

Riverland Parcel D Plat Four

PRELIMINARY AND FINAL SUBDIVISION PLAT
APPLICATION WITH CONSTRUCTION PLANS

(P22-288)

City Council Meeting August 28, 2023



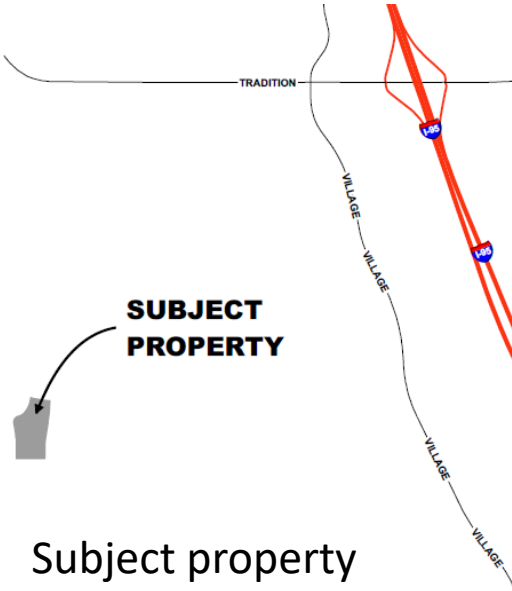
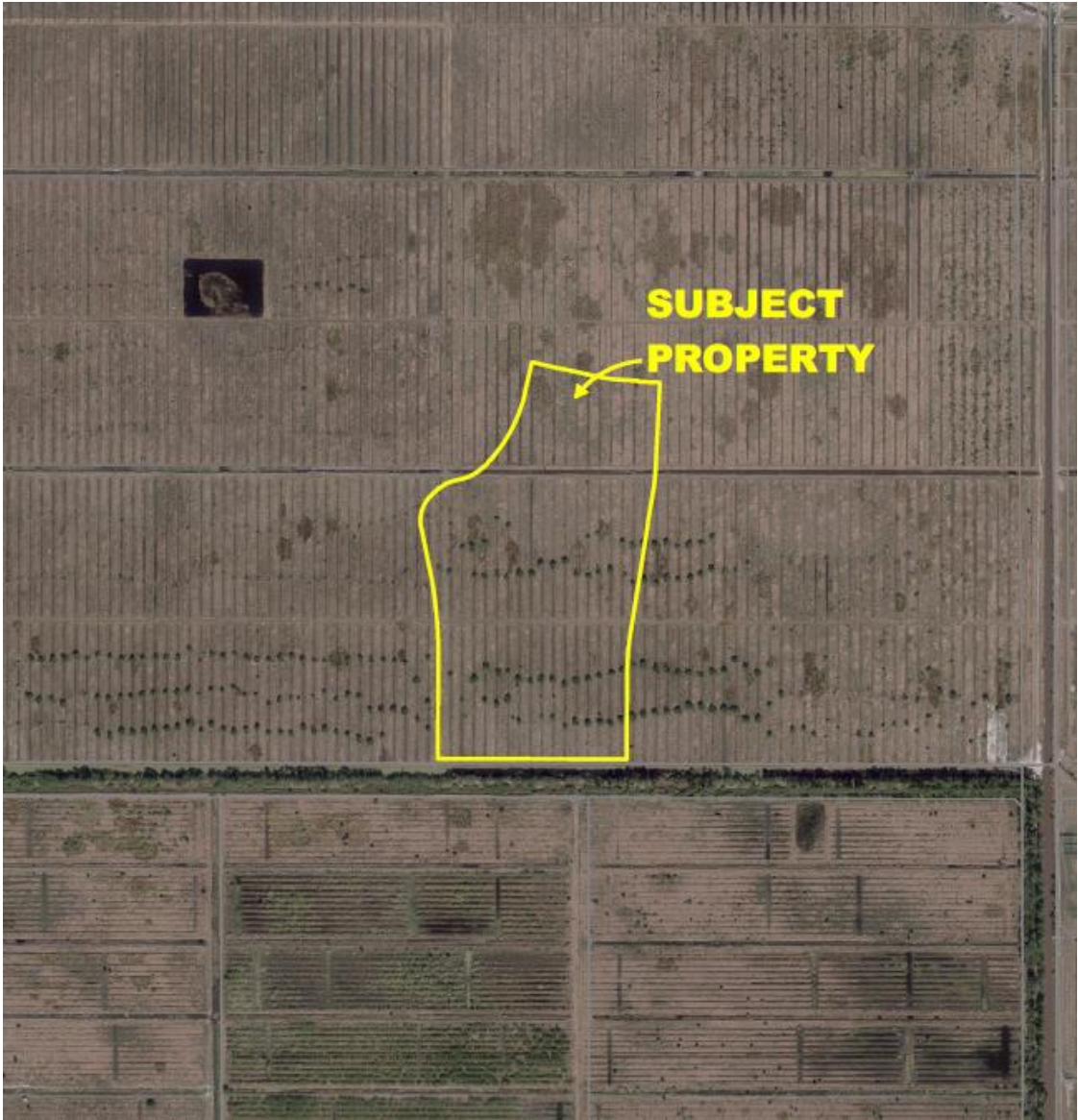
Requested Application:

This 32 acre preliminary and final subdivision plat is proposed to create:

- 164 single family lots
- Water management tracts
- Open space tracts
- Private road right-of-way dedicated to the Riverland Parcel D Homeowners Association.



