

# **Western Grove 6A – Final Plat for Seville at Tradition**

FINAL SUBDIVISION PLAT APPLICATION WITH  
CONSTRUCTION PLANS

(P21-240)

INCORPORATED

[CityofPSL.com](http://CityofPSL.com)



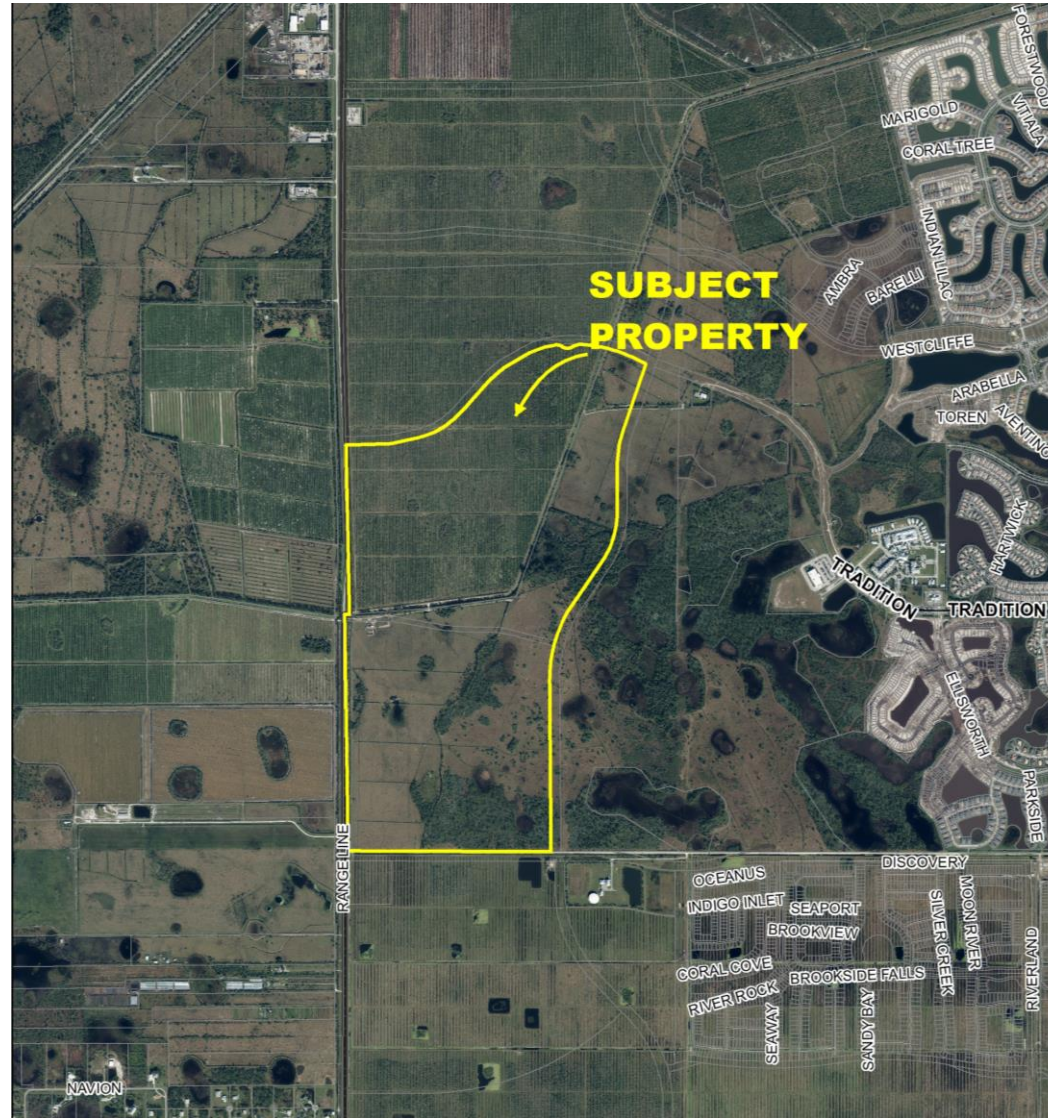
# Requested Application:

This 575 acre Final plat is proposed to create:

