

# Esplanade At Tradition

## Final Plat - Phase 2

City Council Meeting – May 9, 2022

Holly F. Price, AICP, Senior Planner

Project: P21-173



# APPLICATION REQUEST

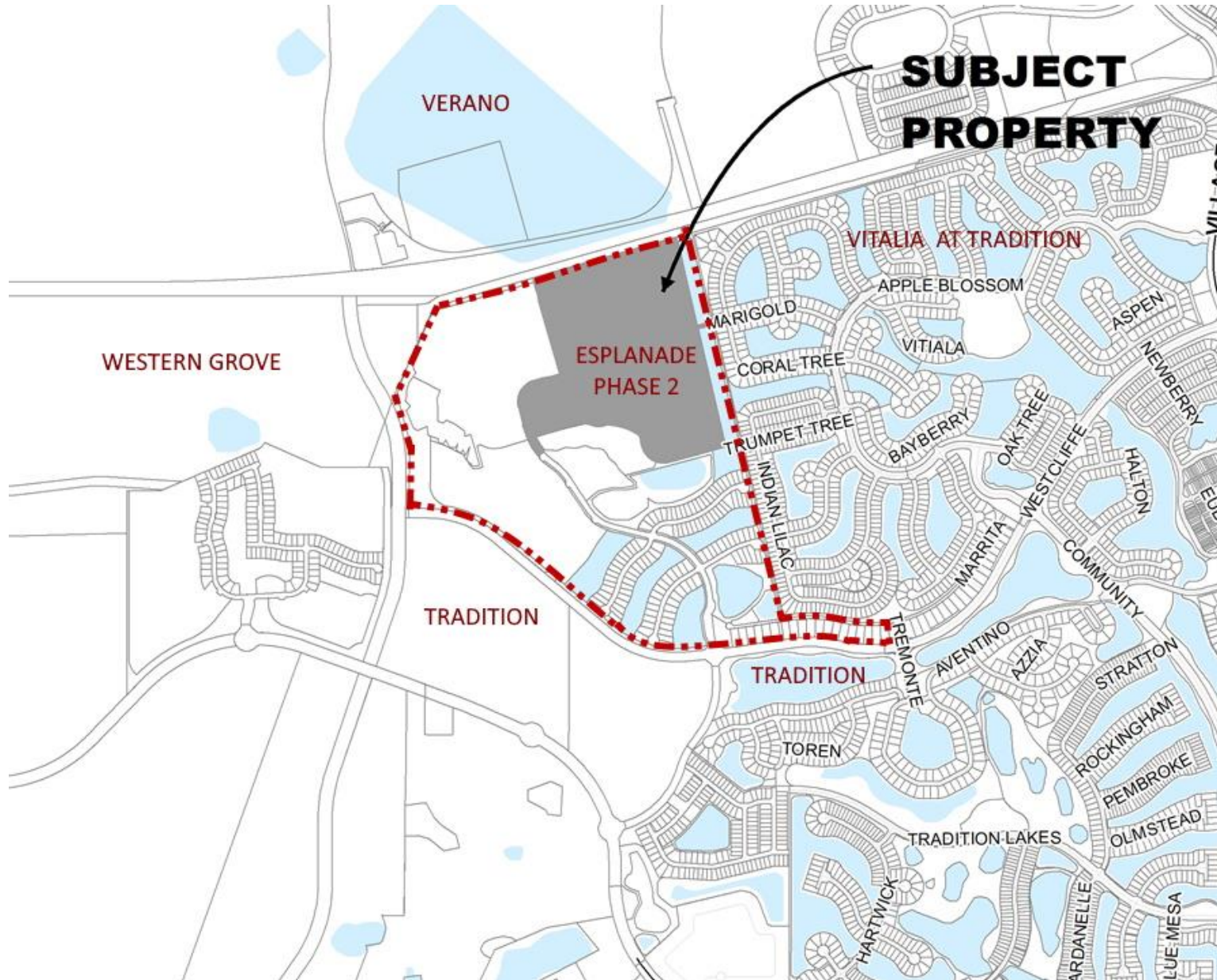
**APPLICATION REQUEST:** Final subdivision plat and construction plan approval for Esplanade at Tradition, Phase 2. The project consists of **237 single-family lots** and 3 lakes along with roads and utilities on **112.625 acres**.