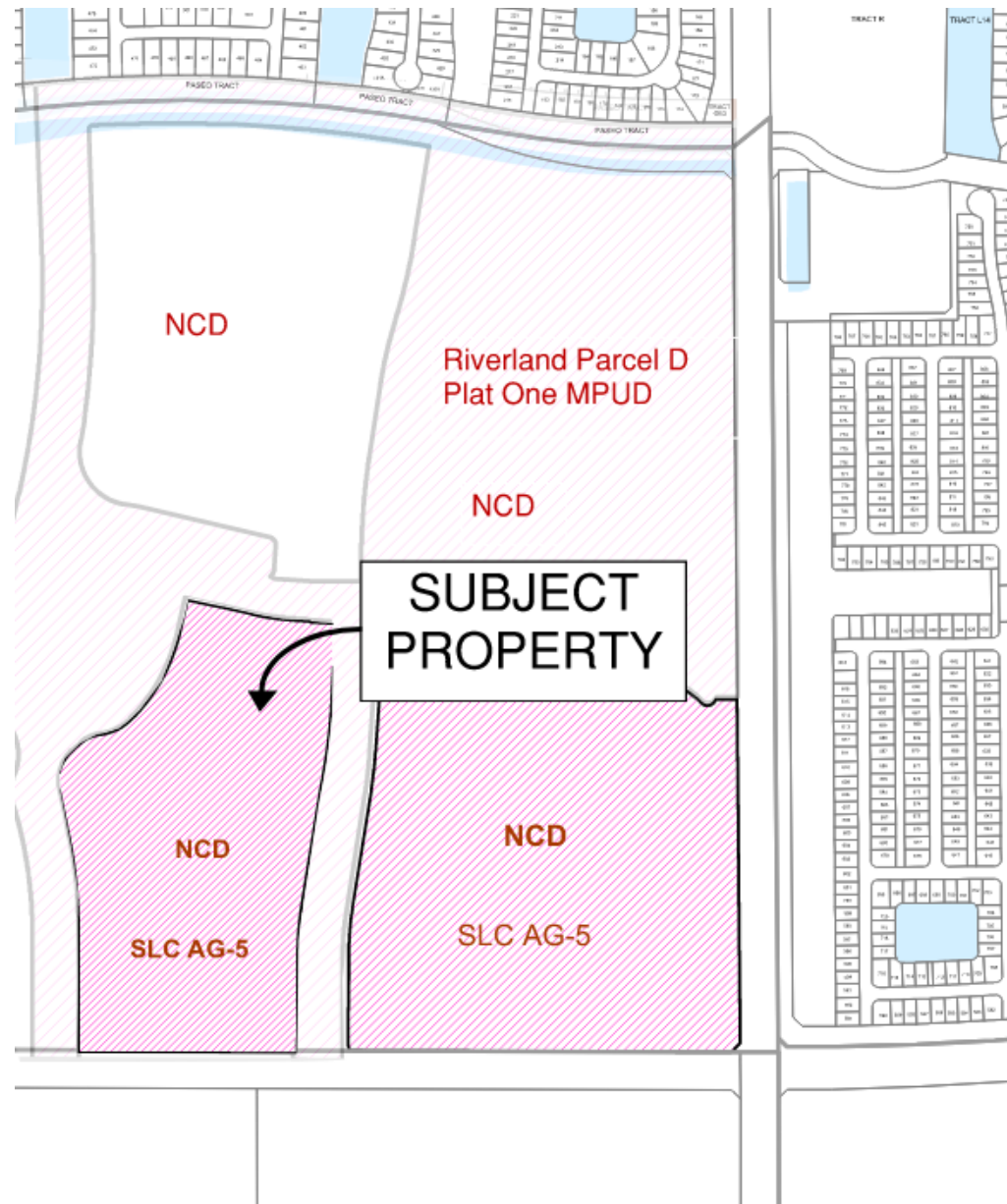
Aerial



Subject property
Location



Land Use & Zoning



Traffic Impact Analysis

- Received revised April 2022
- Report completed by Simmons & White for Riverland development

- Reviewed by City Staff
- Found to be consistent with the DRI



Permitted Trip Counts

2,543 Building Permits issued as of 7/31/23

Age Restricted

PM Peak = 866 Total Trips

- No additional roadway requirements are triggered at this time.
- DRI requirement for 2 lanes of Community Blvd. from E/W 3 (Marshall Parkway) to Paar Drive is not triggered until either 2,000 dwelling unit permits or 2,023 Total Net External PM Peak Hour trips whichever comes last.

Source: Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition.



Approved Trip Counts

PM Peak Trips

Parcel A PM Peak = 309 Trips

Parcel B PM Peak = 230 Trips (Net External)

Parcel B Multifamily PM Peak = 117 Trips (Net External)

Parcel B Commercial PM Peak = 602 Trips (Net External)

Parcel C PM Peak = 345 Trips

Total Trips = 1,972 Net
External PM Peak Hour Trips

Under Review Parcel D PM Peak = 369 Trips

- No additional roadway requirements are triggered at this time.
- DRI requirement for 2 lanes of Community Blvd. from E/W 3 to Paar Drive is not triggered until either 2,000 dwelling unit permits or 2,023 Total Net External PM Peak Hour trips whichever comes last.

Source: Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition.

Recommendation

Site Plan Review Committee recommended approval at their meeting of October 12, 2022.

