

MEMORANDUM

TO: Francis Forman – Planner III, Planning & Zoning

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

DATE: April 18, 2025

SUBJECT: P24-177 - Riverland Parcel D, Plat 2 Replat
Traffic Generation & Circulation Approval

This application and Traffic Report prepared by Simmons & White dated April 22, 2022 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.

No traffic impact is anticipated by this replat. The replat includes the addition of an emergency only access point to align with the City's code requirements for secondary access within each development Pod.

The next roadway trigger for construction is the extension of Community Blvd south from Marshall Parkway (E/W 3) to Hegener (FKA Paar) Drive. The trigger for this portion of roadway is at 2,000 dwelling units or 2,023 New External PM Peak Hour trips, whichever comes last.

Based on Building permits let by the building department as of 3/31/2025 for the entire Riverland Development, 3,344 dwelling units have been permitted. With the Age Restricted trip counts from the ITE Trip Generation Manual, 10th edition, this equates to 1,126 PM Peak hour trips currently permitted.

No additional roadway construction is triggered at this time.