

Comprehensive Policy Plan
"Circulation"

Policy Letter 307: Traffic/Land Use Matrix

BACKGROUND:

All land use development in the City of Fargo, whether it is low to high density residential use, or low impact commercial to high impact industrial use, must be accommodated or supported by a safe and functional motorized transportation system. The City builds local roads to allow residents personal access and services for their homes and certain businesses. Next, collector roads are built around local roads to gather traffic from more private areas, and moves that traffic to our arterial roads. Arterial roads or corridors are the high traffic volume (20,000-30,000 vehicle trips per day) streets throughout the community, and are built on a one-mile grid or what are called section line roads.

Each land use has varying sensitivity to the impact that traffic can create. Equally, traffic corridors or roads can have their capacity and efficiency greatly restricted when adjacent land uses are not designed to allow compatibility. To compliment the City's system of local, collector, and arterial streets, City of Fargo subdivision and zoning regulations guide and require land use and design standards. The Traffic/Land Use Matrix is a group of policies and development design criteria meant to give both builders and public decision makers supplemental guidelines in ensuring traffic and land use compatibility in Fargo.

POLICY STATEMENT:

The City of Fargo should adopt supplemental land use design criteria and traffic corridor controls and policies as required to ensure compatibility between current and future land use development and the motorized transportation system.

CONCLUSION:

Policies, regulations, and design criteria are for the benefit of the landowners, users of our public transportation system, and the entire community. The metro COG will continue through a coordinated effort with the City to plan and address the long and short range traffic needs of the community. But by developing the Traffic/Land Use Matrix to supplement existing guidelines, future transportation and land use decisions can produce development or redevelopment projects with fewer negative impacts on the public. Additionally, the matrix provides a basis to evaluate new corridor development with specific design standards that may be applied if mitigation is requested.