

# **Community Boulevard @ Riverland Parcel B**

**PRELIMINARY AND FINAL SUBDIVISION PLAT  
APPLICATION WITH CONSTRUCTION PLANS**

**(P21-067)**

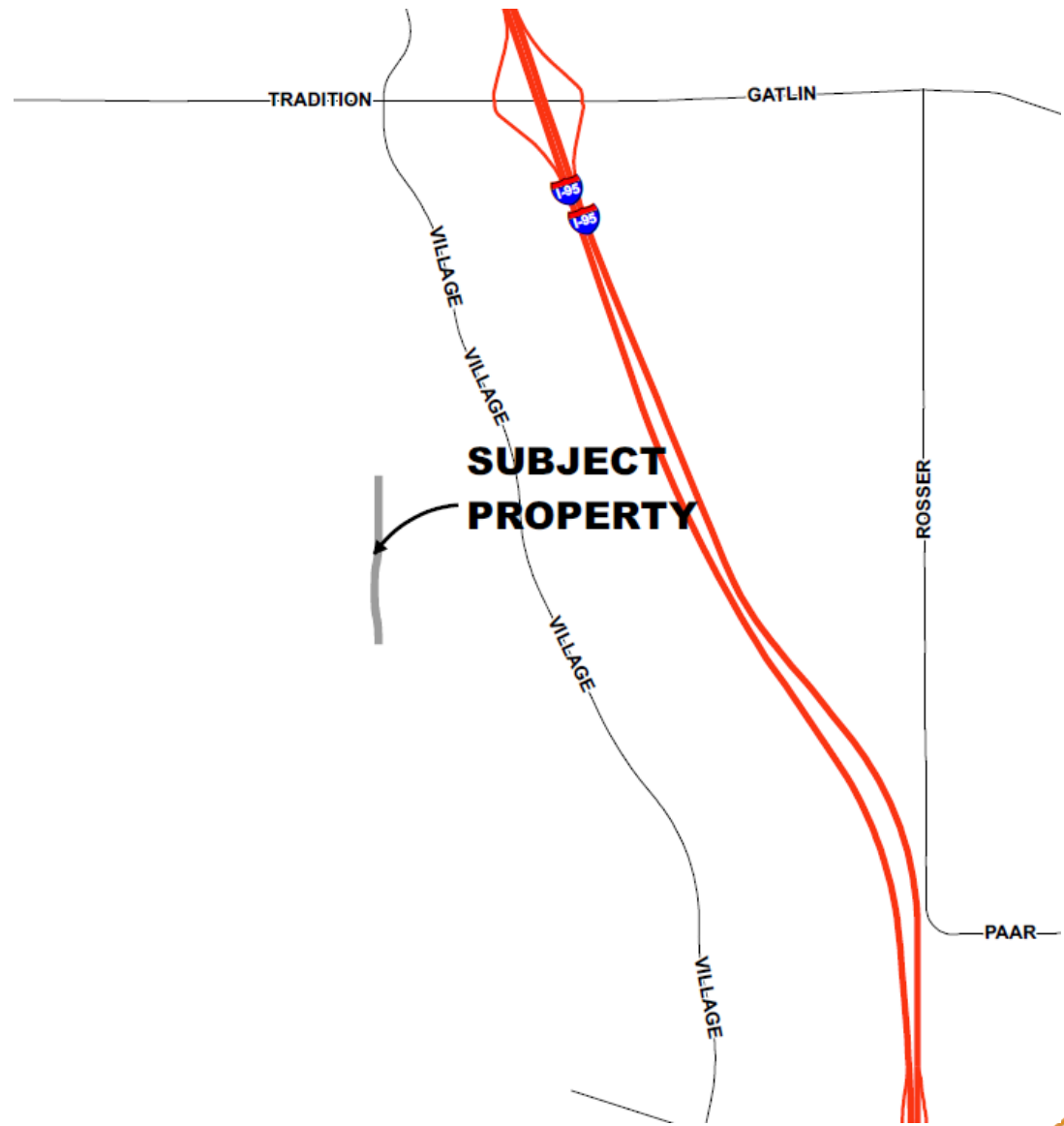
