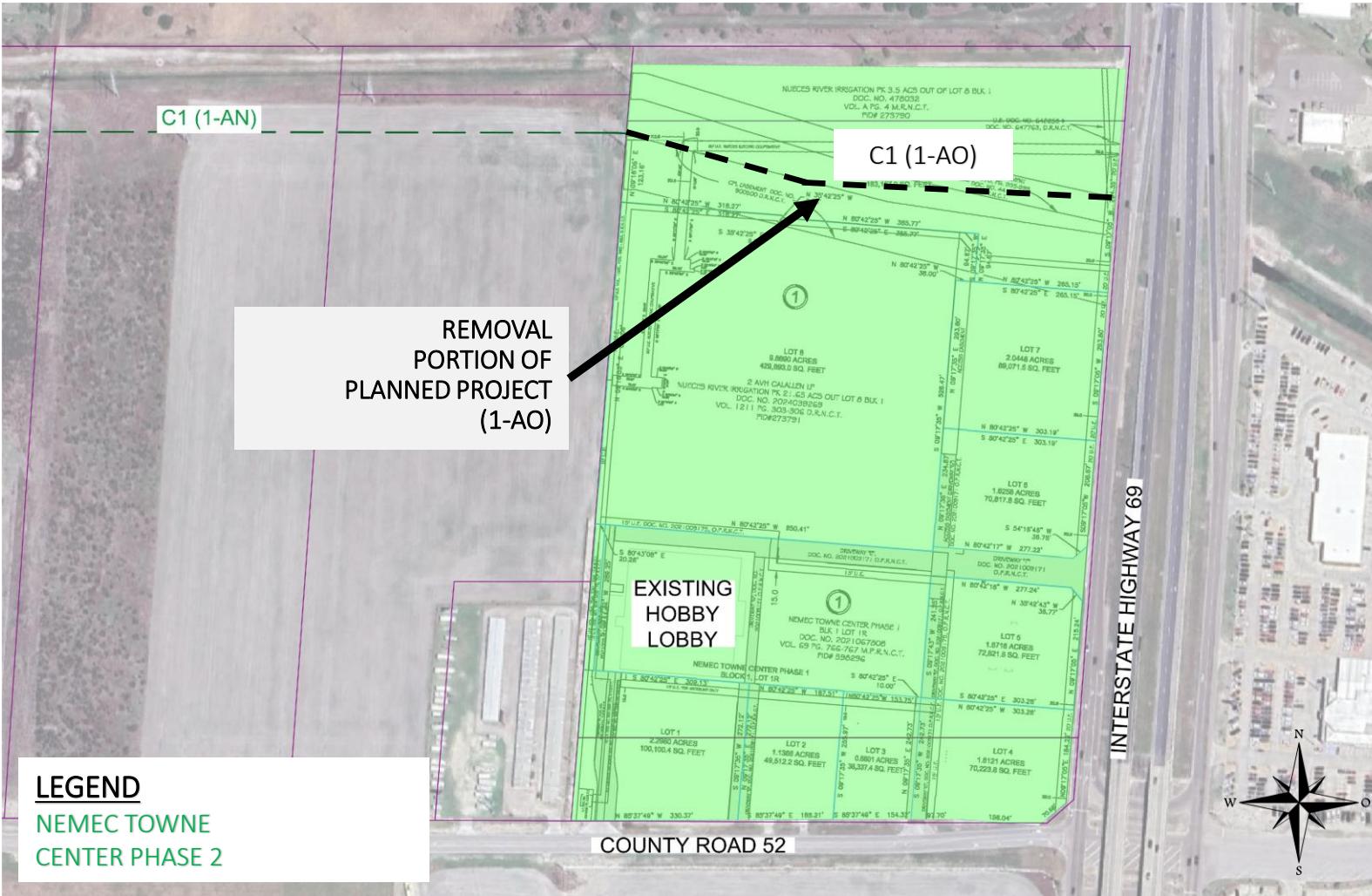
ROADWAY MASTER PLAN



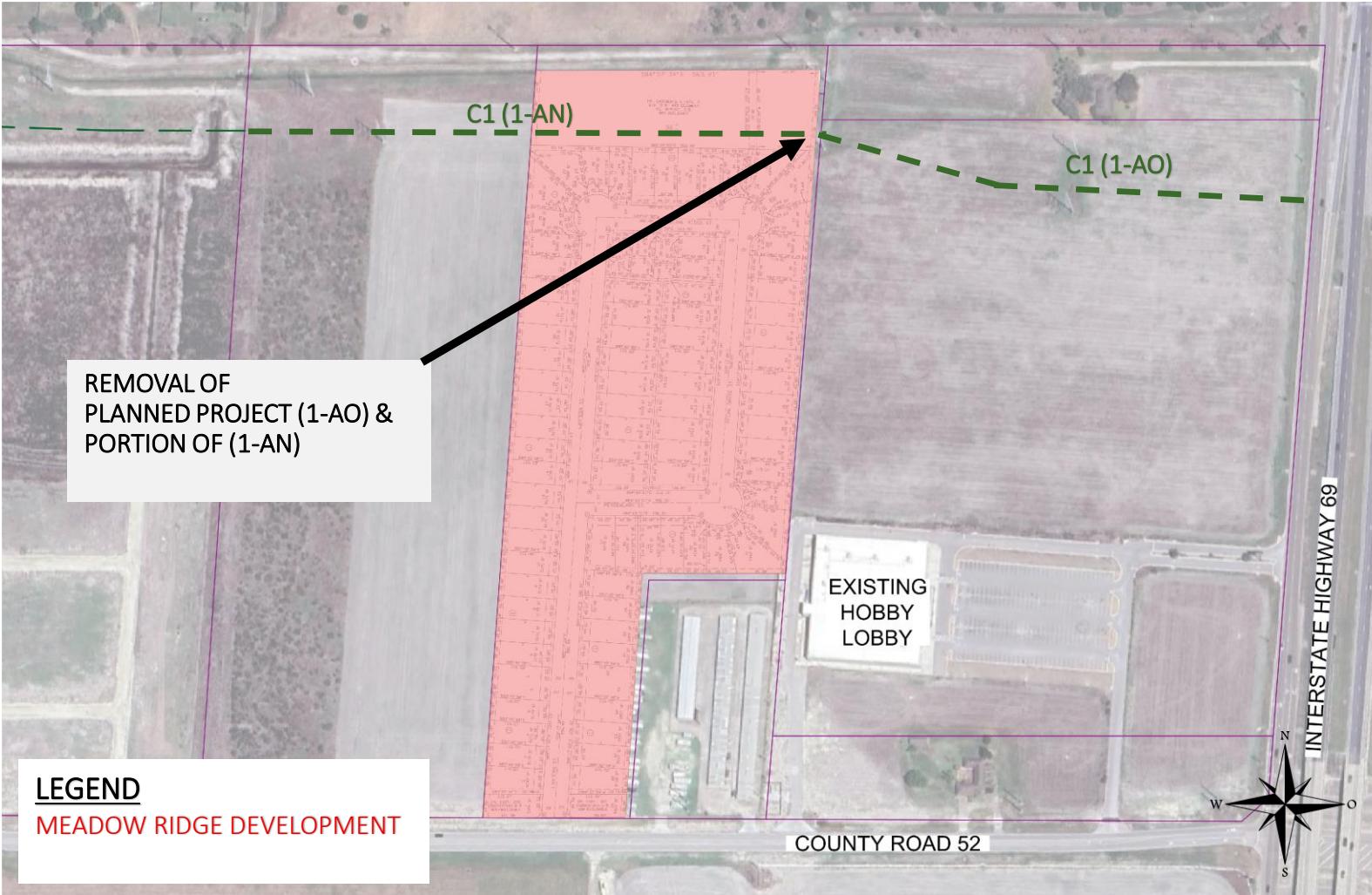
DEVELOPER REQUEST



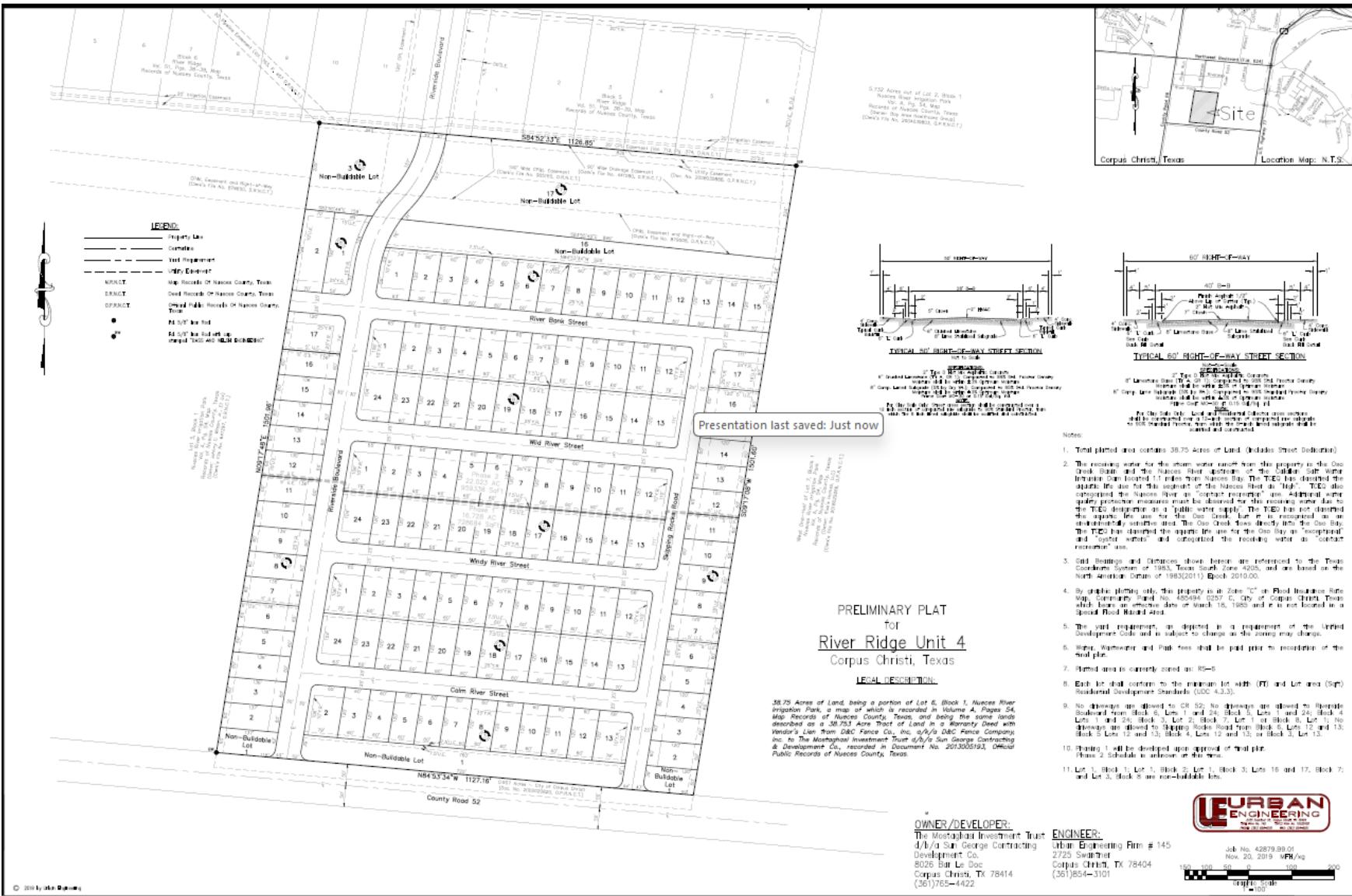
PW STAFF RECOMMENDATION



DEVELOPER REQUEST



FINDINGS



FINDINGS

8.2.1.D. External Connectivity

1. Existing streets in adjacent or adjoining areas shall be continued in a new subdivision consistent with the City's Urban Transportation Plan. Whenever connections to anticipated or proposed surrounding streets are required by this Section, the right-of-way shall be extended and the street developed to the property line of the subdivided property (or to the edge of the remaining undeveloped portion of a single tract) at the point where the connection to the anticipated or proposed street is expected. Temporary turnarounds may be required to be constructed at the end of such streets pending their extension when such turnarounds appear necessary to facilitate the flow of traffic or accommodate emergency or service vehicles. No temporary dead-end street shall be permitted in excess of 500 feet unless no other practical alternative is available.
2. Subdivisions shall require sufficient external access points to the City's existing or future roadway network and shall be provided in accordance with Table 8.2.1.E.

Table 8.2.1.E Subdivision External Access Points

Buildable Lots in Subdivision	Min. External Access Points Required
80 or fewer	1
81 to 160	2
161 or more	3

8.2.1.E. Street Layout

1. The arrangement, character, extent, width, and location of all streets shall:
 - a. Conform to the Urban Transportation Plan and any applicable area development plan; and
 - b. Be considered in relation to existing and planned streets, to topographical conditions, to public convenience and safety and to the proposed uses of the land to be served by such streets.
2. If a street is not shown in the Urban Transportation Plan or any applicable area development plan, the arrangement of streets in a subdivision shall provide for the continuation of an appropriate projection of existing streets in surrounding areas.

12cc "D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official."

13cc D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Unless otherwise approved by the Fire Marshal. 14cc Note: This plan review indicates that 89 homes will be constructed.

