

Riverland Model Row & Sales Center

Minor Site Plan Application

(P21-120)

City Council Meeting October 11, 2021



Requested Application:

The proposed site plan consists of 21 model homes, a 9,687 square foot office building, two parking lots and golf cart parking.

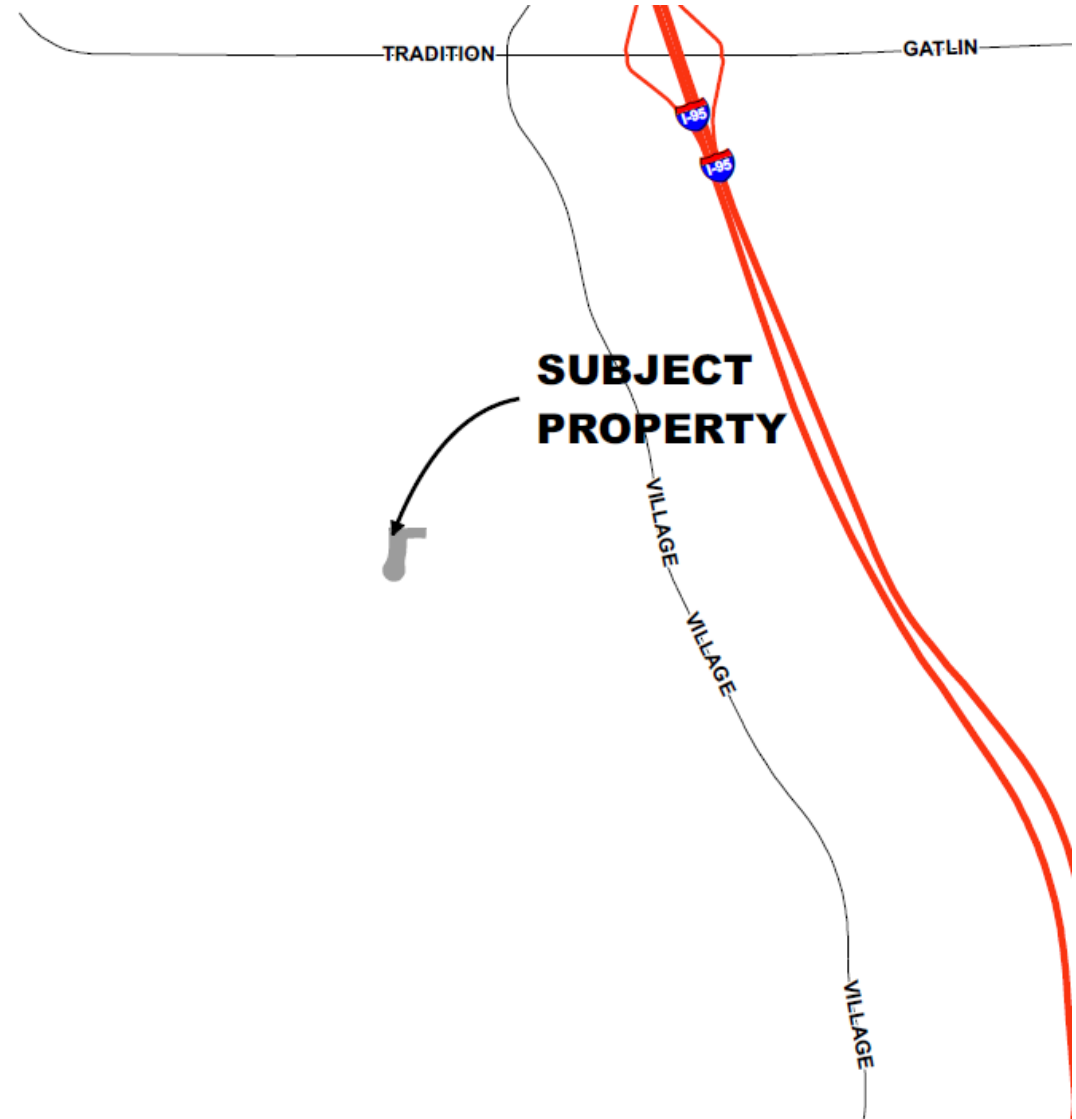
Applicant and Owner

The applicant is Mike Fogarty, P.E. of Riverland Associates II, LLLP

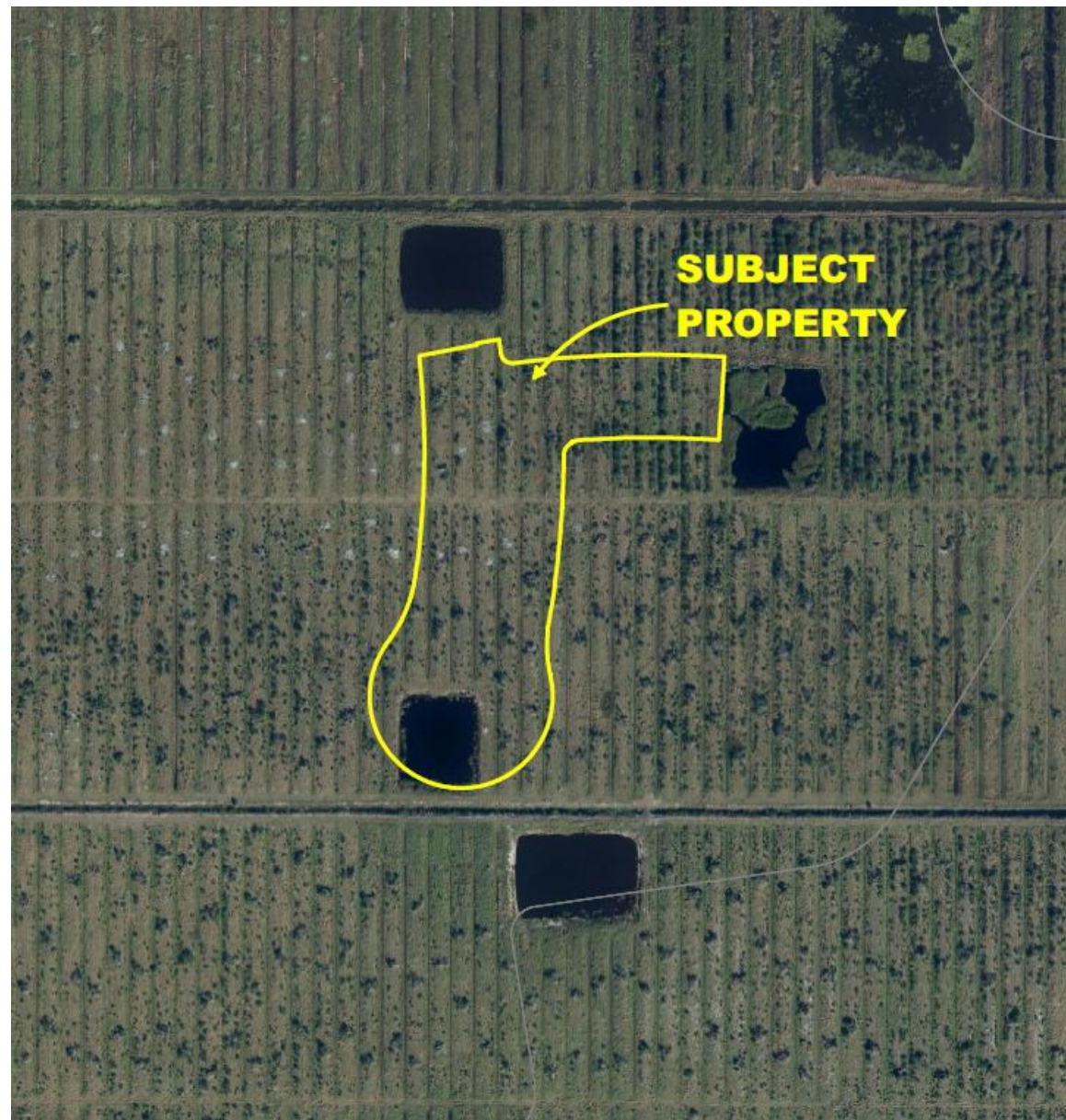
The Owner is Riverland Associates II, LLLP



