

MEMO

To: Planning Commission
From: Staff
CC: File
Date: May 5, 2023
Re: Appl. #PL2022-314 - PRELIMINARY DEVELOPMENT PLAN - Arborwalk West, 3640 SW Arboridge Rd;
Christie Development Associates, LLC, applicant

Following the applicant's and staff's presentation during the public hearing held on April 13, 2023, a member of the public (Larry Antey) expressed concerns regarding the proposed daycare's shared private driveway entrance from SW Arboridge Dr. and the location of the right-in right-out entrance on MO 150 Highway.

In response to the concerns raised by Mr. Antey, the Planning Commission continued the public hearing to give the applicant an opportunity to work with the church to address the concerns that were raised. Below are the actions taken by the applicant.

Daycare Access

The applicant has stated that while it would be their preferred option to share access with the church, ultimately a shared access agreement could not be reached. In lieu of the shared access, the applicant has relocated the daycare's access to the south property line and will use the utilize the driveway from SW Arboridge Dr. that is being proposed to serve the other uses on the subject PDP.

An updated traffic study was provided to ensure the new access location would meet all UDO requirements. After review of the update traffic study, the City Traffic Engineer has concluded that the new access configuration meets all Access Management and UDO requirements.

A new site plan showing the updated access and a copy of the updated traffic study have been provided by the applicant and uploaded to the meeting packet.

MO 150 Highway Access

The applicant reached out to the church leadership to discuss possibly moving the MO 150 access point after discussion regarding possible expansion the church had in the future. After those discussions, the applicant has chosen to leave the access point along MO 150 Highway as originally proposed. The location of the proposed access point meets all MDOT, Access Management and UDO requirements.

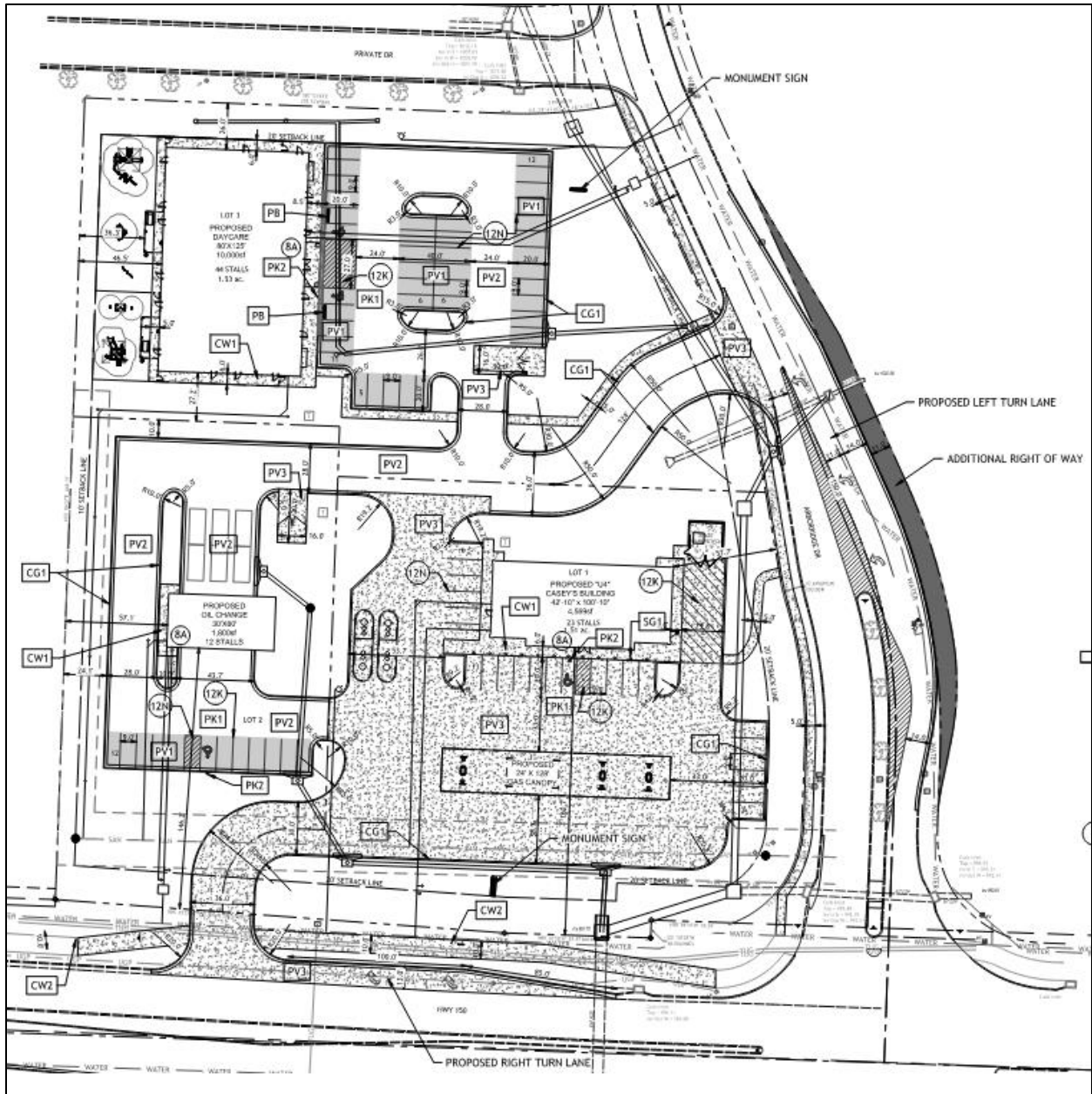


Figure 1. Updated Site Plan