

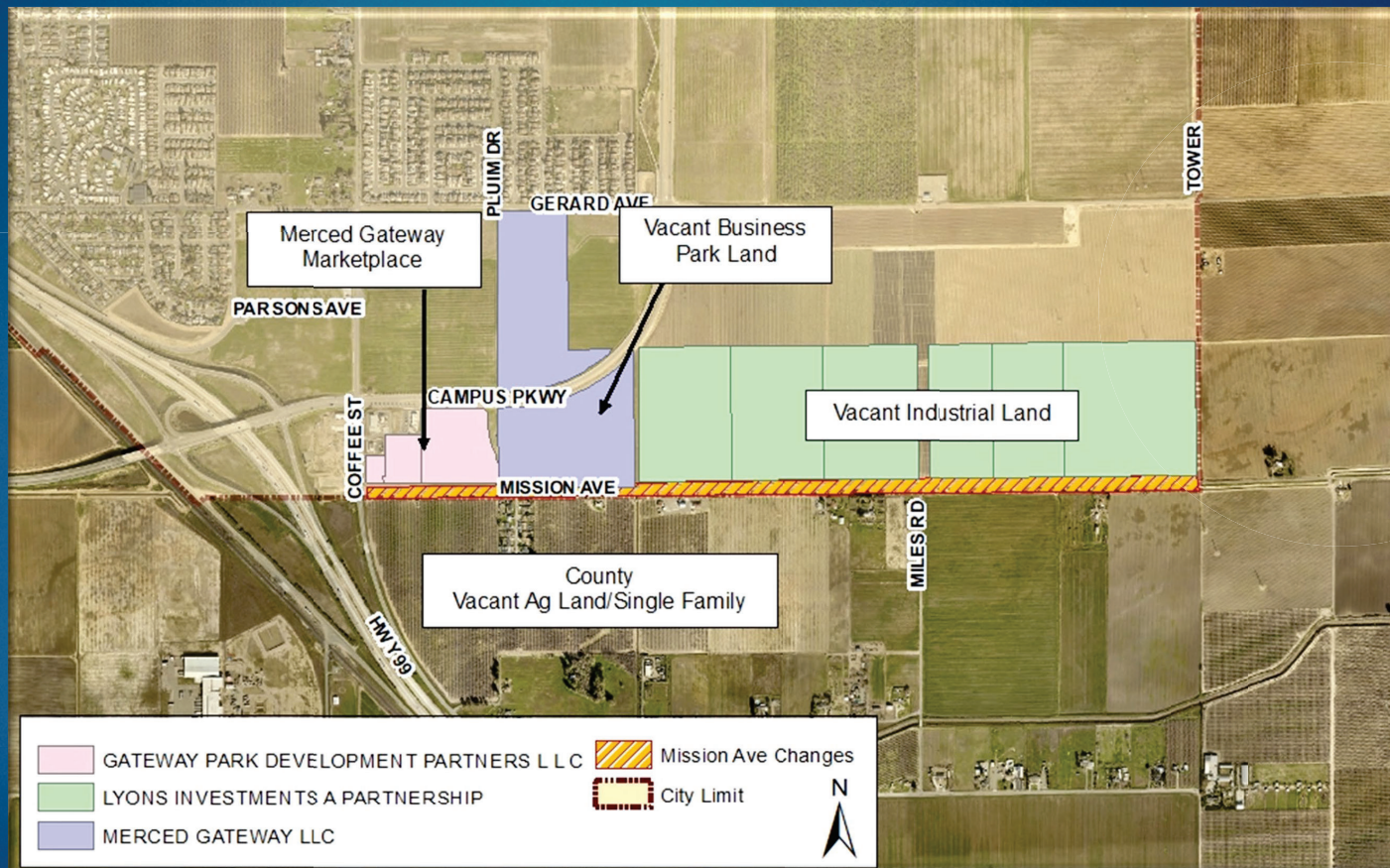
General Plan Amendment #22-03

MISSION AVENUE

Planning Commission Meeting 4/5/2023

Project Site – Mission Avenue

The project was amended since the Planning Commission reviewed in January.