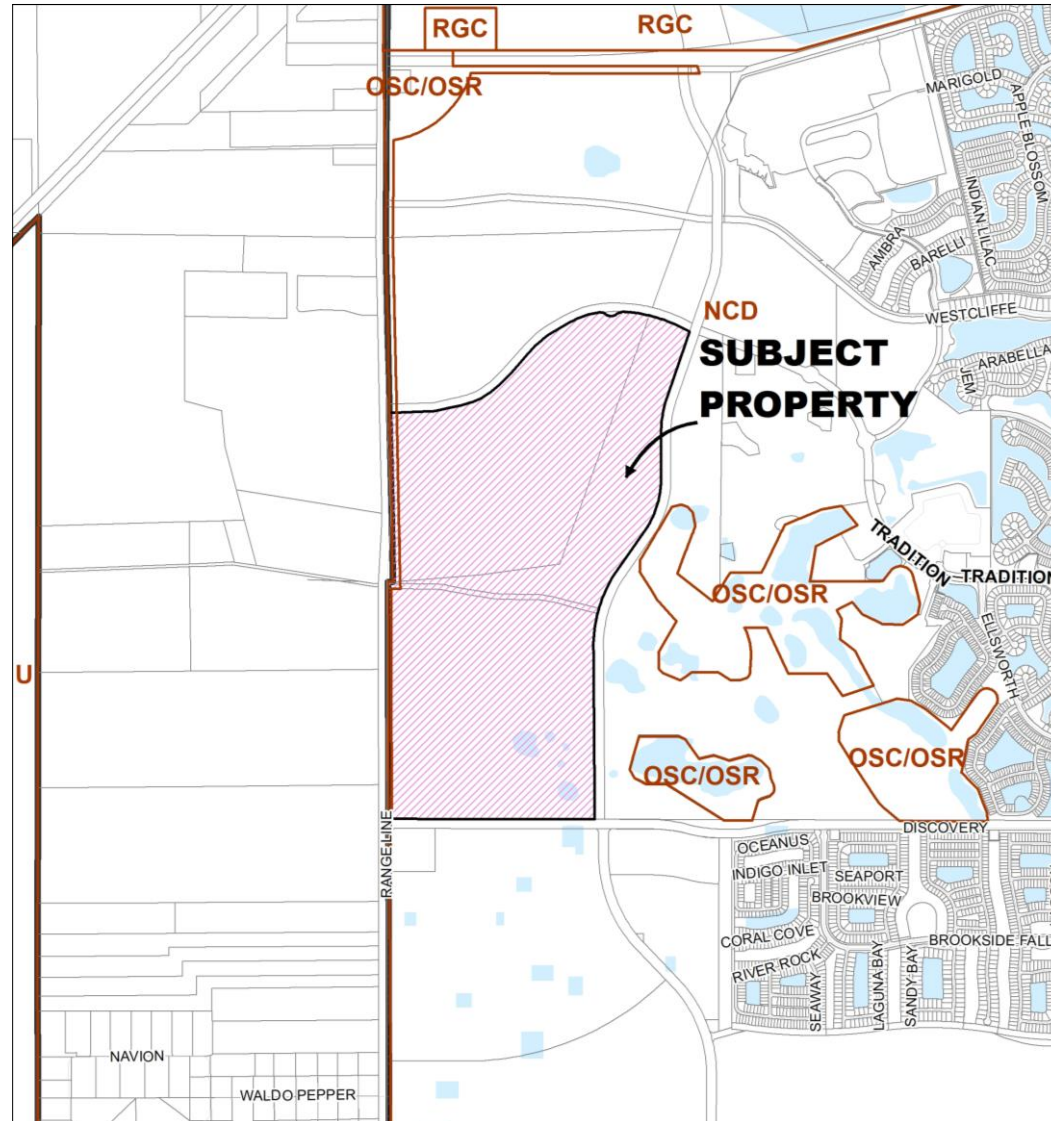
- 186 single family dwelling units
- Two water management tracts
- Open space tracts
- Road right-of-way



