

Development Review Team (DRT) Comment Form

Date: 10/8/24

DRT Member: Leah Yngve

Dept/Div: MPO/PW

Case No.: Case #2024-7752 - 4000 & 4200 Beckner Rd. Meridian Preliminary Serial Subdivision Plat

Case Planner: Janice Biletnikoff, AICP

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant Response**:
1. Street cross-section D-D should reflect current City design practices of 10' vehicle travel lanes and 6' sidewalks	Prior to public hearing	
2.		
3.		
4.		
5.		
6.		

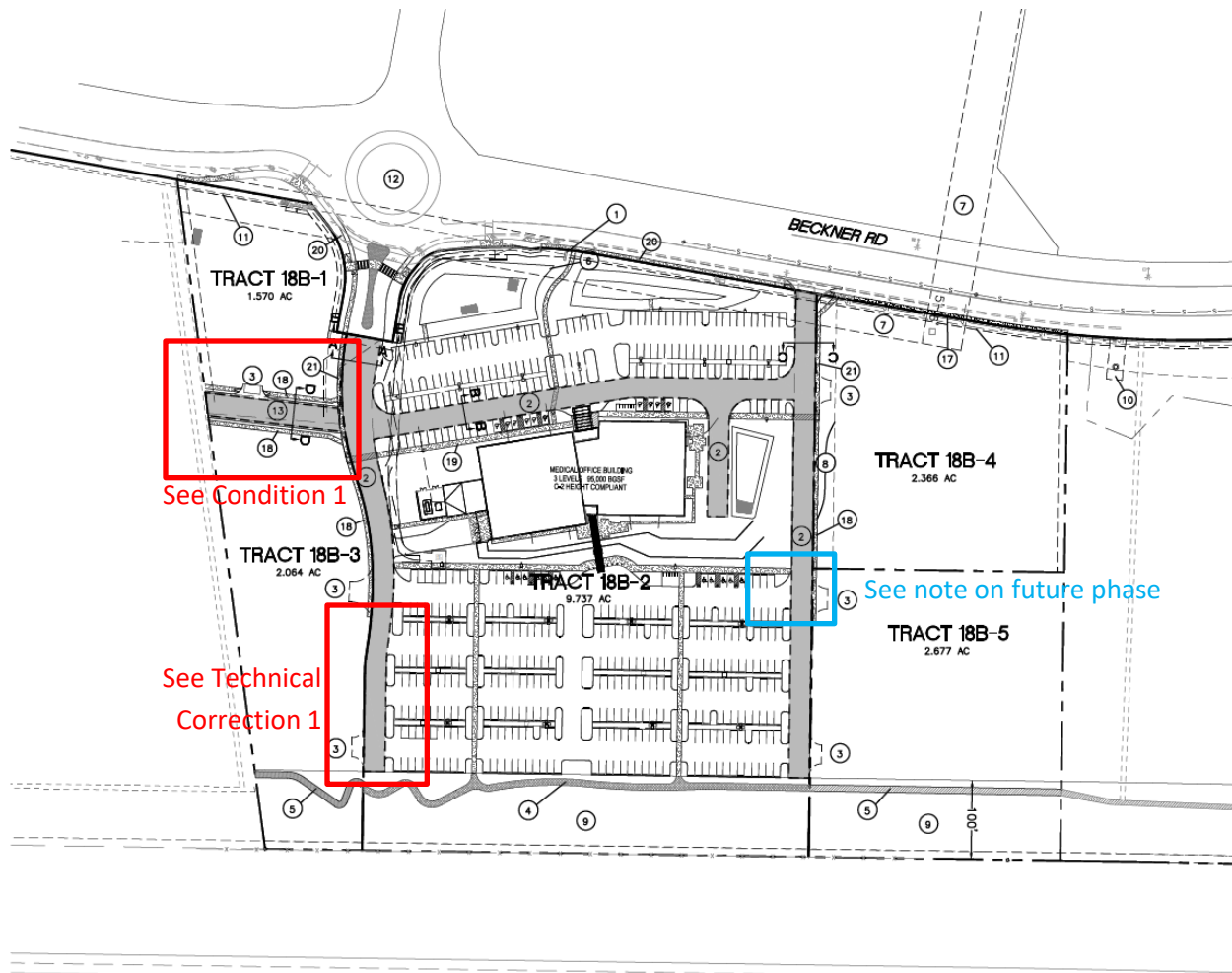
Technical Corrections:	Must be completed by:	Applicant Response**:
1. The western "access" lane should have a 5' sidewalk that continues to the southern multiuse trail	Prior to public hearing	
2. Demonstrate on the plans that the multiuse trail is 10' per City and AASHTO standards.	Prior to public hearing	
3.		
4.		

