

Item #8
May Town Center
2009SP-022G-03

Map: 079-00 Parcel: 002
Map: 090-00 Parcels:001, 002, 003, 010, 011, 201, 202
Bordeaux/Whites Creek Community Plan
Council District 1 – Lonnell R. Matthews, Jr.
Staff Reviewer: Brenda Bernards

Revisions to infrastructure conditions if a third bridge is required.

Page 36. Highlighted section added.

Staff recommends that following approval for development within Phase II as outlined in the phasing section of this report, no further site plans or building permits authorizing any new structure in Phases III, IV, and V may be issued or approved until the Metropolitan Planning Commission evaluates and determines the need for construction and the design of the third bridge as conditioned herein. A determination to require the construction of the bridge shall specifically consider the need for connectivity to the west, opportunity to reduce travel distances to reach the initial access point as based on the VMT findings of the Transportation Monitoring report, as well as factors such as level of service on roads leading into and within May Town Center, and the impact of this project on the adjacent street system. Should a determination be made to require the construction of the third bridge, the Planning Commission shall consider, in consultation with Public Works, MPO, MTA and TDOT, whether any uncompleted roadway conditions contained herein and required to maintain an acceptable level-of-service with only the initial two bridges are still needed in light of the construction of a third bridge. The Planning Commission may remove any otherwise required uncompleted roadway conditions if the Commission determines that the uncompleted roadway projects are no longer needed to maintain an acceptable level-of-service.

The determination of the Planning Commission shall be final absent an appeal to the Metropolitan Council. An appeal may be filed by the developer or a Metro Councilmember. Any appeal shall be filed within 30 days of the decision of the Planning Commission. The Council shall consider any appeal within 6 months from the filing and by resolution either accept the determination of the Planning Commission with or without conditions, reject the determination of the Planning Commission, or take no action thus allowing the determination of the Planning Commission to become final. This condition shall be in place until such time as the third bridge is constructed, or the project is approved to proceed into Phase V.
