

MEMORANDUM

TO: Daniel Robinson, Planner III, Planning & Zoning

FROM: Diana Spriggs, P.E. – Assistant Director, Public Works

DATE: May 2, 2024

SUBJECT: P22-311 Riverland - Parcel E MPUD Rezone
Traffic Generation, Stacking & Circulation Approval

This application and the most updated Traffic Letter for Riverland prepared by Simmons & White dated October 5, 2022 submitted with this MPUD has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

Parcel A gave approval for 285 age restricted PM Peak hour trips. Parcel B gave approval for a total (age-restricted housing, multi-family and commercial) 877 PM Peak hour trips. Parcel C gave approval for 318 age restricted PM Peak hour trips. Parcel D gave approval for 341 age restricted PM Peak hour trips. Parcel E is proposed to produce 470 PM Peak hour trips.

This brings the total of 2,291 Net External PM Peak Hour Trips to be approved for all of Riverland with the approval of this MPUD Proposal. This approval includes a total of 6,701 age restricted single family homes, 130,000sf Commercial, and 261 Multi-family dwelling units to be approved for all of Riverland.

The next roadway trigger for construction is the extension of Community Blvd south from Marshall Parkway (E/W 3) to Paar Drive. This trigger is at 2,000 dwelling units or 2,023 Net External PM Peak Hour trips, whichever comes last. Based on this MPUD, this will need to occur prior to the 701st residential building permit within Parcel E.

Based on Building permits let by the building department as of 4/30/2024 for the entire Riverland Development, 2,912 dwelling units have been permitted. With the Age Restricted trip counts from the ITE Trip Generation Manual, 10th edition, this equates to 1,065 PM Peak hour trips currently permitted.

No additional roadway construction is triggered at this time.

Included in the Parcel E MPUD document, there are certain roadways to be constructed in order to provide the access for this development. These items include the construction of:

1. Discovery Way from the existing western terminus, west to N/S A and then south along N/S A to the main entrance of Parcel E will be constructed prior to the first non-model Certificate of Occupancy.
2. Paved section of Discovery way from N/S A to the second residential access will start construction prior to the 600th residential building permit being issued within Parcel E.
3. Emergency Access along N/S A will be provided with the development of the phase in which it is located and shall be provided upon removal of the other temporary emergency access locations.
4. Discovery Way from the secondary access of Parcel E, west to the intersection with Range Line Road will start construction with the issuance of the 680th residential building permit in Parcel E.