

Emery

FINAL SUBDIVISION PLAT APPLICATION WITH
CONSTRUCTION PLANS

(P21-042)

City Council Meeting June 28, 2021



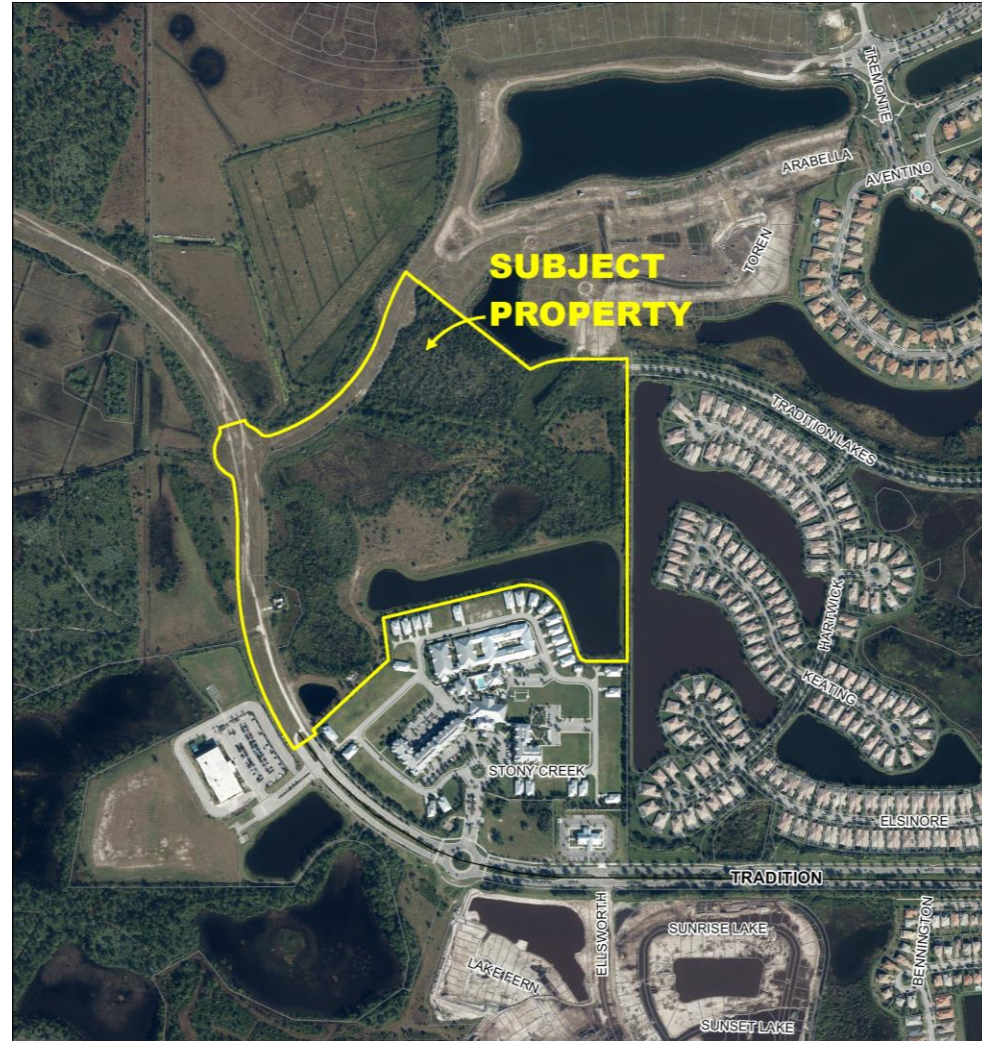
Requested Application:

This 59.41 acre final subdivision plat is proposed to create:

