

ATTACHMENT A

Variance Request and Staff Analysis/Recommendation

The applicant has requested a variance from Section 23-406.B.11 of the City Subdivision Regulations which requires that Collector designated streets be build to accommodate speeds of 35 miles per hour. Monad Road, in this case, is identified as a collector street on the Functional Classification Map. With this plat, Monad Road is being proposed with a rather sharp curve to the south as one travels west from Shiloh Road. The proposed curve has a design speed less than 35 miles per hour.

The applicant's engineer has proposed to reduce the design speed of the curve using signage, and other design features such as bulb-outs and speed tables. They indicate that to design the curve for a 35 mile per hour design speed, the curve would create a large undevelopable parcel of land to the north and west of the property.

City Engineering staff has indicated their support for the variance request if speed reduction design alternatives are put in place. Initial ideas include speed tables to slow traffic from both the south and the east as they approach the curve, bulb-outs to narrow the street at strategic locations, and signage to reduce speed. City Engineering would review and approve what is proposed by the applicant's engineer prior to construction of the street in Phase II.