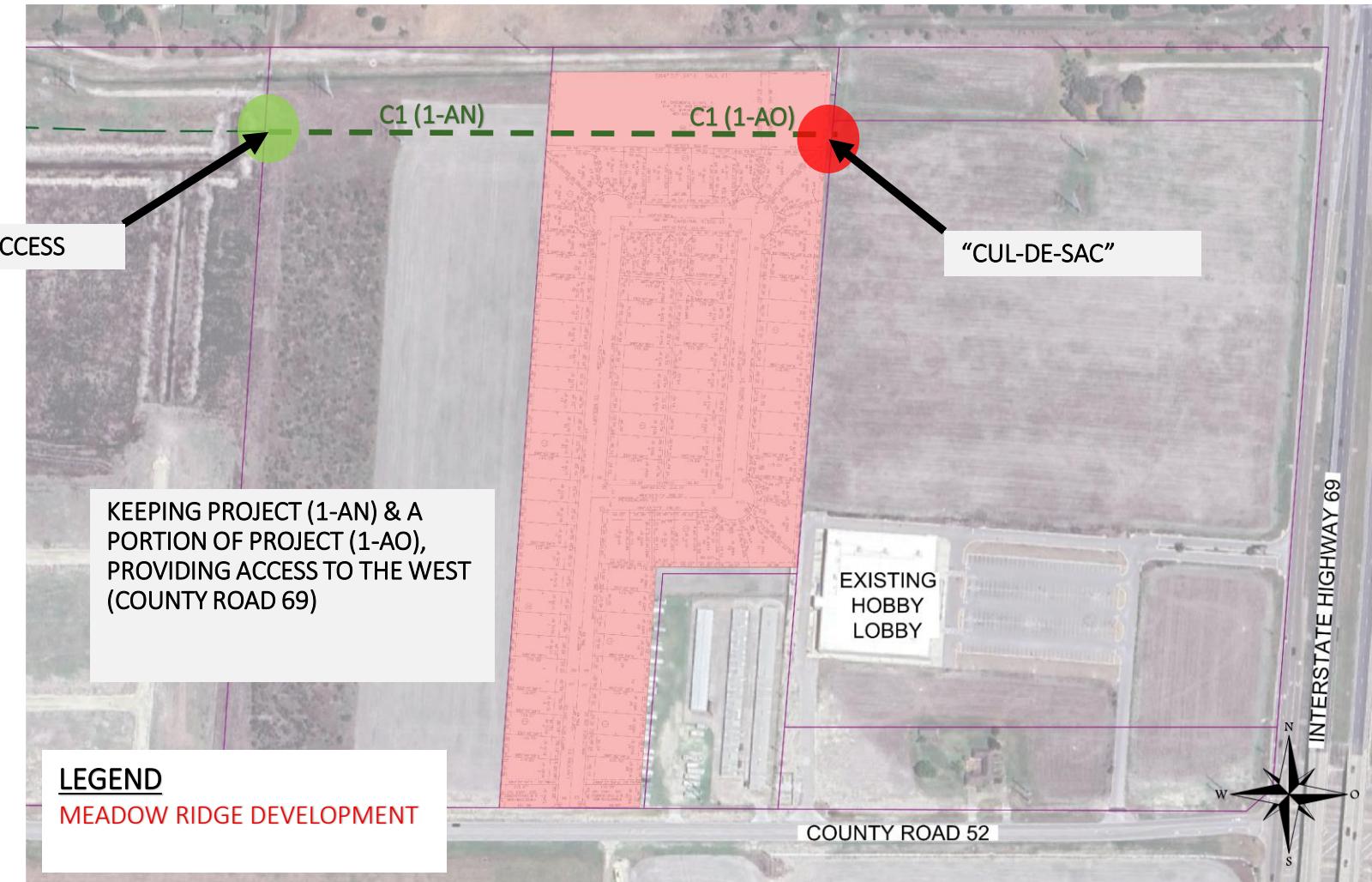
Therefore, per the directives above, two points of access will be required from CR 52. Please submit revised plans indicating these two points of access.

15cc Plat: 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.

16cc Plat: Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.



PW STAFF RECOMMENDATION



RECOMMENDATION

Development	RMP Project #	Classification	Limits	Staff Recommendation
Nemec Towne Center Ph2	1-AO	Proposed C1 Collector	3105' E of CR69 to 4519' E of CR69	Deletion
Meadow Ridge	1-AN	Proposed C1 Collector	1400' E of CR69 to 3105' E of CR69	Maintain
Meadow Ridge	1-AO	Proposed C1 Collector	3105' E of CR69 to 4519' E of CR69	Maintain

- Delete Project 1-AO from Master Plan.
- Maintain Project 1-AN on the Master Plan.
- Maintain Project 1-AO within boundary of Meadow Ridge subdivision.
 - Maintains required access points for subdivisions with >81 lots (Per *UDC Section 8.2.1.D. External Connectivity*).
 - Maintains Fire Code requirements for two external access points for public safety.
 - Maintains west connectivity per the Master Plan.





Thank you!