

Seville

PRELIMINARY SUBDIVISION PLAT APPLICATION
WITH CONSTRUCTION PLANS

(P20-230)



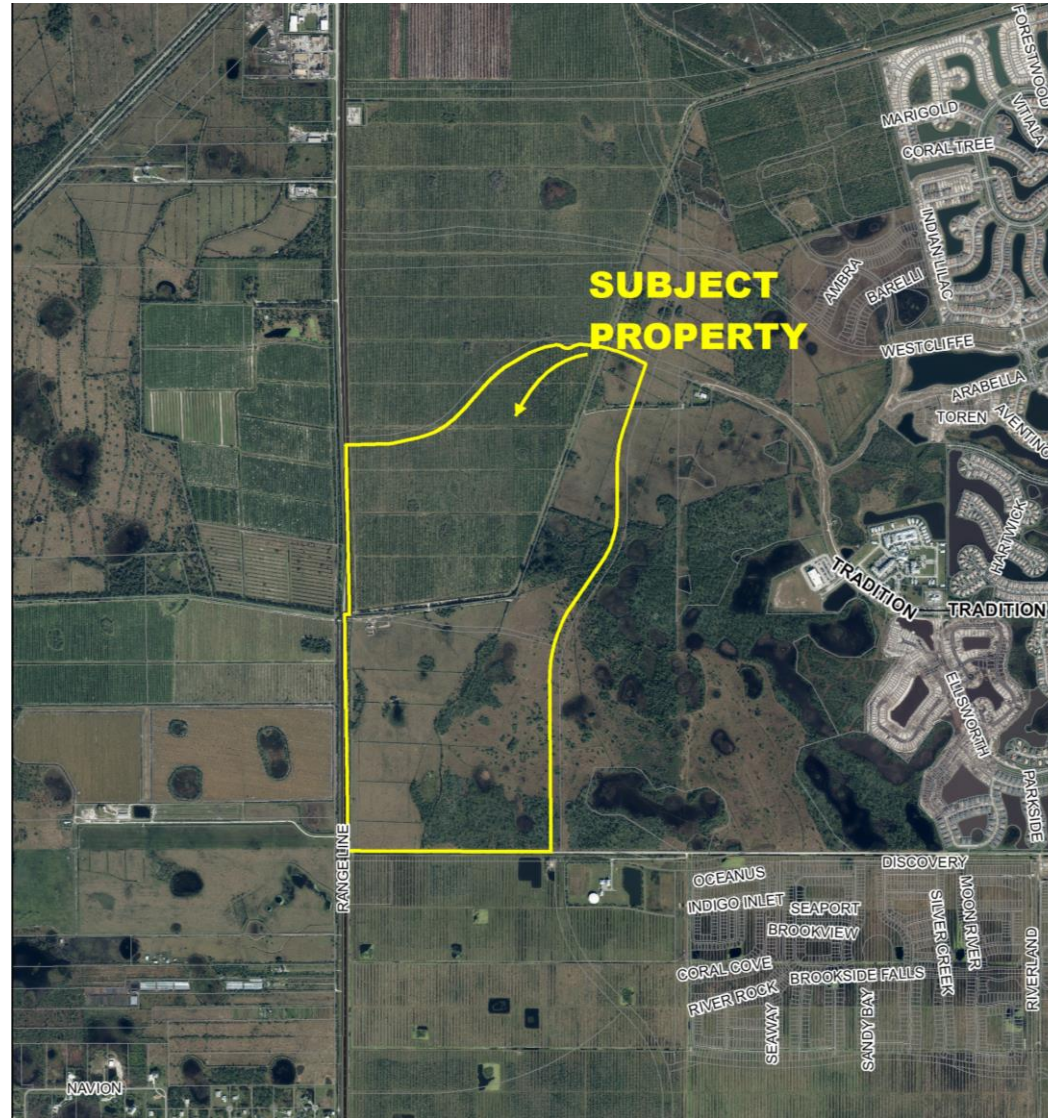
Requested Application:

This 575 acre preliminary plat is proposed to create:

