

SCOTTSDALE TRANSPORTATION COMMISSION REPORT

To: Transportation Commission
From: Paul Porell, Traffic Engineering Director
Meeting Date: November 16, 2006



ITEM IN BRIEF

Action:
Information

Purpose:

To inform the Commission about a current proposal to modify a development case stipulation that would allow the modification of the Shea Boulevard median at 94th Street.

Key Considerations:

Background

In November of 2002, the City Council approved a rezoning for a property on the south side of Shea Boulevard located at approximately the 94th Street alignment. The rezoning from the Commercial Office zoning district to the Highway Commercial zoning district allows the development of a 70,000 square foot retail and office project, which is currently under construction. The stipulations for the case allowed a partial median opening (left-in only) at the 94th Street location. The approved median opening at this location would also allow left-in access to Becker Lane, a private street on the north side of Shea Boulevard.

There are access easements that connect this subject property to the adjacent developments to the south, which provides indirect access to 92nd Street, 96th Street, and Mountain View Road. Attempts by the developer to establish cross access with the adjacent shopping center to the west, the Mercado Del Rancho Center, have been unsuccessful.

Current Request

The developer of the property is now requesting that the median approval be modified to allow both the left in and left out maneuver from the south side of Shea Boulevard. This would be accomplished by installing a "pork chop" style median opening. Access to Becker Lane on the north side would remain right-in, right-out only as it currently exists.

The rationale behind the current request is the following:

- A desire by the developer to improve access for the retail portion of the development.
- Several prospective tenants of the retail center have conditioned their lease agreements based upon having both left turn in and left turn out access available.

- Alternative site access through the adjacent development to the south or via U-turns on Shea Boulevard is considered too circuitous for retail customers.
- The developer has obtained a letter from the president of the Aventura Homeowner's Association Board, which is served by Becker Lane, stating that they support the proposed median modification.

Shea Boulevard Policy

The City Council adopted the Streets Master Plan, including a Shea Boulevard Policy, in October 2003. The intent of the policy was to ensure that Shea Boulevard would function as a high capacity, limited access facility from Pima Road to the eastern city limits. Between Pima Road and 96th Street, the policy allowed the following access provisions:

Deleted: Transportation Commission

Deleted: Expressway Policy &

Deleted: on January 5th, 1995

Traffic Signals – 90th Street, 92nd Street, and 96th Street

Median Openings – No new median openings

Left In Only Median Openings – 89th Place and 93rd Street [The 93rd Street median opening serves the Mercado Del Rancho shopping center and Messinger's Mortuary; it is currently full access.]

The policy included a provision that "deviation from the Shea Boulevard Policy requires approval of the Transportation Commission". The current request is considered by staff to be a minor modification to the 2002 City Council approved access at 94th Street.

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Attachments: Letter from John Rosso, October 12, 2006