***The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. Crosswalk and wayfinding from tract 18B-5 to the 18B-2 sidewalk network
- 2.

Explanation of Conditions or Corrections (if needed):



Condition 1:

The street design criteria in Chapter 14 are based on average daily traffic. While this is unavailable for the proposed street shown by cross-section D-D, it is unlikely the daily traffic will exceed 5,000. The collector street type or sub-collector is probably more appropriate which has 10' vehicle travel lanes instead of 11'. Additionally, the City has been increasing the standard size of sidewalks across the city to 6', such as in the nearby Paseo del Sol design for Tierra Contenta Phase 3. The lane reduction can be shifted to the sidewalks to match this standard without increasing street right-of-way.

Technical Corrections:

1. The current plans show the sidewalks terminating prior to joining with the multi-use trail. The entire access road should have sidewalks for the full extent and on both sides of the street.
2. The City follows AASHTO standards for multiuse trails, which describe 10' trails as the minimum width except in constrained locations.

Table 14-9.2-1: Design Criteria for Street Types

(Ord. No. 2013-16 § 59)

TABLE 14-9.2-1: Design Criteria for Street Types
 See also Chapter 12 Fire Prevention and Protection — International Fire Code Appendix D Fire Apparatus Access Roads (as amended) for mandatory standards for roadway width, steepness, dead end/turnarounds, number of access points and fire lane signage

Criteria	Major Arterial (6-Lane)	Major Arterial (4-Lane)	Secondary Arterial	Collector	Collector Mixed-Use	Subcollector		Lane	Lot Access Driveway Note 1
						No Parking	With Parking		
Average Daily Traffic	Up to 60,000	Up to 40,000	5,000-15,000	1,000—5,000	1,000—5,000	300—1,000	300—1,000	0—300	Minimum
Dwelling Unit Access						30—100	30—100	0—30	(0—8)
Minimum Right-of-way Width	120	98	70	52	50	42	50 or 56	38 or 42	NA
Slope/Grading Easement (conditional upon staff review)	0—30	0—30	0—30	0—30	0—30	0—30	0—30	0—30	NR
Number of Auto Lanes	6—7 Note 2	4—5 Note 2	2—3 Note 2	2	2	2	2	2	1
Width of Driving Lanes	11	11	11	10	10	9	10	9	10
Median/Turn Lane Width	18	18	14	NR	NR	NR	NR	NR	NR
Minimum Bikeway Width	5	5	5	4	NR	NR	NR	NR	NR
On-Street Parking Width	NA	NA	NA	NA	6 Note 3	NA	6 Note 4	NA	NA
Curb & Gutter	2	2	2	2	2	2	2	2	NR
Minimum Sidewalk Setback	5	5	5	5	NR	5	5	0 or 5 Note 1	NR
Minimum Sidewalk Width	6	6	5	5	7	5	5	5	NR

Notes:
 NA - Not Applicable
 NR - Not Required
 1. Refer to Subsection 14-9.2(C)(B) for additional standards for lanes and lot access driveways. Lot access driveway standard applicable to access from street to not more than eight single family lots.
 2. Includes Median/Turn Lane
 3. Parking required on both sides of street, except no parking on that side of a street adjoining the plaza.
 4. Parking may be on one side or both sides of the street; parking lane should not be continuous.()
 All measurements in feet, unless otherwise noted.