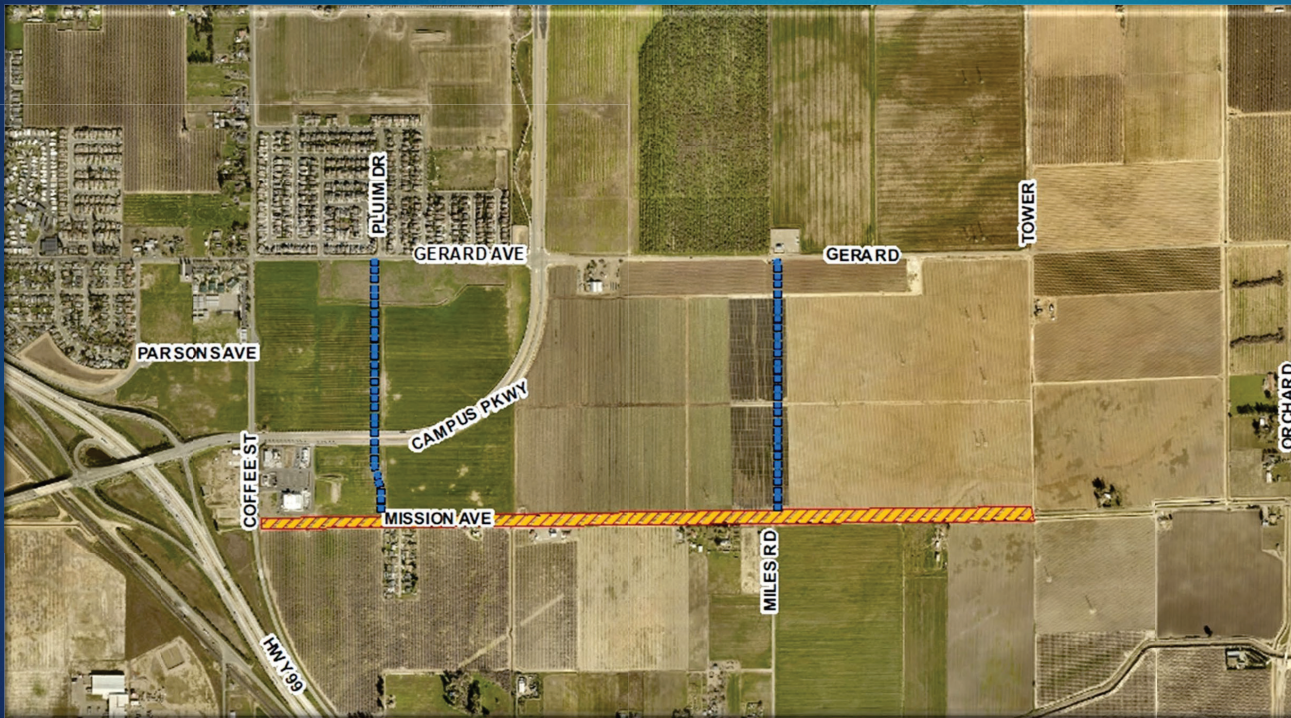
Mission Avenue from Coffee Street east to the City Limits at Tower Road.

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



- Mission Avenue is a dead-end west of Coffee St.
- Plum Drive would be extended south to connect to Mission Ave. with the Merced Gateway Marketplace project.
- Miles Rd./Kibby Rd. would be extended to connect Mission Avenue and Gerard Ave. in the future.

