

February 8, 2022

MEMORANDUM

TO: Planning Commission

FROM: Alan Tiefenbach, Associate City Planner

RE: Jamestown Ranch - AZ, PP - H-2021-0074

At the November 18, 2021 Planning Commission meeting, the Planning Commission continued this application for the applicant to consider the following:

1. Consider reducing the number of common driveways;
2. Cooperate with ACHD in aligning the collector street with N. Joy St on the north side of W. McMillan Rd;
3. Receive and analyze the final ACHD staff report;
4. Consider realignment of micro-pathways for easier resident access to the central amenities not in the gated portion.

The applicant has provided revised plans. The applicant outlines the following changes:

1. Addition of 5 knuckles to eliminate common drive lots where possible (reduced the common driveways by 5).
2. Addition of pedestrian pathways to common drive lots and associated easements (see pre-plat note 9).
3. Road alignments adjusted (the collector still does not align with Joy St).
4. 1 residential lot removed and 2 common lots added.
5. Additional landscaping added to Phase Two.
6. Additional pedestrian access added, i.e. Lot 21, Block 2
7. Qualified open space has increased from 14.5% to 16.05%

ACHD has submitted a staff report dated January 21, 2022. The staff report made the following findings:

- N. Black Cat Rd. is presently 2 lanes along this area (one lane each direction).
- W. McMillan is presently 2 lanes (one lane each direction).
- W. McMillan Rd. from the site to 10 mile is presently LOS "F".
- The intersection of W. McMillan Rd and N. Black Cat Rd is scheduled for the installation of an interim traffic signal in 2022.

- W. McMillan Rd is listed to be widened to 3- lanes from N. Black Cat Road to N. Ten Mile Road between 2031 and 2035.
- N. Black Cat Rd. is listed in the CIP to be widened to 5- lanes from W. Ustick Rd to W. McMillan Rd Rd. between 2031 and 2035.
- The intersection of W. McMillan Rd. and N. Black Cat Rd. is listed to be widened between 2031 and 2035.
- Applicant required to construct westbound turn right turn lane on McMillian at Grand Lakes Way (the new collector).
- Applicant will be required to construct 10 ft. wide pathways along both arterials.
- ACHD supports the offset of N. Grand Lakes Wy. 980 feet to the west of N. Joy St.
- ACHD would also support aligning N. Grand Lakes Wy with N. Joy St.

Attachments

Revised Narrative

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=252074&dbid=0&repo=MeridianCity>

Revised Plat

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=252077&dbid=0&repo=MeridianCity>

Annotated Revised Plat

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=252075&dbid=0&repo=MeridianCity>

Revised Rendering

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=252073&dbid=0&repo=MeridianCity>

Revised Open Space Exhibit

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=252071&dbid=0&repo=MeridianCity>

Revised Landscape Plan

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=252072&dbid=0&repo=MeridianCity>

Revised Common Drive Exhibit

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=252076&dbid=0&repo=MeridianCity>