



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Walter Denton, City Administrator
Ted Shekell, Planning Director
Date: May 3, 2010
Subject: **Major Thoroughfare Update for the Northeast Quadrant of the City of O'Fallon and Comprehensive Plan Amendment (1st READING)**

List of committees that have reviewed: The Community Development Committee recommended 4-0 to approve the NE Quadrant Traffic Study and include it in the Comprehensive Plan as an amendment.

Background: The O'Fallon Planning Commission, at their meeting on March 23, 2010, held a public hearing to discuss the proposed "Major Thoroughfare Update for the Northeast Quadrant of the City of O'Fallon and the associated Comprehensive Plan Amendment. The Commission voted unanimously to recommend adoption of the Update and Amendment as proposed.

The City conducted a similar study called the Northwest Quadrant Traffic Study in 2004-2005, which was also subsequently adopted into the City's Comprehensive Plan. Both the NW and NE Quadrant Traffic Studies are critical in laying out options for future roadway networks as the areas in question develop. The time to identify proposed collector and arterial roadways is before development is underway in an area. These traffic studies are extremely helpful in working with the development community in identifying corridors that will be needed to serve new developing areas. The studies are also critical in helping keep future road corridors open, thereby preventing development from blocking future roadway locations.

It is important to note that the locations of the proposed roads on the map are conceptual and are not exact. They are intended to define connections in a general area that will assist both the City and future developers as land develops. The City does not have corridor protection authority and the study does not restrict landowners from making improvements to their property.

The NE Quadrant Traffic Study and associated appendices are attached for your review.

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation: City planning and engineering staff have been briefed on the final draft of the report, and we recommend adoption of the study and maps in their entirety into the City's Comprehensive Plan.