

# **Verano South P.U.D. 1-POD D-Plat No. 6**

**PRELIMINARY SUBDIVISION PLAT APPLICATION**

**(P22-294)**

**City Council Meeting October 9, 2023**

**INCORPORATED**

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

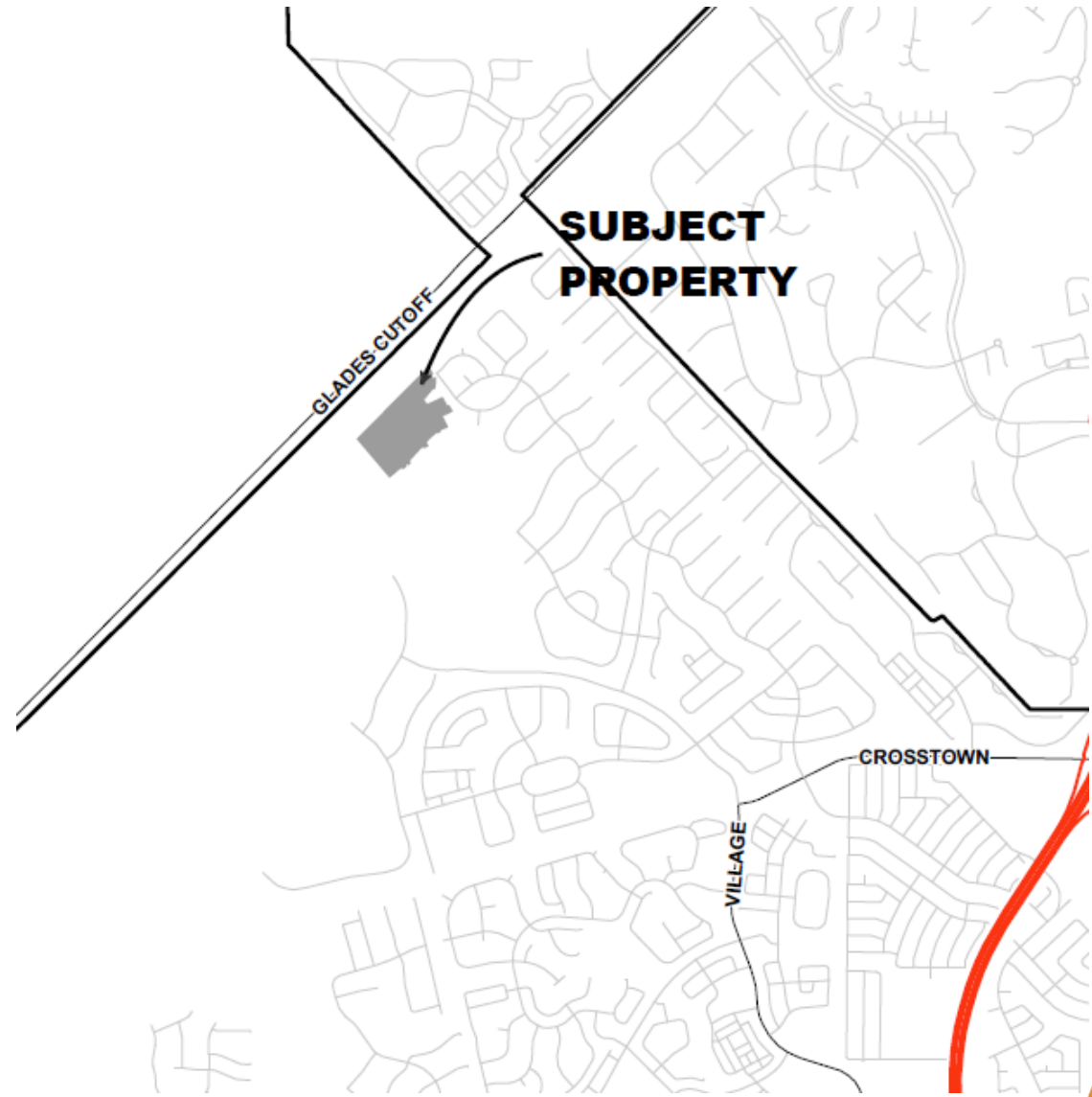


# Requested Application:

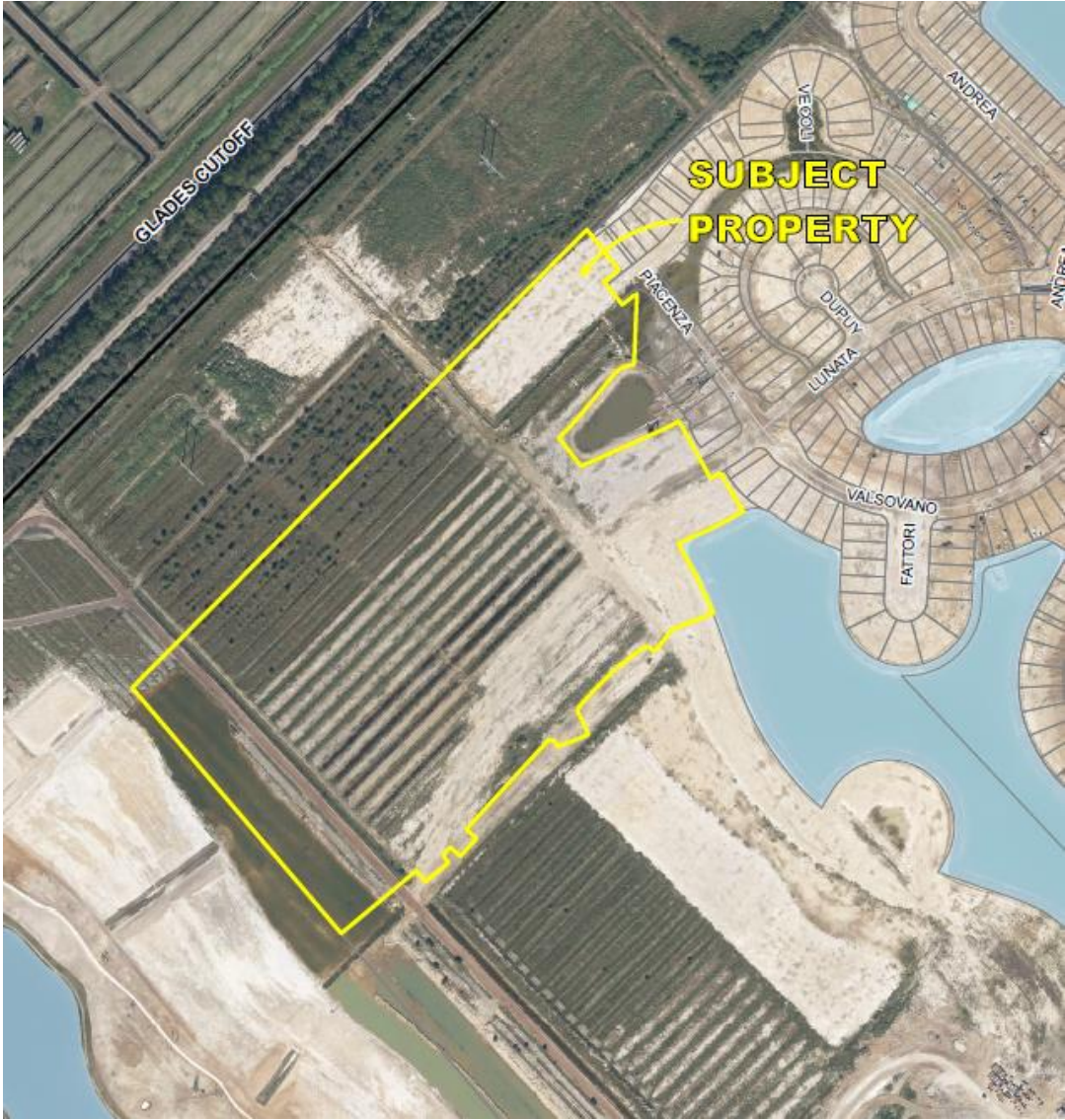
Request for approval of a preliminary plat with construction plans that is 40.6 acres in area. The project proposes to provide 151 single family lots.



