

# PRELIMINARY REPORT

## G: Fairview Drive / Unnamed Major Collector

**APPLICANT:** META Planning + Design, LLC

**JURISDICTION:** ETJ

**PRECINCT:** Montgomery County Pct. 3  
**COUNCIL DISTRICT:** N/A

### PROPOSAL:

META Planning + Design, LLC – on behalf of IGC Rayford Partners – is requesting to realign proposed Major Collector Fairview Drive / Unnamed Major Collector, from Rayford Road to Richards Road in the Major Thoroughfare and Freeway Plan (MTFP).

### APPLICANT'S JUSTIFICATION and HISTORY:

META Planning + Design, LLC is requesting to realign the proposed Major Collector Fairview Drive / Unnamed Major Collector through the subject tract, placing most of the Major Collector within a sole developer's property. The applicant states that the proposed section of Fairview Drive / Unnamed Major Collector currently bisects several tracts of land that are held by common ownership. However, the owner is planning to develop the combined 105-acres for commercial development. The applicant states that the proposed realignment of the corridor will divide the tract down the middle and will therefore allow for more efficient land development while maintaining the intent of the current alignment.

Proposed Major Collector Fairview Drive / Unnamed Major Collector is currently listed as a 2-lane Major Collector with approximately 60' right-of-way (ROW). The applicant states that proposed Fairview Drive / Unnamed Major Collector was added to the MTFP during the 2018 amendment cycle and was originally classified as a Major Thoroughfare. However, during the 2022 MTFP Amendment cycle, the proposed Major Thoroughfare was reclassified to a Major Collector.

The applicant states that the realignment of the Major Collector as proposed would place the entirety of the proposed Major Collector within one subject tract, causing a sole developer to be responsible for the dedication of the proposed corridor. According to the applicant, this would cause the development of the area to happen faster than it would with piecemeal development of the tracts.

The applicant states that the current alignment of the proposed Major Collector is not ideal for development within the eastern portion of the tract, as the alignment creates two small, disconnected areas that the applicant states would prove difficult to develop for commercial purposes. Additionally, the applicant asserts that constructing a Major Collector could possibly be burdensome on the owners of the smaller tracts, as the small tract owners may not be able to afford the costs associated with construction of a Major Collector through their properties. The applicant contends that if the smaller tract owners are unable to construct the Major Collector, that potentially the tracts may never be developed, leaving it up to the City or County to construct the final segments of the corridor.

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Finally, the applicant contends that the request to realign proposed Major Collector Fairview Drive / Unnamed Major Collector is timely in nature, as the owner of the tracts desires to begin the development process. However, the current alignment greatly impacts the design, and must be finalized before further progress can be made.