**City Council Meeting August 9, 2021**

**INCORPORATED**

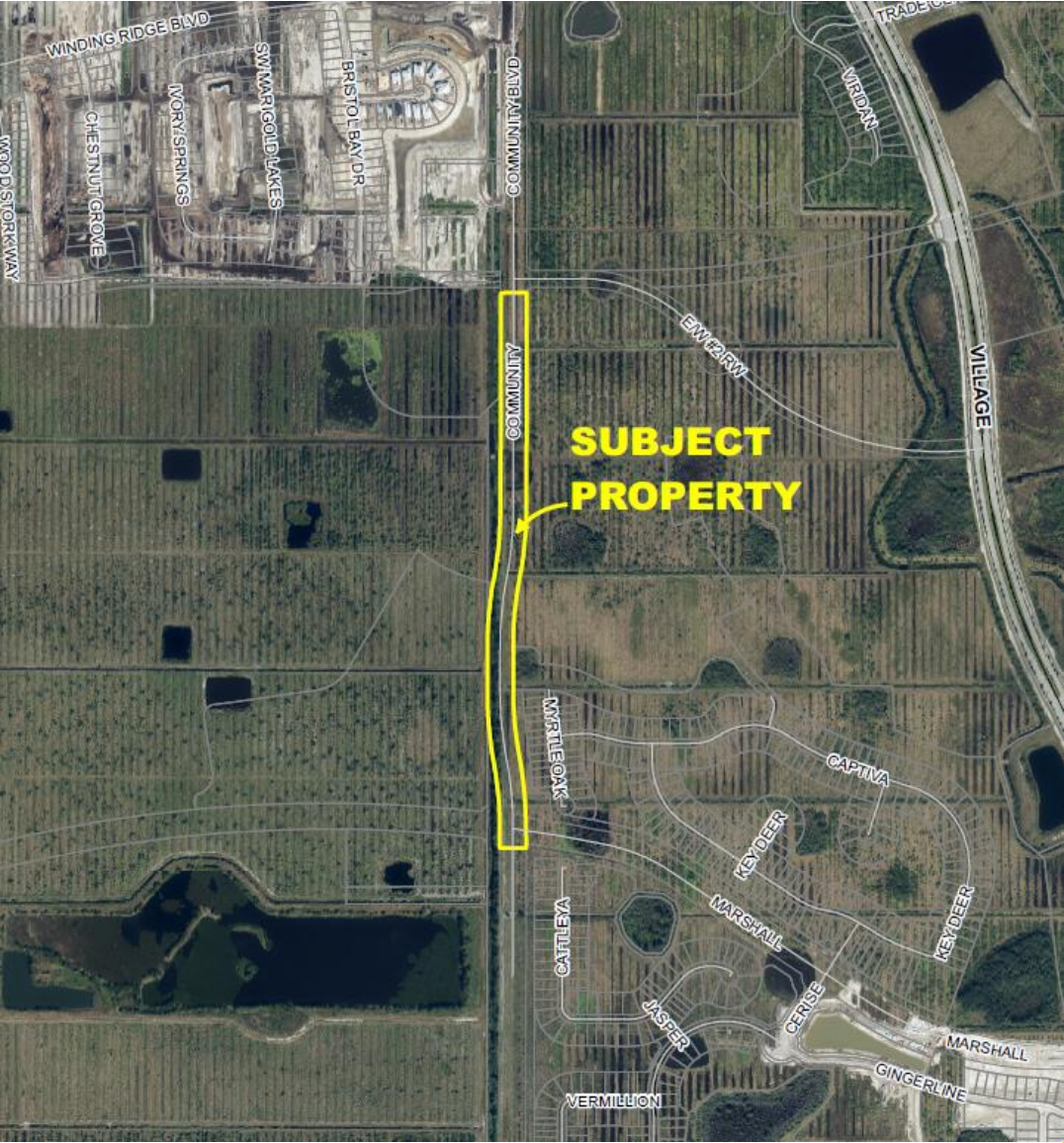
[CityofPSL.com](http://CityofPSL.com)



