



AGENDA ITEM COMMENTARY

MEETING NAME:	City Council
MEETING DATE:	December 1, 2025
ITEM TITLE:	Consider and take appropriate action on presentation of recommendations from Traffic Impact Analysis for the United development
STAFF INITIATOR:	Randy Criswell, City Manager

BACKGROUND:

The Traffic Impact Analysis for the United development has been completed by Kimley Horn, has been reviewed by staff, provided to the United development team, and discussed with the United development team. I've included the first few pages of the report so you can see how detailed it is, and the "Conclusions and Recommendations" page from the report. I previously emailed everyone a link to the full report.

The report is based on two phases of development. The first phase is the United store and a small amount of adjacent construction, and phase two is the remainder. The recommendations of the Analysis are:

Phase 1:

- a. Construct a dedicated right turn lane at Drive 4 by 2027
- b. Install a dedicated WB acceleration lane on MSF frontage road from Alcove to the south
- c. Relocate Drive 4 to avoid left-turn conflicts – move drive to the east

Phase 2:

- a. Construct a dedicated NB right-turn lane at Drive 3 by 2032
- b. Install a WB right-turn lane at Cambridge with traffic signal head modifications
- c. Add capacity to Donald Preston Drive at MSF by adding lanes
- d. Add traffic signal to one of the drive intersections on Cambridge to funnel traffic to a main entrance and alleviate delay

After discussing these findings with the United team, they are supportive of Phase 1, recommendation c., relocating Drive 4, which was one of their original proposed changes. At this point they have not agreed to participate in the cost of any of the other recommendations. They are aware of tonight's discussion.

EXHIBITS:

Excerpts from the TIA

COUNCIL ACTION/STAFF RECOMMENDATION:

Authorize the City Manager to negotiate and execute agreements to construct monument signs at City Hall and the Library, up to \$250,000.