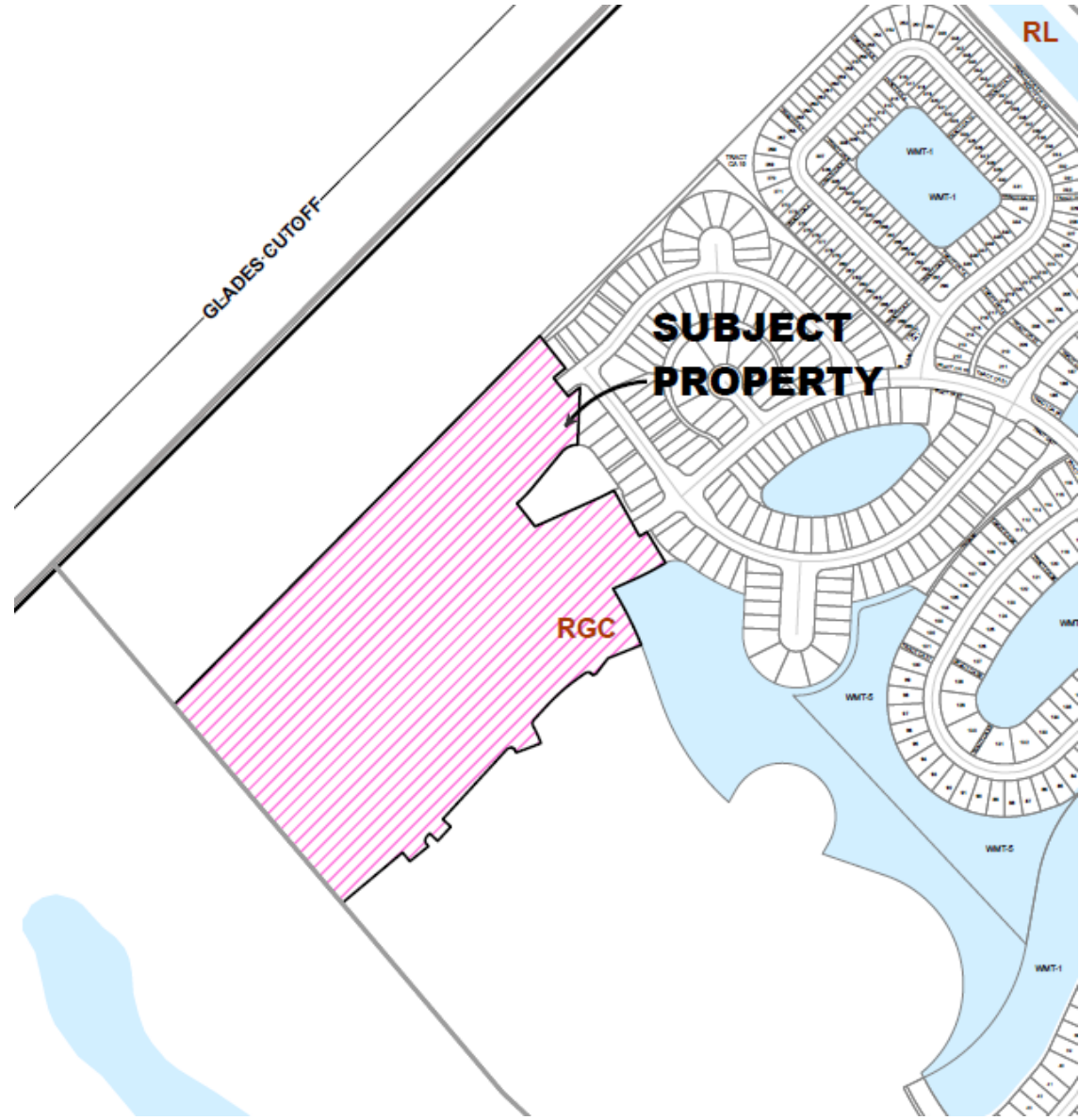
# Subject property



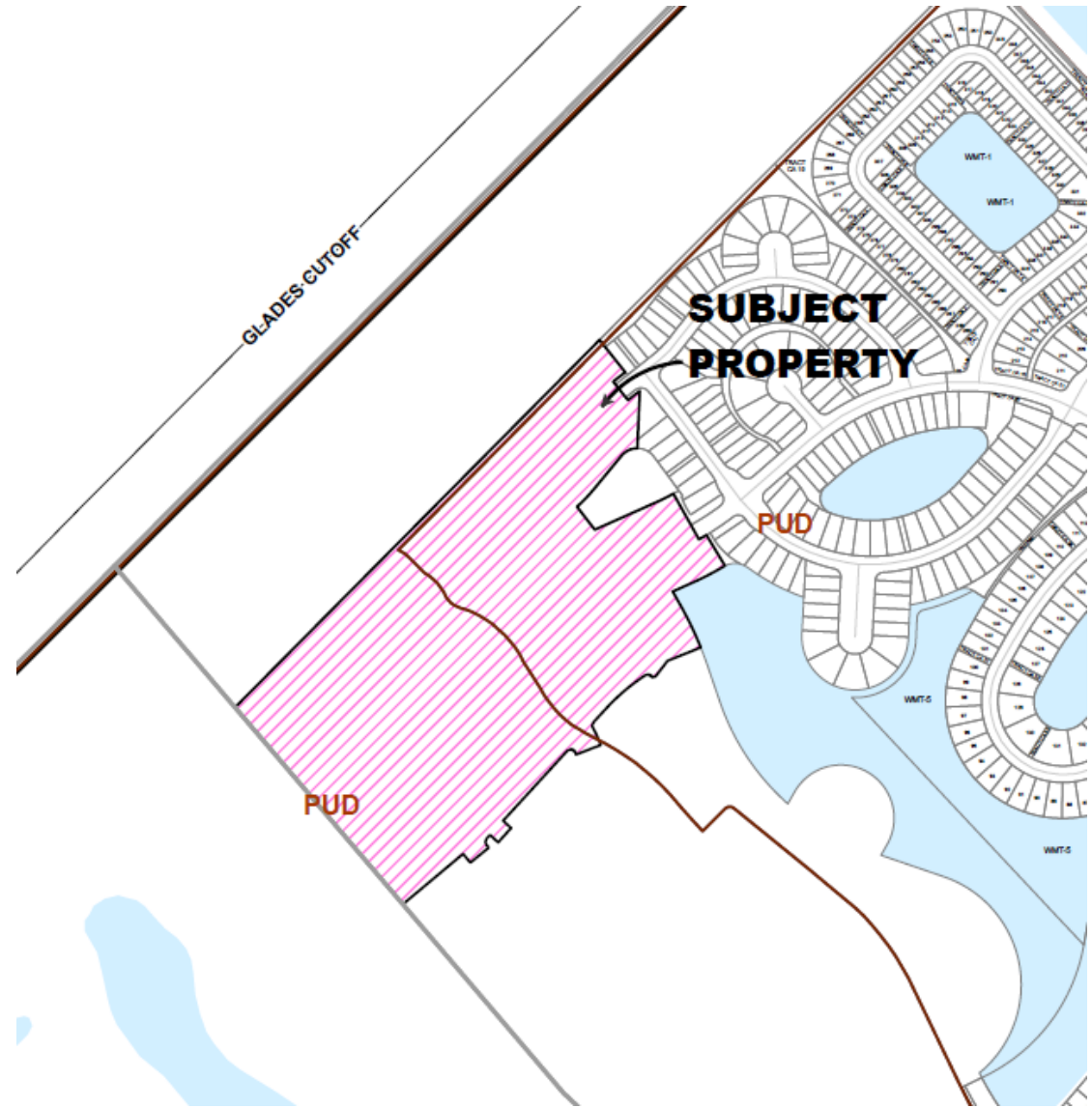
# Aerial



# Land Use



# Zoning



# Traffic Impact Analysis

- Received revised Traffic Analysis April 2022
- Report completed by Simmons & White for Riverland development
  
- Reviewed by City Staff
- Found to be consistent with the DRI



# Permitted Trip Counts

2,543 Building Permits issued as of 7/31/23

## Age Restricted

PM Peak = 866 Total Trips

- No additional roadway requirements are triggered at this time.
- DRI requirement for 2 lanes of Community Blvd. from E/W 3 (Marshall Parkway) to Paar Drive is not triggered until either 2,000 dwelling unit permits or 2,023 Total Net External PM Peak Hour trips whichever comes last.

Source: Institute of Transportation Engineers (ITE), Trip Generation, 10<sup>th</sup> Edition.





# Approved Trip Counts

## PM Peak Trips

Parcel A PM Peak = 309 Trips

Parcel B PM Peak = 230 Trips (Net External)

Parcel B Multifamily PM Peak = 117 Trips (Net External)

Parcel B Commercial PM Peak = 602 Trips (Net External)

Parcel C PM Peak = 345 Trips

Total Trips = 1,972 Net  
External PM Peak Hour Trips

Parcel D PM Peak = 369 Trips

- No additional roadway requirements are triggered at this time.
- DRI requirement for 2 lanes of Community Blvd. from E/W 3 to Paar Drive is not triggered until either 2,000 dwelling unit permits or 2,023 Total Net External PM Peak Hour trips whichever comes last.

Source: Institute of Transportation Engineers (ITE), Trip Generation, 10<sup>th</sup> Edition.

# Recommendation

The Site Plan Review Committee recommended approval at their meeting of October 26, 2022.

