

HERON PRESERVE AT TRADITION PHASE 2B

PRELIMINARY SUBDIVISION PLAT

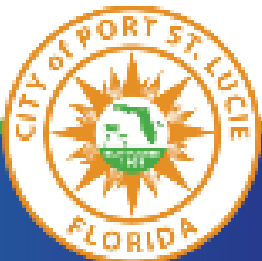
(P21-137)

City Council Meeting – May 23, 2022

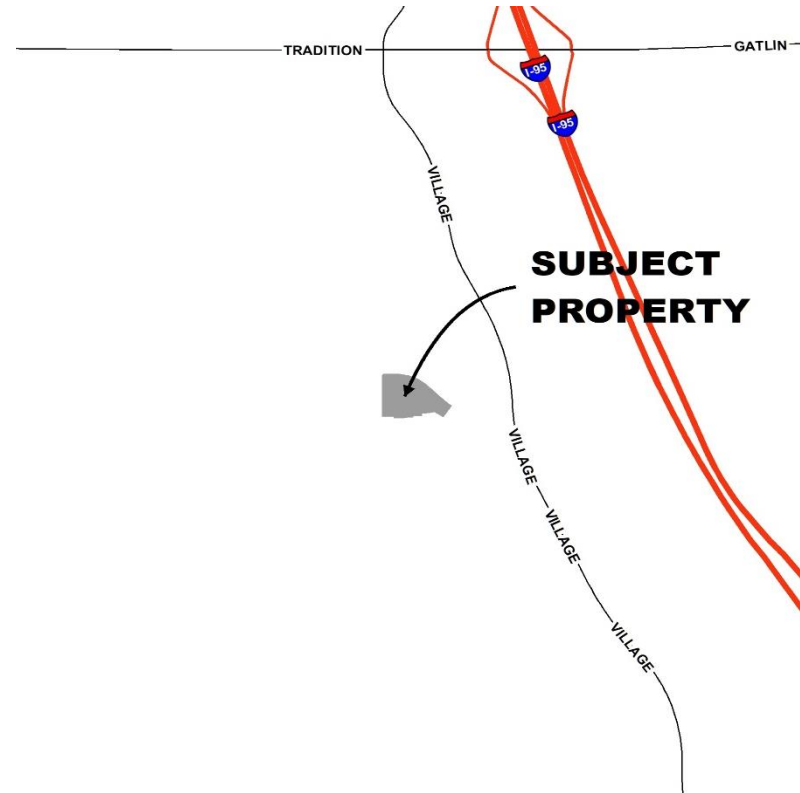


Proposed Project

The proposed plat consists of 84 residential lots, private roads, open space tracts, and a water management tract.



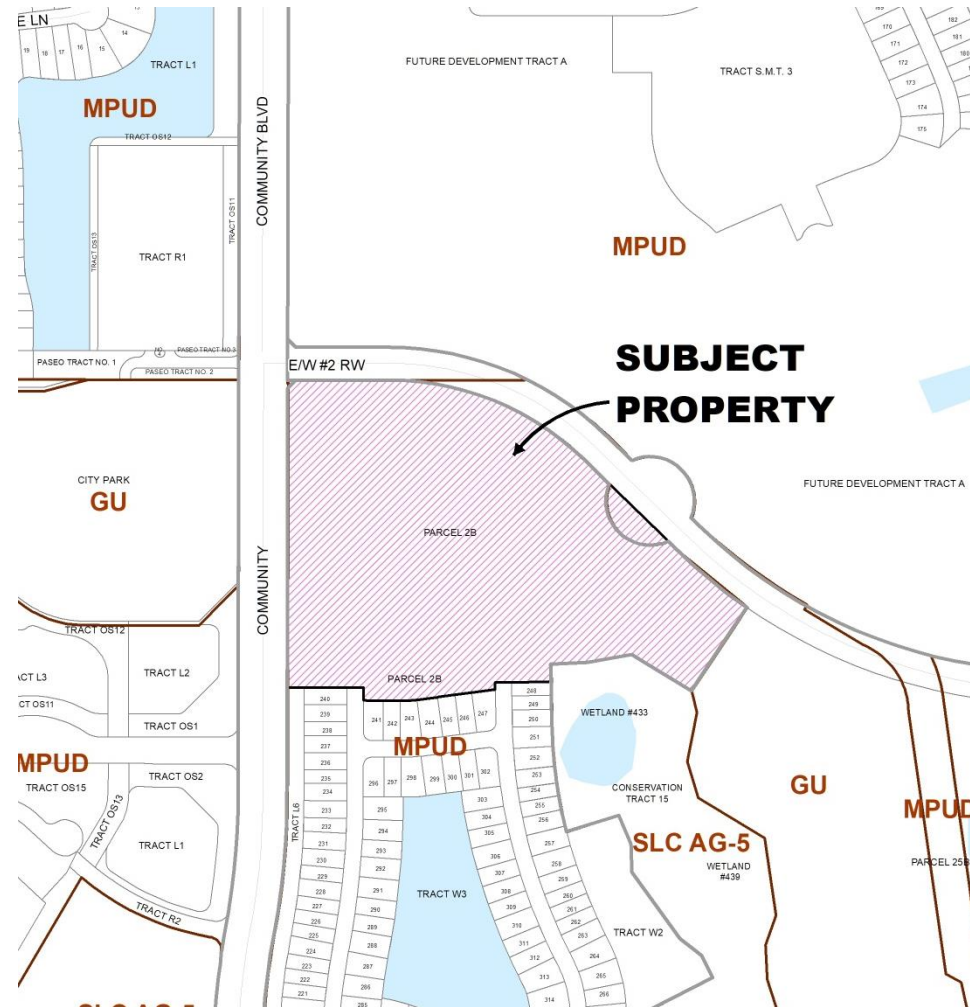
Location Map



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

This development is contained within the Southern Grove Traffic Study area.

- Received June 2020
- Report completed by Kimley-Horn and Associates, Inc. for Pulte Homes
- Reviewed by City Staff.

- Found to be consistent with the Southern Grove DRI
- Traffic Circulation was found to be in compliance with Public Works Policy #19-01
- An updated Traffic Analysis will be required upon Final plat submittal to include the total number of dwelling units proposed as well as the revised traffic pattern.



Recommendation

The Site Plan Review Committee reviewed the request at their February 10, 2021 meeting and recommended approval.