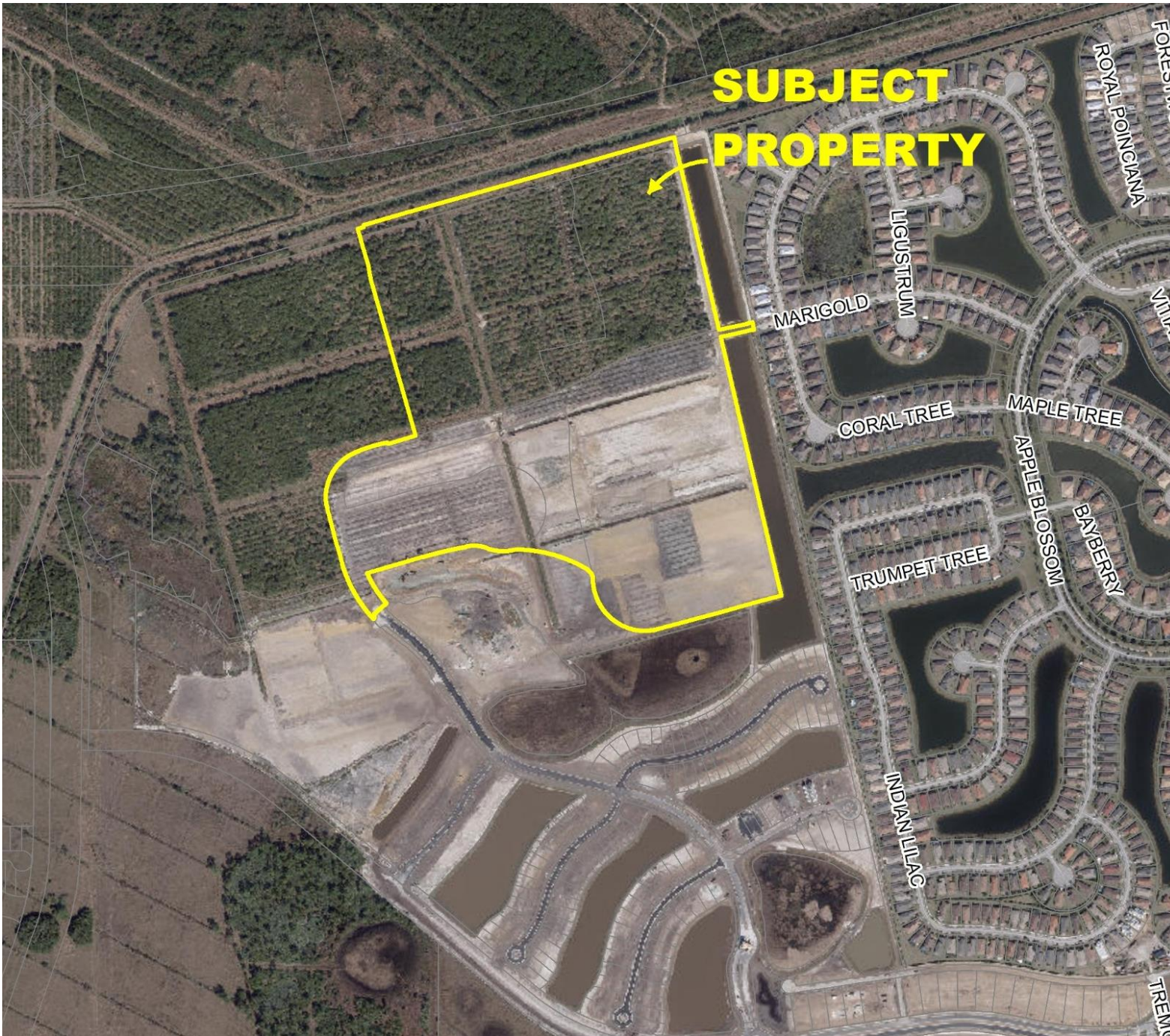
**LOCATION:** The property is located north of Tradition Parkway, west of Village Parkway, and south of the future Crosstown Parkway.

