



**CAPITAL
PROJECTS/
ENGINEERING**

MEMORANDUM

To: Mayor and City Council Members
Steve Parker, City Manager

From: Mary Hamann, P.E., Assistant City Engineer

Through: Rick Cortes, Deputy City Manager

Subject: Unified Development Code Amendments
Road Adequacy Standards and Associated Definitions

Date: April 5, 2022

City staff is proposing to amend section 4.8 of the Unified Development Code (UDC) regarding road adequacy standards. The proposed updates provide clarifications to boundary street requirements for roadways that are adjacent to proposed developments to ensure that the road network can support the increased traffic from the proposed development. As the City continues to expand into previously rural areas, these updates will provide guidance for developers on when an existing adjacent street will need expansion or improvements to support the proposed development and when those improvements are required to be constructed.

Minor changes to the traffic impact analysis (TIA) section are also proposed that include requirements for when an amended TIA report is required when the proposed use or design of a site changes. A level of service requirement for both roadways and intersections is also proposed to be added to the UDC at this time. There is currently no standard specified in the UDC for level of service, which frequently triggers the implementation of traffic mitigation measures, such as turn lanes or traffic control devices.

Changes to the definition of pavement width and the addition of a definition for substandard street, to support the updates for boundary street requirements, are also proposed at this time.

Staff presented their recommendations to the Planning and Zoning Commission on March 8, 2022. The Commission voted to recommend approval of the proposed amendments.

Staff is recommending approval of the proposed amendments to the UDC, Section 4.8 Road Adequacy Standards and Definitions and will be available to answer any questions at the April 5, 2022 City Council meeting.