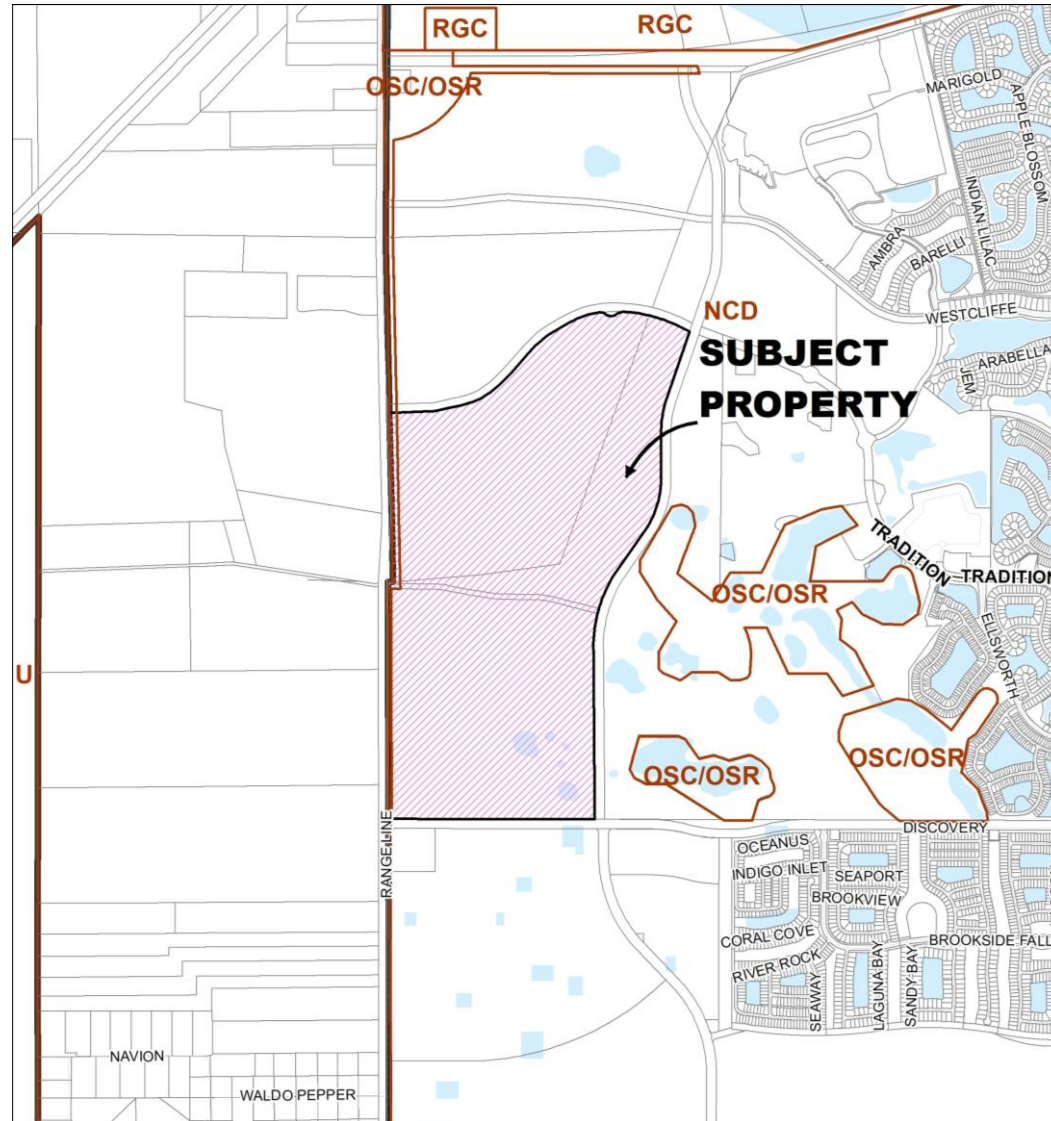
- 186 single family dwelling units
- Two water management tracts
- Open space tracts
- Road right-of-way



