

CHAPTER 157 THOROUGHFARE PLAN

157.01 DEFINITION

Thoroughfare Plan. A comprehensive plan to direct transportation infrastructure development is hereby established, and it will be known as the "The Town of Bremen Thoroughfare Plan." The Thoroughfare Plan shall consist of the written text in this chapter and the Official Thoroughfare Plan Map for the Town of Bremen. The Thoroughfare Plan shall be utilized in the review of subdivision plats and any other development that connects into the existing transportation network. The Official Thoroughfare Plan Map shall be prepared by the Town Engineer and shall be available for public review at the Town Hall office.

157.02 PURPOSE.

The purpose of this chapter is to establish a comprehensive Thoroughfare Plan that will maximize the effectiveness and safety of existing and future streets and circulation patterns in and around the town. The comprehensive nature of the plan will ensure that future street construction and development will effectively connect and extend existing streets, circulation patterns and traffic routes to create a transportation network that will accommodate orderly growth and development of residential and business areas while efficiently utilizing land for that purpose.

157.03 APPLICABILITY AND CONFORMANCE.

- (A) All subdivision development, planned unit developments, existing street paving, extending or widening, and new street construction shall conform to the provisions of this chapter. No future development, whether independent or an extension of an existing development, shall encroach upon the areas designated as transportation routes in the Thoroughfare Plan.
- (B) All subdivision development, planned unit developments, existing street paving, widening, or extending and new street construction shall conform to the standards set forth in the "Town of Bremen Construction and Design Standards" Ordinance.
- (C) All new development will provide for the implementation of the Thoroughfare Plan. All future street extensions identified in the plan shall be designed to standards set forth in this Ordinance and utilized and incorporated into any development plan that is applied to the area around the locations of the specified future street extensions.
- (D) The exception to this rule is for subdivisions platted, approved and recorded prior to the adoption of this Ordinance. Those exceptions shall be allowed to be completed, even if the development encroaches upon land designated in the plan as a transportation route. In that event, the Plan Commission shall amend the Thoroughfare Plan to accommodate to new development while still making every effort to fulfill the intent of the plan for that area.

157.04 CONSULTATION REQUIRED.

In order to promote the greatest opportunity for proper development, it shall be required of all proposed street construction that the developer consult with the Superintendent of Streets and/or the Building Commissioner prior to development of construction design prints to ensure that the proposed infrastructure conform to the Thoroughfare Plan. Nonconformance to the Thoroughfare Plan is grounds for

subdivision denial by the Plan Commission, so it is recommended that the subdivider work closely with all relevant local officials to coordinate on compliance with the design requirements.

157.05 EXTENSIONS OF EXISTING STREETS.

All extensions of existing streets shall be constructed in a proper fashion to conform to the construction standards and guidelines for the classification designated for that particular street.

157.06 AMENDMENTS TO THOROUGHFARE PLAN.

Amendments to the Thoroughfare Plan shall be submitted to the Plan Commission for consideration, will require a public hearing, and all necessary public notice requirements must be met to approve the amendment.

157.07 LOCATION OF STREETS.

(A)Whenever the location of a street is indicated in the Official Thoroughfare Plan as following an existing road or street, or a section or half-section or other established property line, the location of the street shall conform to such location; however, a street lying solely and completely within a subdivision, and not designated as following an existing road or established property line, may be varied in its alignment when such variance promotes the plan of a neighborhood development unit in accordance with good site planning principals, and if such alignment provides for the continuity of traffic movements.

(B)Wherever the location of a street is indicated in the Official Plan as following an irregular alignment, or a revised alignment or is not referenced to an established line, it shall follow the alignment shown in the Official Thoroughfare Plan. Such alignment shall be subject to a detailed survey which shall be provided by the owners of land to be subdivided if required by the Commission. The survey for such street shall be subject to the approval of the Commission prior to the dedication of the street.

157.08 CONSIDERATION BY PUBLIC AGENCIES.

(A)The Plan Commission and Town Council shall be guided by and give consideration to the general policy and pattern of street development set out in the Thoroughfare Plan in the authorization, construction, widening, alteration, relocation or abandonment of the public streets, highways and related structures.

(B)No public way shall be abandoned or vacated until the Commission shall have first given notice and held public hearing on vacation or abandonment of such public way. The Commission shall forward its recommendation to the Town Council for final consideration.

157.09 CONTINUING AUTHORITY OF COMMISSION.

Subsequent to the passage of this Ordinance, the Commission may determine lines for new, extended, widened, or narrowed thoroughfares in any portion of the area within the jurisdiction of the Town of Bremen, and forward to the Town Council the recommended amended or additional plan under the same procedure as established for the certification and approval of the Official Thoroughfare Plan.

157.10 ISSUANCE OF PERMITS.

Any permits authorized by the Town Council including but not limited to Improvement Location Permits, permitting the erection, alteration, or relocation of structures, buildings or other improvements within the jurisdiction of the Town of Bremen, shall be issued only if, in addition to satisfying the requirements of other Ordinances, the proposed street right-of-way as set forth in this Ordinance will be protected from encroachment. In this instance, the proposed street right-of-way lines will be considered as the front line of lots and tracts bordering such street.

157.11 CLASSIFICATION OF STREETS.

The thoroughfares comprising the Thoroughfare Plan Map are hereby classified on the basis of type, in accordance with their proposed function, as follows:

<u>Type of Street</u>	<u>Function</u>
* Arterial:	Streets that carry traffic in and out of town and to the surrounding areas.
* Collector:	Streets which consolidate and direct local traffic to arterial streets.
* Local:	Streets which provide access to adjoining properties in residential or local business areas.

157.12 DESIGNATION OF STREETS.

The thoroughfares comprising the Thoroughfare Plan Map are hereby designated as follows:

<u>Type of Street</u>	<u>Name of Street</u>
Arterials:	Bowen Avenue (North and South) Plymouth Street (East and West) U.S. 106 East (106 on curve) U.S. 6 (By-Pass)
Street Designations cont'	
Collectors:	Birkey Street (North and South) Center Street (North and South) Dewey Street(Bowen West through Industrial Park) Grant Street (West from Center St. to end) High Road (East from Bowen Ave. to Center St.) Hope Boulevard (South from Plymouth St.) Industrial Drive (South from Dewey St. to Plymouth St.) Liberty Street (South from Plymouth St. to South St.) Marshall Street (South from Plymouth Street to Grant St.) North Street (West from Bowen Ave. to Birkey St.) Second Street (East from Center St. to U.S. 106 East) Stewart Street (South from Plymouth St. to South St.) South Street (East from Liberty St. to Stewart St.) Woodies lane (South from Plymouth St. to end)

Local

All other streets not specifically named in this section shall be known to be local streets, and shall conform to all requirements applicable to that designation.

157.13 SPECIFICATION FOR STREET CONSTRUCTION.

The specification for street construction are set out in the Engineering Standards

157.14 THOROUGHFARE PLAN MAP: CORPORATE LIMITS

157.15 THOROUGHFARE PLAN MAP: JURISDICTIONAL AREA