

DEL WEBB AT TRADITION PLAT NO. 5B & 6

FINAL SUBDIVISION PLAT

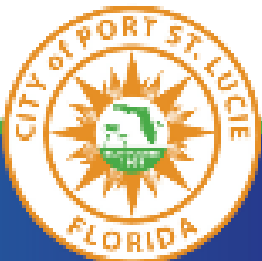
(P22-286)

City Council Meeting – March 27, 2023

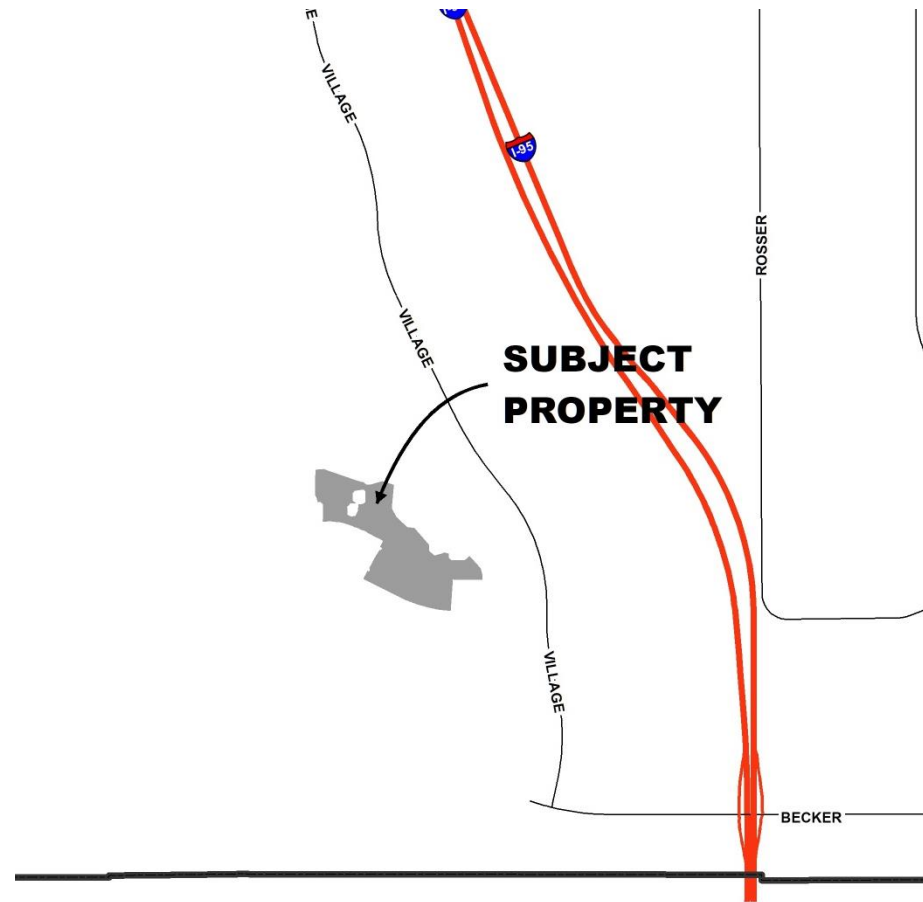


Proposed Project

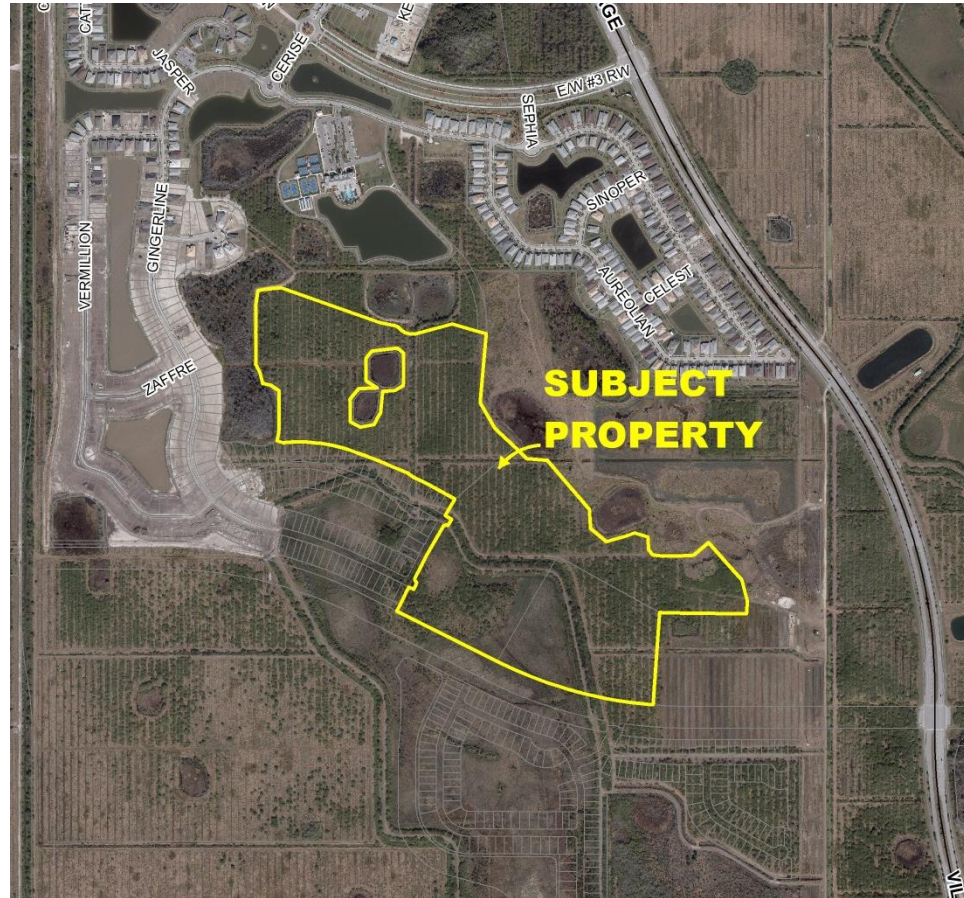
The proposed plat consists of 283 residential lots, private roads, water management tracts and open space tracts.



