

General Plan Amendment #22-03

MISSION AVENUE

Planning Commission Meeting 1/18/2023

Project Site – Mission Avenue



Roadway Classifications

Road Classification	Right-of-Way	No. of Lanes
Expressway	150 ft.	4-6
Major Arterial	128 ft.	4-6
Arterial	128 ft.	4-6
<i>Divided Arterial</i>	<i>118 FT.</i>	<i>4-6</i>
Minor Arterial	94 ft.	2-4
<i>Major Collector</i>	<i>68-74 ft.</i>	<i>2-4</i>
Collector	68 ft.	2
Local	51-62 ft.	2
Transitway	Varies	2-3

Proposed R-O-W is 74 ft. (Major Collector)

Mission Avenue

ATTACHMENT H



- This segment of Mission Ave. runs parallel to Campus Parkway.
- Mission Avenue is a dead-end west of Coffee St.
- Mission Avenue, west of future Pluim Drive would remain a Divided Arterial.

Future Improvements

- ▶ Merced Gateway Shopping Center would have two driveways along this segment of Mission Avenue.
- ▶ Pluim Drive would be extended from north of Gerard Avenue, south to Mission Avenue.
- ▶ A Traffic Signal would be installed at Campus Parkway and Pluim Drive.



Design Assessment

- ▶ KD Anderson & Associates performed a Design Assessment for this segment of Mission Avenue.
- ▶ The assessment determined that if this section of Mission Avenue was reduced to a two-lane collector, it would continue to operate at LOS C.
- ▶ Level of Service (LOS) D is considered an acceptable level of service per the *Merced Vision 2030 General Plan*.

Mission Avenue Street Section

ATTACHMENT H

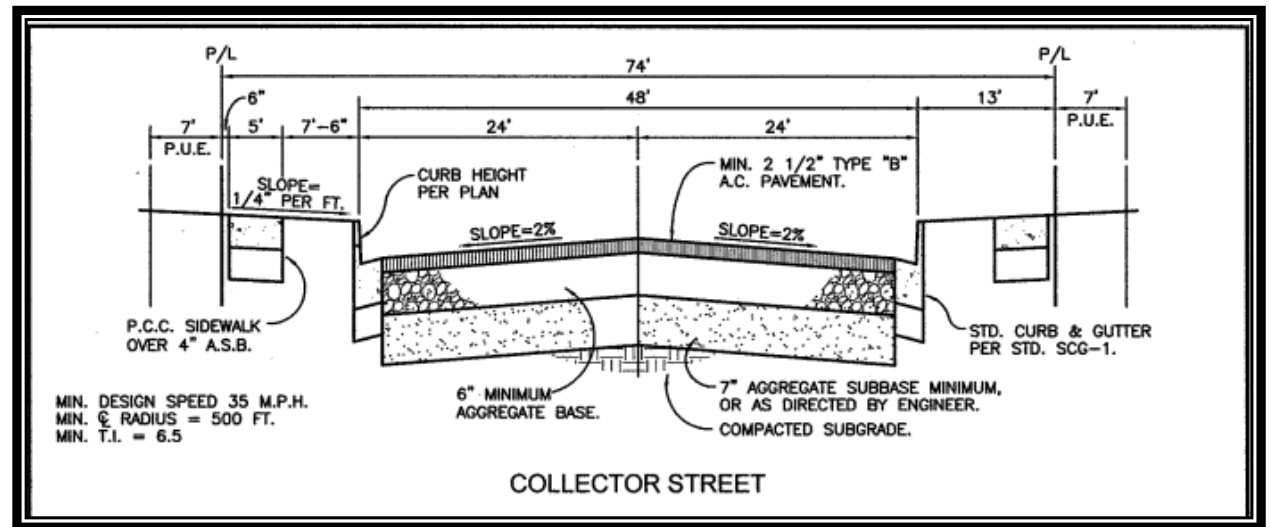
- ▶ 12-foot-wide travel lane (one in each direction)
- ▶ A 7-foot-wide parking area
- ▶ A 5-foot-wide bicycle lane
- ▶ A 7 1/2 - foot-wide park strip
- ▶ A 5-foot-wide sidewalk
- ▶ 6 inches between sidewalk and property line

74-foot Collector (37-foot half-width)



This development is required to install the northern half of Mission Avenue (Condition #5).

Collector Street Standard



Vacation of Right-of-Way

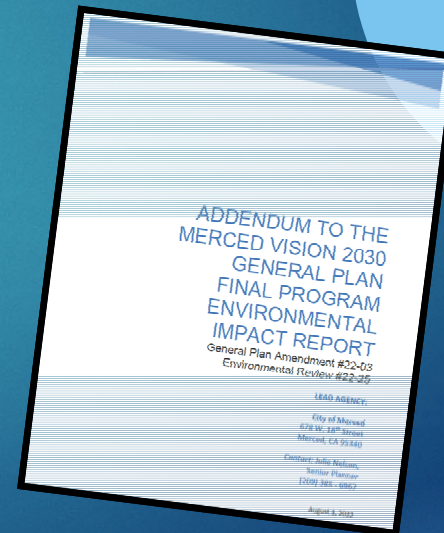
- ▶ Sufficient Right-of-Way was dedicated with a Parcel Map for the Merced Gateway Shopping Center to construction a Divided Arterial.
- ▶ If the proposed General Plan Amendment is approved, a vacation of the excess right-of-way shall be initiated (Condition #6).
- ▶ The area vacated would be returned to the Merced Gateway Shopping Center property and would be required to be landscaped to match the rest of the shopping center landscaping (Condition #7).

Neighborhood Impact

- ▶ Traffic in the area would continue to have access to Mission Avenue.
- ▶ Local traffic could continue to use Mission Avenue to Coffee Street or use Plum Drive once constructed.
- ▶ The amount of traffic on this segment of Mission Avenue would remain low enough that it is not expected to cause any impacts to the surrounding area.
- ▶ The developer has been working with the property owner to the east, Merced Gateway, LLC, regarding potential impacts to their property. The parties have reached an agreement regarding the proposed change to the classification of Mission Avenue

Environmental Review

- ▶ An Addendum to the Environmental Impact Report prepared for the *Merced Vision 2030 General Plan* was prepared and administratively approved in accordance with the requirements of CEQA.



Previous Planning Commission Actions

- ▶ This application was originally scheduled to be heard by the Planning Commission on September 7, 2022.
- ▶ Prior to the meeting, the applicant requested the matter be continued to October 5, 2022, to allow time to work out issues with the adjacent property owner to the east.
- ▶ At the October 5, 2022, Planning Commission meeting, Joshua Bailey, the Law Firm of Wanger, Jones, and Helsley representative for the adjacent property owner, Merced Gateway, LLC, requested the Planning Commission not take action at that meeting.
- ▶ Prior to the October 5, 2022, Planning Commission meeting, the applicant requested the matter be continued to November 9, 2022, to allow more time to work with Merced Gateway, LLC.
- ▶ Prior to the November 9, 2022, Planning Commission meeting, the applicant requested the matter be continued to December 7, 2022.
- ▶ At the December 7, 2022, Planning Commission meeting, the applicant requested the matter be continued to January 18, 2023

Planning Commission Action

- ▶ The Planning Commission is making a **recommendation** to the City Council.
- ▶ Approve/Disapprove/Modify
 - ▶ Environmental Review #22-25 (Addendum to EIR)
 - ▶ General Plan Amendment #22-03

Questions?