**OWNER / APPLICANT :** Taylor Morrison of Florida, Inc. / Kinan Husainy of Kimley-Horn & Associates, Inc.



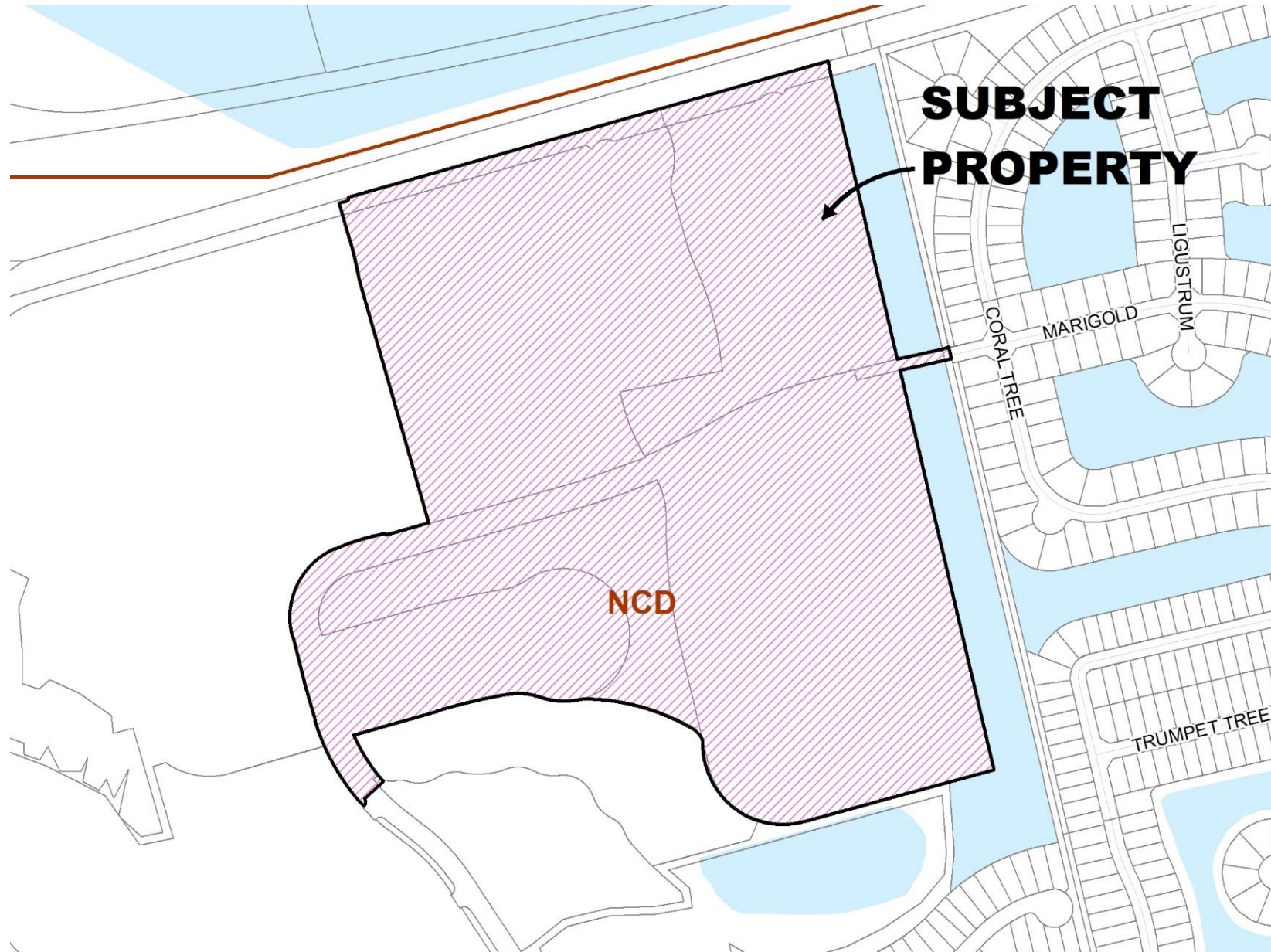
# LOCATION MAP



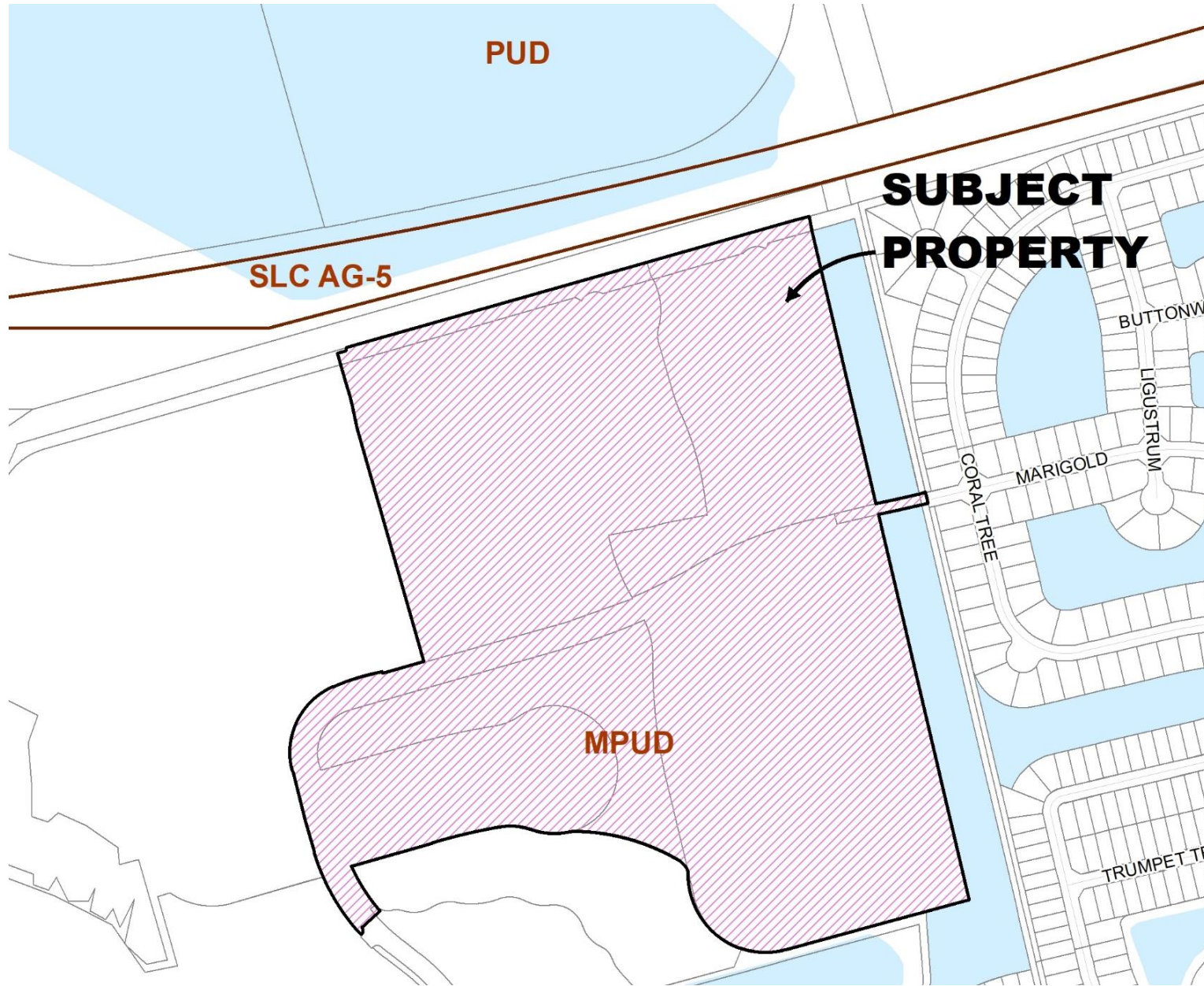


# AERIAL

# FUTURE LAND USE



# ZONING



# PUBLIC WORKS TRAFFIC ANALYSIS

- This development is contained within the Western Grove DRI area with 20 additional lots within the Tradition DRI.
- Received latest Traffic Analysis Report in June 2019
- Reviewed by City Staff
- Found to be consistent with the DRIs
- Previously approved plat with minor, non-traffic related changes
- **Traffic Circulation was reviewed by Staff and found to be in compliance with Public Works Policy #19-01**



# PUBLIC WORKS TRAFFIC ANALYSIS

## LATEST DWELLING UNIT COUNTS

- This development includes a total of 237 residential units in this second phase. The current number of residential units approved for development in Western Grove is approximately 800.
- **No additional roadway requirements are triggered at this time.**
- 756 total PM peak hour trips or 900 dwelling units (whichever comes last) triggers 2 lane extension of Tradition Pkwy to North-South A.
- However, **construction for the 4-lane extension of Tradition Parkway has already begun.**



# IMPACTS & FINDINGS

## CONCURRENCY REVIEW (CHAPTER 160)

The proposed subdivision plat is located within the boundaries of the Western Grove Development of Regional Impact and is subject to the conditions of the Western Grove DRI development order regarding the provision of adequate public facilities as indicated below:

- Sanitary Sewer and Potable Water Traffic Circulation
- Parks and Recreation
- Stormwater Management
- Solid Waste
- Public School Concurrency Analysis

**Proposed development is in compliance.**



## **STAFF RECOMMENDATION:**

The Site Plan Review Committee reviewed the request at their August 25, 2021 meeting and recommended approval of the final plat.

