




# office memorandum

**Date:** June 17, 2025  
**To:** Development Committee  
**From:** Scott Sturtz, Director of Public Works   
**Subject:** Deferral of Street Paving, Drainage and Sidewalk Improvements  
Armstrong Bank Consolidation Project, Section 01, a Planned Unit  
Development

Armstrong Bank Consolidation Project, Section 01, a Planned Unit Development is generally located 800-feet south of Cedar Lane Road between Classen Boulevard (State Highway No. 77) and 24<sup>th</sup> Avenue S.E. As part of the required improvements, the developer would construct street paving and sidewalk improvements in connection with 24<sup>th</sup> Avenue S.E. Twenty-fourth Avenue S.E. is classified as a Minor Urban Arterial per the Comprehensive Transportation Plan.

It is recommended that the construction of these improvements be deferred under the provisions of Section 30-602(b)(1)(2).b. c. and d. of the City Code. My recommendation for deferral is based on the fact these improvements would not immediately function due to the lack of connecting facilities and these improvements could be replaced by a future project.

If you need additional information, please feel free to contact me.

KID

cc: Darrel Pyle, City Manager  
Jane Hudson, Director of Planning and Community Development  
Chris Mattingly, Director of Utilities  
David Riesland, Transportation Engineer  
Tim Miles, City Engineer