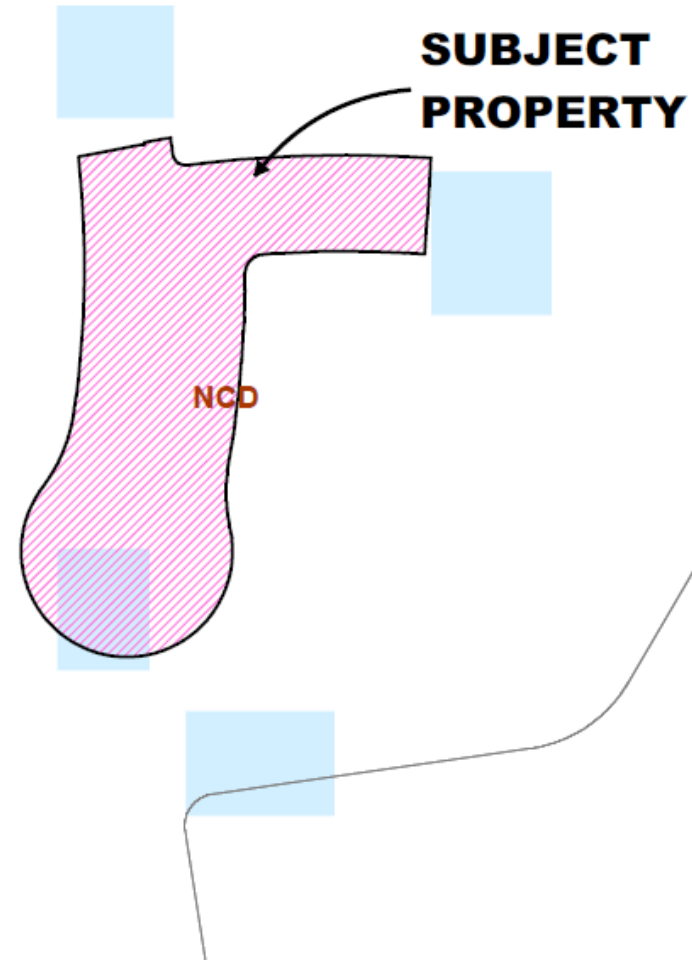
Subject property



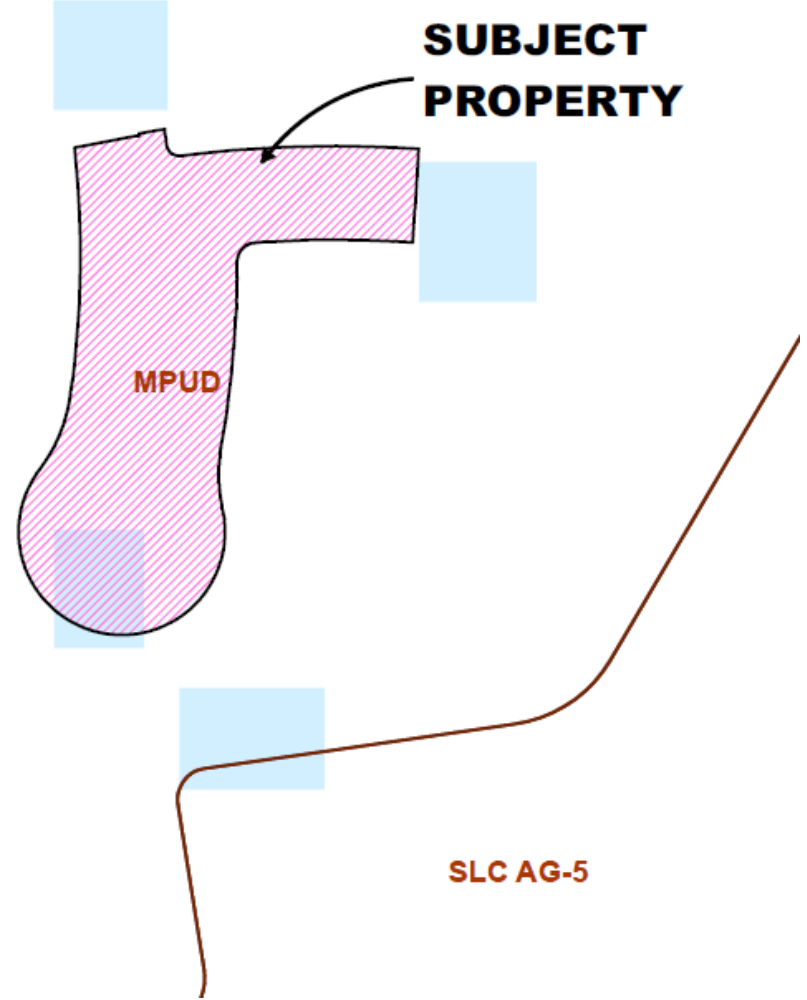
Aerial



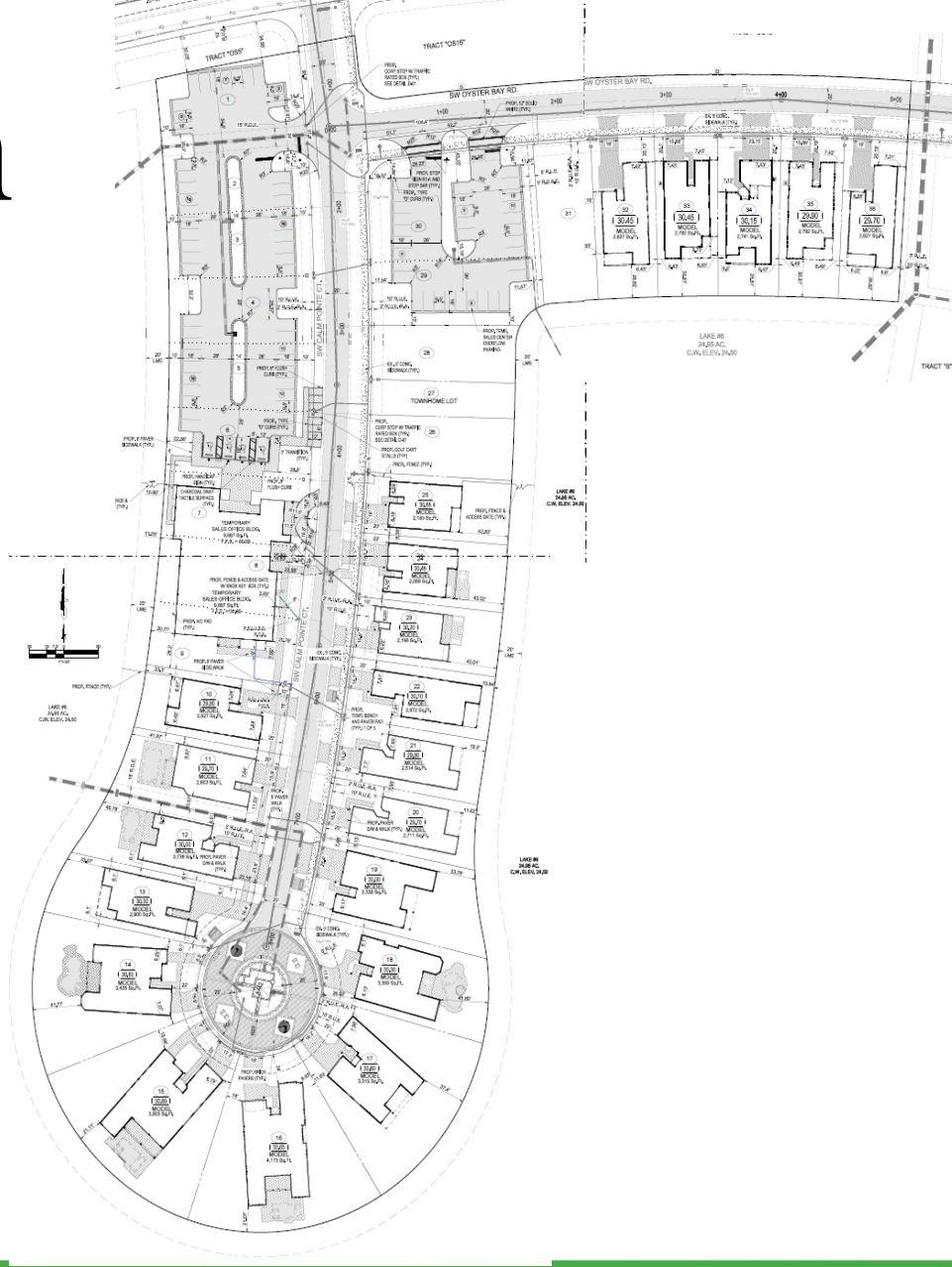
Land Use



Zoning



Proposed Site Plan



Zoning Review

The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code.

Upland preservation/mitigation requirements for the Riverland/Kennedy DRI are addressed in the Development Order. All upland mitigation requirements have been met. The site has been previously cleared.



Traffic Impact Analysis

- Received August 2020
- Report completed by Simmons & White for Riverland
- Reviewed by City Staff
- 3rd party consultant (WGI, Inc.) hired by City to review
- Found to be consistent with the MPUD



Public Art

To meet the public art requirement, the Developer will provide a choice within 90 days of the first residential permits being pulled for all of Riverland Parcel B MPUD.



Recommendation

Site Plan Review Committee recommended approval at their meeting of June 9, 2021.