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

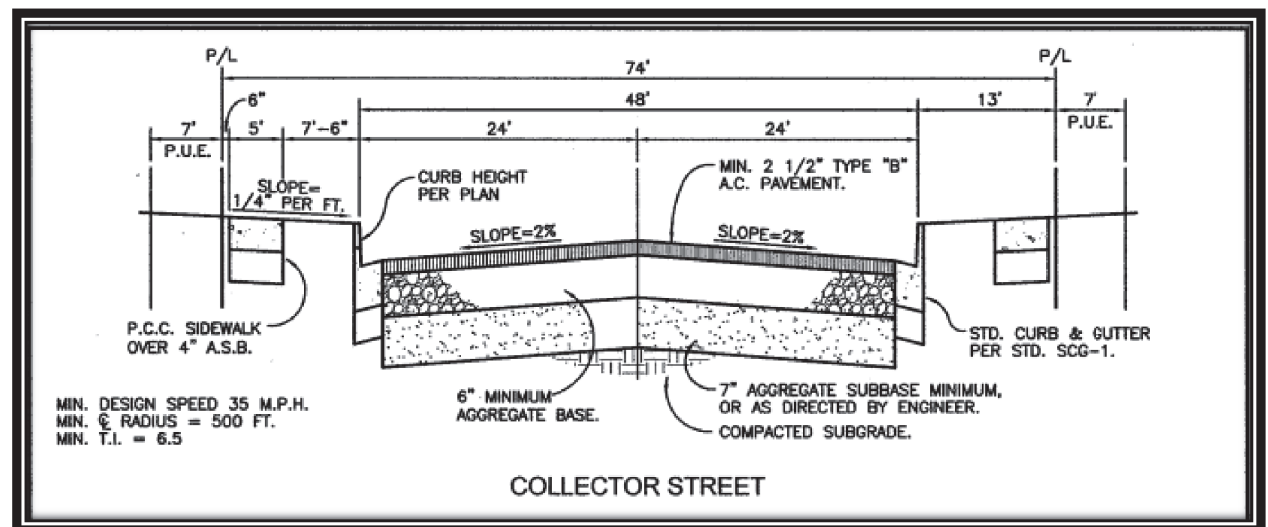
- ▶ 12-foot-wide travel lane (one in each direction)
- ▶ A 7-foot-wide parking area
- ▶ A 5-foot-wide bicycle lane
- ▶ A 7 1/2 - foot-wide park strip
- ▶ A 5-foot-wide sidewalk
- ▶ 6 inches between sidewalk and property line

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

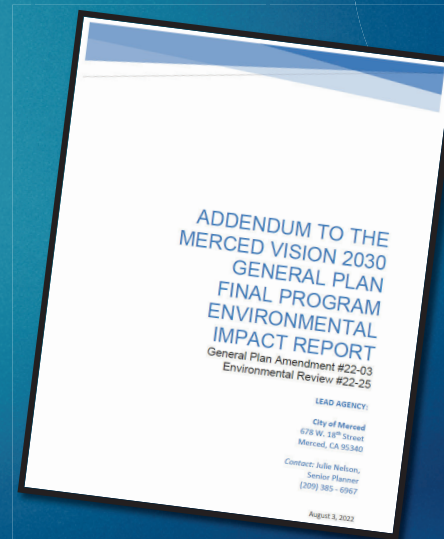
- ▶ Sufficient Right-of-Way was dedicated with a Parcel Map for the Merced Gateway Shopping Center to construction a Divided Arterial.
- ▶ Right-of-Way was also dedicated by the Lyon's property for a Divided Arterial.
- ▶ If the proposed General Plan Amendment is approved, a vacation of the excess right-of-way shall be initiated (Condition #6).
- ▶ The area vacated would be returned to the property owners who dedicated the land.
- ▶ The area vacated by Merced Gateway Marketplace 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.
- ▶ Staff received a few phone calls from property owners in the area inquiring about the project, but no one has voice opposition.

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

- ▶ The Planning Commission reviewed this project on January 18, 2023.
- ▶ The Commission voted to recommend approval to the City Council.
- ▶ The project was amended to extend the change in the roadway classification of Mission Avenue from Coffee Street to the eastern City Limits at Tower Road (extended).

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?