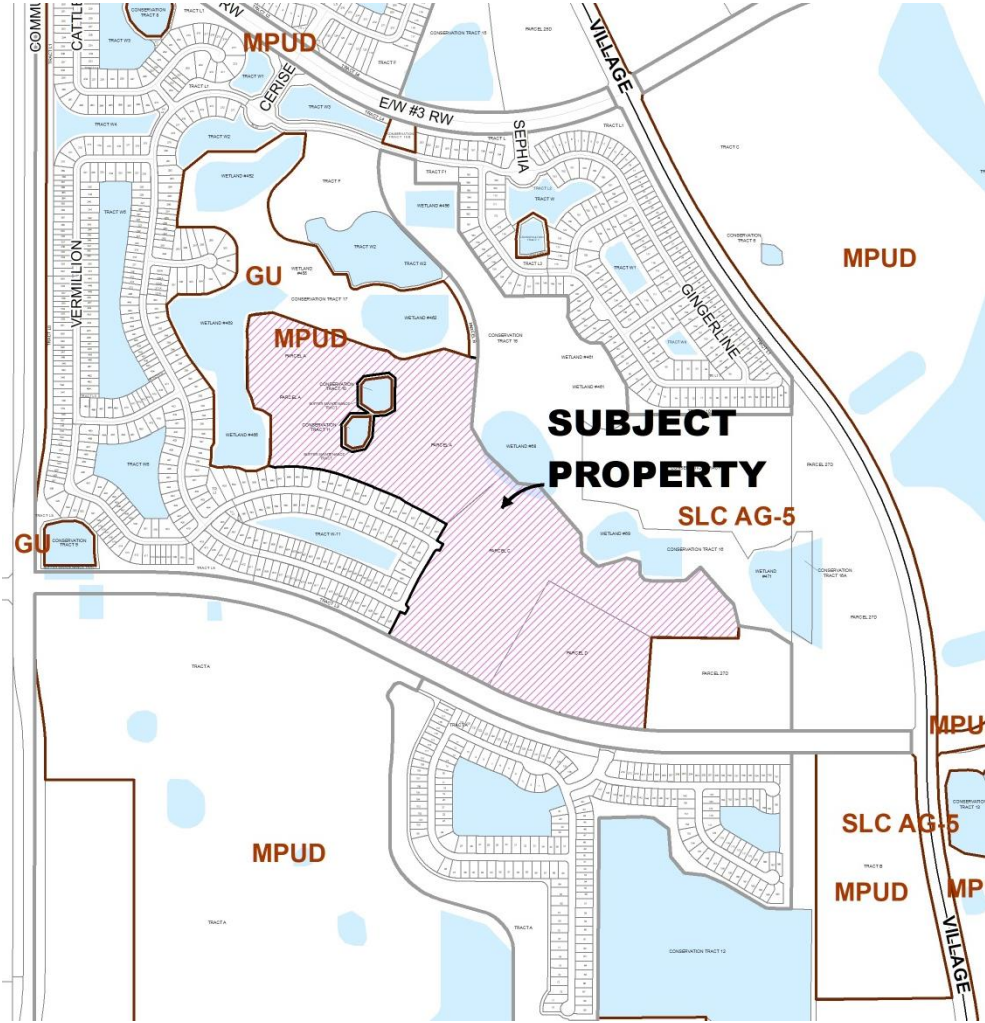
Location Map



Aerial Map



Zoning Map



Impacts and Findings

This project has been reviewed for compliance with the Southern Grove DRI development order to ensure that adequate public facilities and services are available concurrent with the development's impacts and was found to be in compliance.



Traffic Impact Analysis

- Received Revised January 2022
- Report completed by Kimley Horn & Associates for Pulte
- Reviewed by City Staff & 3rd Party Consultant – Marlin Engineering
- Found to be consistent with the Southern Grove DRI
- Traffic Circulation was reviewed by Staff and found to be in compliance with Public Works Policy #19-01
- This plat received preliminary approval as Resolution 22R-52



Latest Trip Counts

Currently approved plats for Del Webb and Heron Preserve:

- Del Webb Plats 1-4 = 558 lots
 - Heron Preserve Ph. 1 = 216 lots
 - Heron Preserve Ph. 2a = 108 lots
 - Del Webb Ph. 5&6 = 377 lots
- Total = 1,259 lots

Paar Drive extended west with a traffic circle at the secondary entrance for Del Webb prior to the completion of this proposed project. This is already under construction.

No additional traffic commitments required.

Recommendation

The Site Plan Review Committee reviewed the request at their October 12, 2022 meeting and recommended approval.