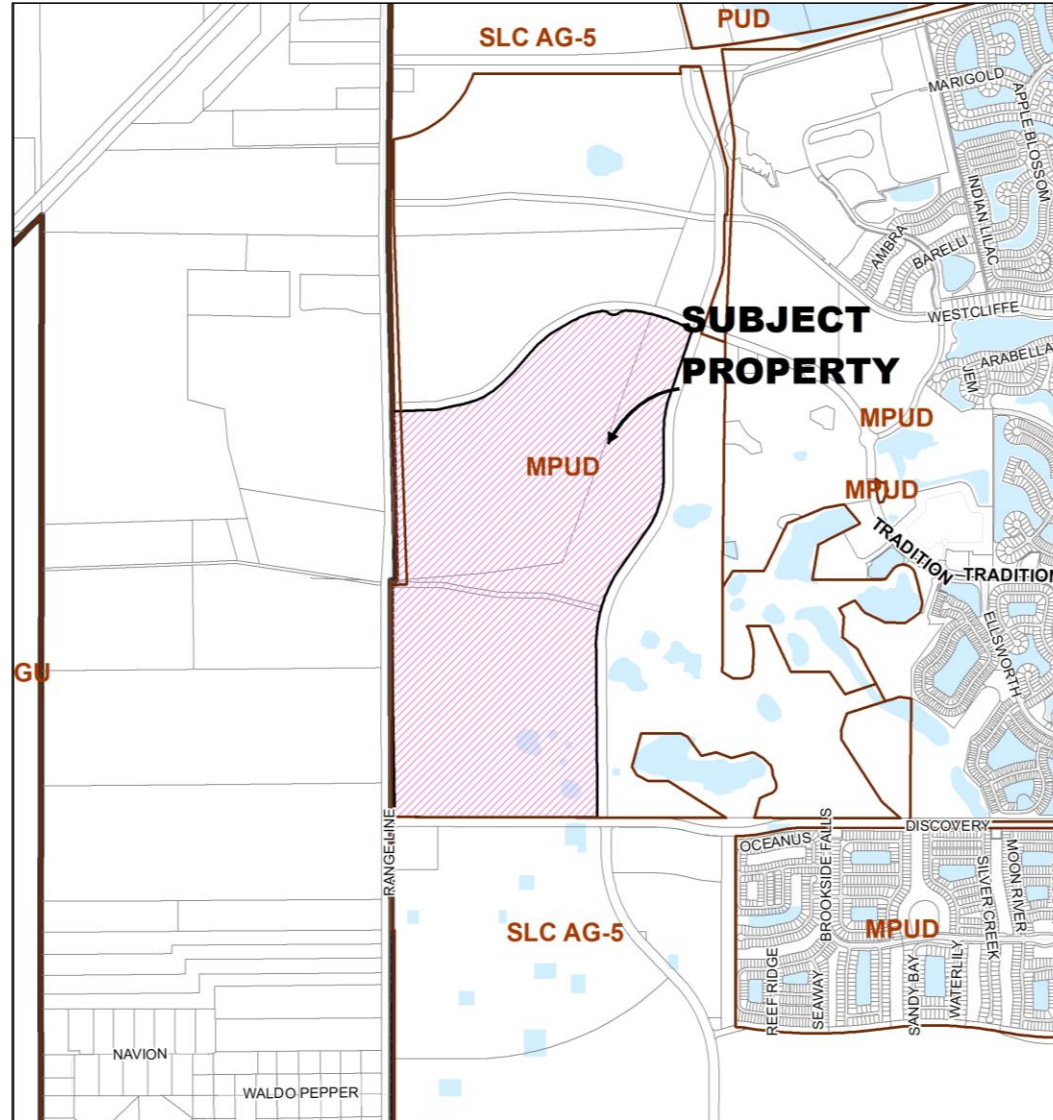
# Aerial



# Land Use



# Zoning



# Concurrency Review

The project has been reviewed for compliance with the Western Grove DRI development order regarding the provision of adequate public facilities.



# Traffic Impact Analysis

- This development is contained within the Western Grove DRI area.
  - Received latest Traffic Analysis Report in December 2020, during the preliminary plat approval
  - Reviewed by City Staff
  - Found to be consistent with the DRI
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- Traffic Circulation was reviewed by Staff and found to be in compliance with Public Works Policy #19-01



# Latest Dwelling Unit Counts

- This development includes a total of 186 residential units.
- No additional roadway requirements are triggered at this time.
- 756 total PM peak hour trips or 900 dwelling units (whichever comes last) triggers a 2-lane extension of Tradition Pkwy to North-South A





# Recommendation

Site Plan Review Committee recommended approval at their meeting of February 24, 2022.

