

2024 Subdivision Revisions



Limiting Cul-de-Sac Streets



Purpose for Recommended Changes

The purposes of these regulations are to promote the public health, safety and general welfare by the coordination of roads within subdivided land with the existing and planned transportation network and avoid and minimize traffic congestion” MCA 76-2-501 (1.b)

PROS

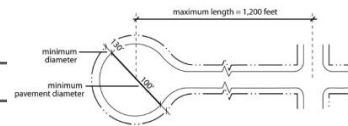
limit number and length of cul-de-sac streets

- Increase connections with neighbors
- More accessible for public services
- Puts less traffic on arterial streets
- Cost of public services and maintenance is lower per residence
- Allows for future connections to new developments
- More room for on-street parking
- Safer access and improved ability to leave in an emergency
- Fosters neighborhood cohesion and resilience

CONS

limit number and length of cul-de-sac streets

- Lots on cul-de-sac streets are in high demand
- Reduced perception of safety on connected streets
- High visibility between neighbors on cul-de-sac streets
- Less traffic on cul-de-sac street
- Larger back yards for lots on cul-de-sac streets
- Creates mini-community
- Reduced noise



Recommendation

Recommendation: Planning staff recommends changing the maximum length of a cul-de-sac street from 600 ft to 1,000 ft - Section 23-406.A.5

Recommendation: The Planning staff recommends limiting the combined length of cul-de-sac streets in a subdivision to no more than 20 to 25 percent of the combined length of all streets - Section 23-406.B.16

Recommendation: Planning staff recommends the limitation include criteria where exceptions are allowed on the limits for cul-de-sac streets - Section 23-406.B.16