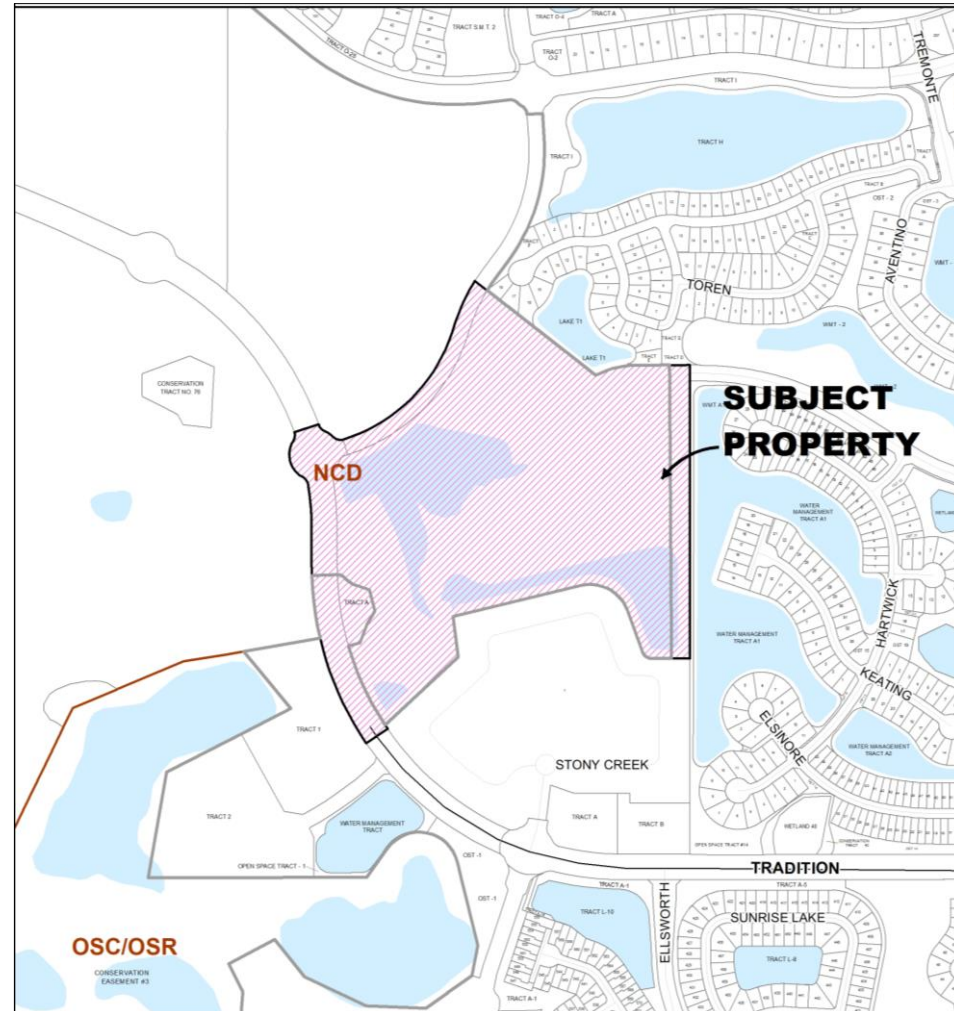
- 131 single family dwelling units
- Two water management tracts
- Open space tracts
- Road right-of-way



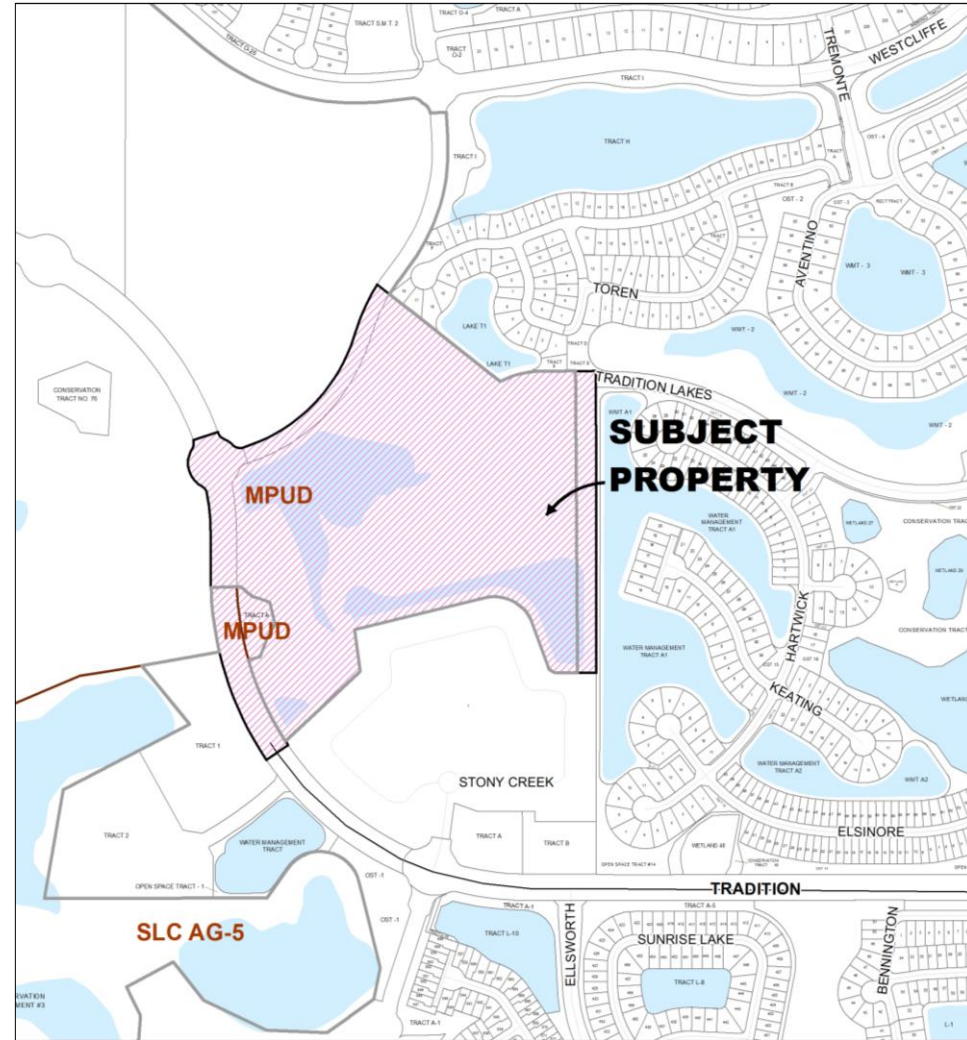
Aerial



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 Biennial Report in 2018
 - 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 131 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.
- However, construction plans for a 4- lane extension are already under review.



Recommendation

Site Plan Review Committee recommended approval at their meeting of March 10, 2021.

