

# DEVELOPMENT & ENGINEERING



## 2nd Left Turn Lane Reduces Backups at 83<sup>rd</sup> & Lake Pleasant Pkwy

Motorists turning left from 83<sup>rd</sup> Avenue onto southbound Lake Pleasant Parkway can now do so without the consistent delays that had been occurring. The Development and Engineering Department recently completed a project to install dual left turn lanes with a flashing yellow arrow signal at this intersection. Since the completion of the project, delays to southbound traffic have been reduced and efficiency improved.

Southbound left turns from 83<sup>rd</sup> Avenue to Lake Pleasant Parkway had been consistently exceeding the capacity of the left turn pocket. Staff made several attempts to modify the timing of the traffic signal, resulting in some queue reductions, but the concern persisted.

The majority of the southbound traffic on 83<sup>rd</sup> Avenue turns left onto Lake Pleasant Parkway versus going through the intersection onto Fletcher Way. The through lane was used to create a second left turn lane, while the through movements were combined with the right turn movement into a single through/right turn lane. Standard practice is to allow dual left turns on a protected green arrow only. However, due to the very low northbound through movements at the intersection, the dual left turn lanes were designed to work with a protected green turn arrow, as well as a permissive flashing yellow turn arrow to enhance the efficiency of the intersection.

This treatment is also being considered at Rio Vista Boulevard and Thunderbird Road to provide southbound dual left turns exiting Rio Vista Community Park.

### Capital Improvement Program

Active Design Projects: 10  
 Active Design Costs: \$4,051,330  
 Active Construction Projects: 6  
 Active Construction Costs: \$4,138,550

### Site Development

#### Civil Reviews Completed

Feb 2015	Feb 2016
58	117

#### Average Turnaround Time

Feb 2015	Feb 2016
9.53	10.76

#### Active Design Projects

Feb 2015	Feb 2016
156	83

#### Active Construction Projects

Feb 2015	Feb 2016
149	61

### Building Development

#### New Commercial Permits

Feb 2015	Feb 2016
1	2

#### Tenant Improvements Permits

Feb 2015	Feb 2016
8	9

#### Total Commercial Permits

Feb 2015	Feb 2016
58	52

#### New Single Family Permits

Feb 2015	Feb 2016
108	129

#### Total Residential Permits

Feb 2015	Feb 2016
272	423

#### Commercial Plan Reviews

Feb 2015	Feb 2016
84	78

#### Residential Plan Reviews

Feb 2015	Feb 2016
222	334

#### Rollover Inspections

Feb 2015	Feb 2016
292	753