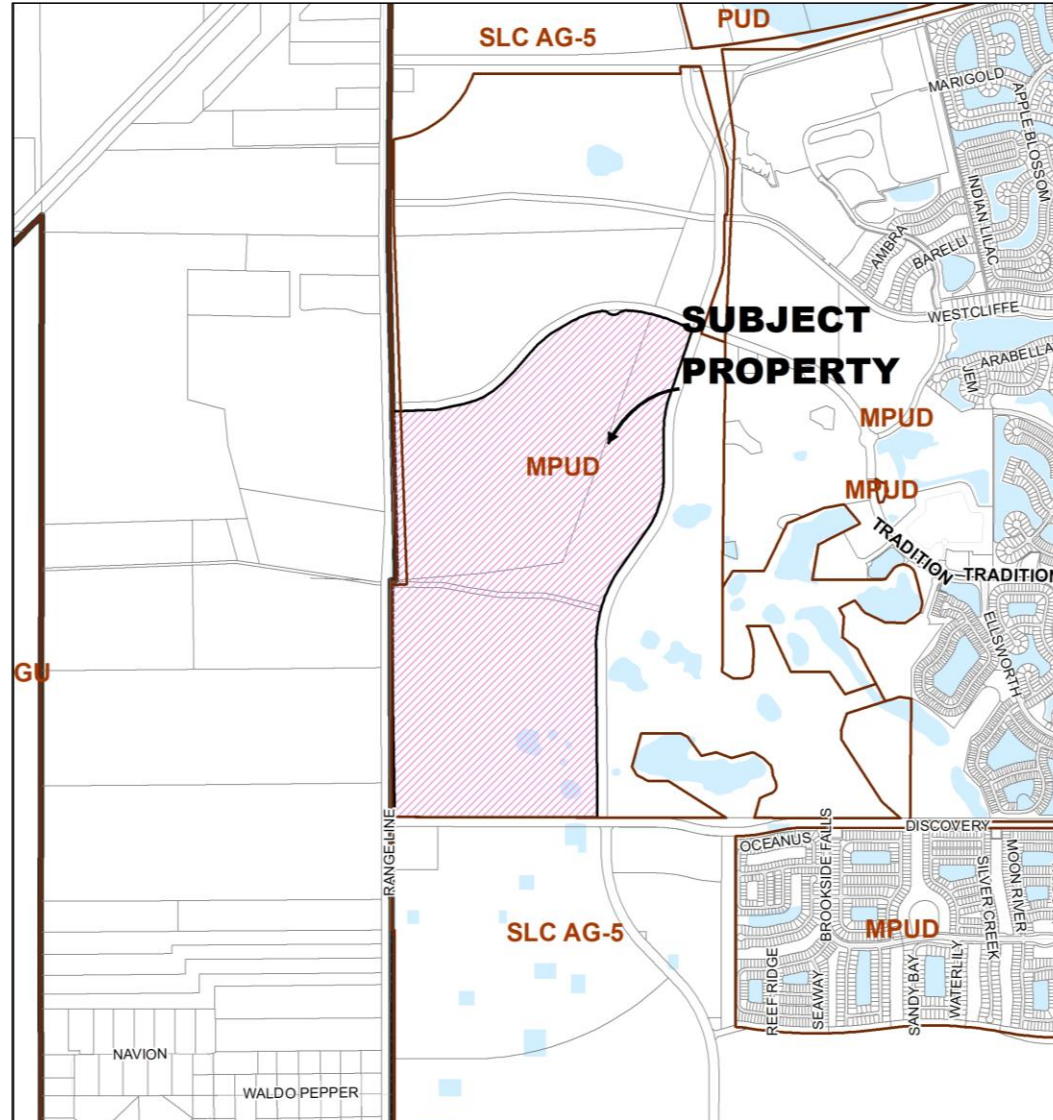
Aerial



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
 - 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 2 lane extension of Tradition Pkwy to North-South A.
- However, construction plans for a 4 lane extension are already under review.



Recommendation

Site Plan Review Committee recommended approval at their meeting of December 9, 2020.