# Subject property

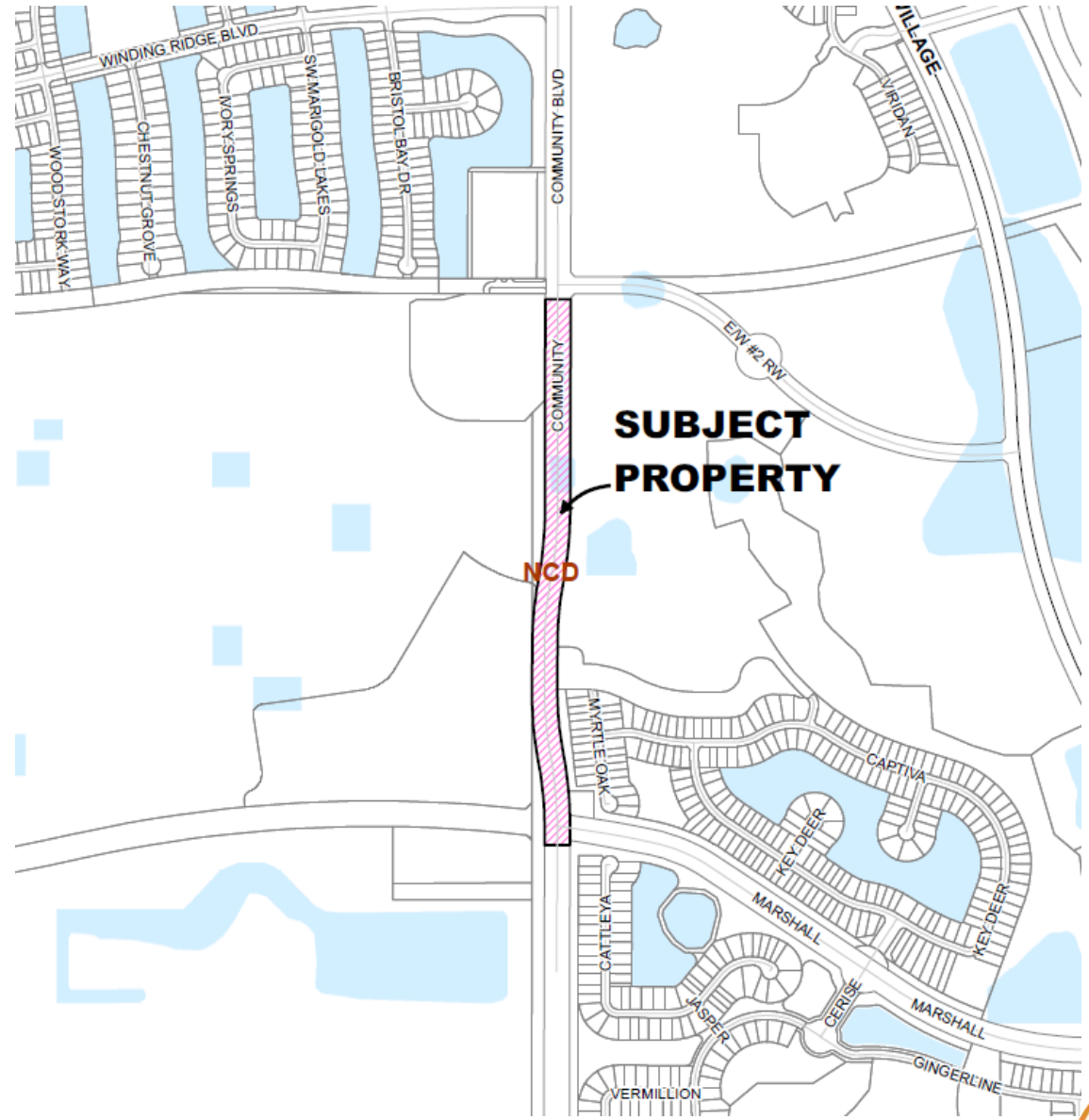


# Aerial

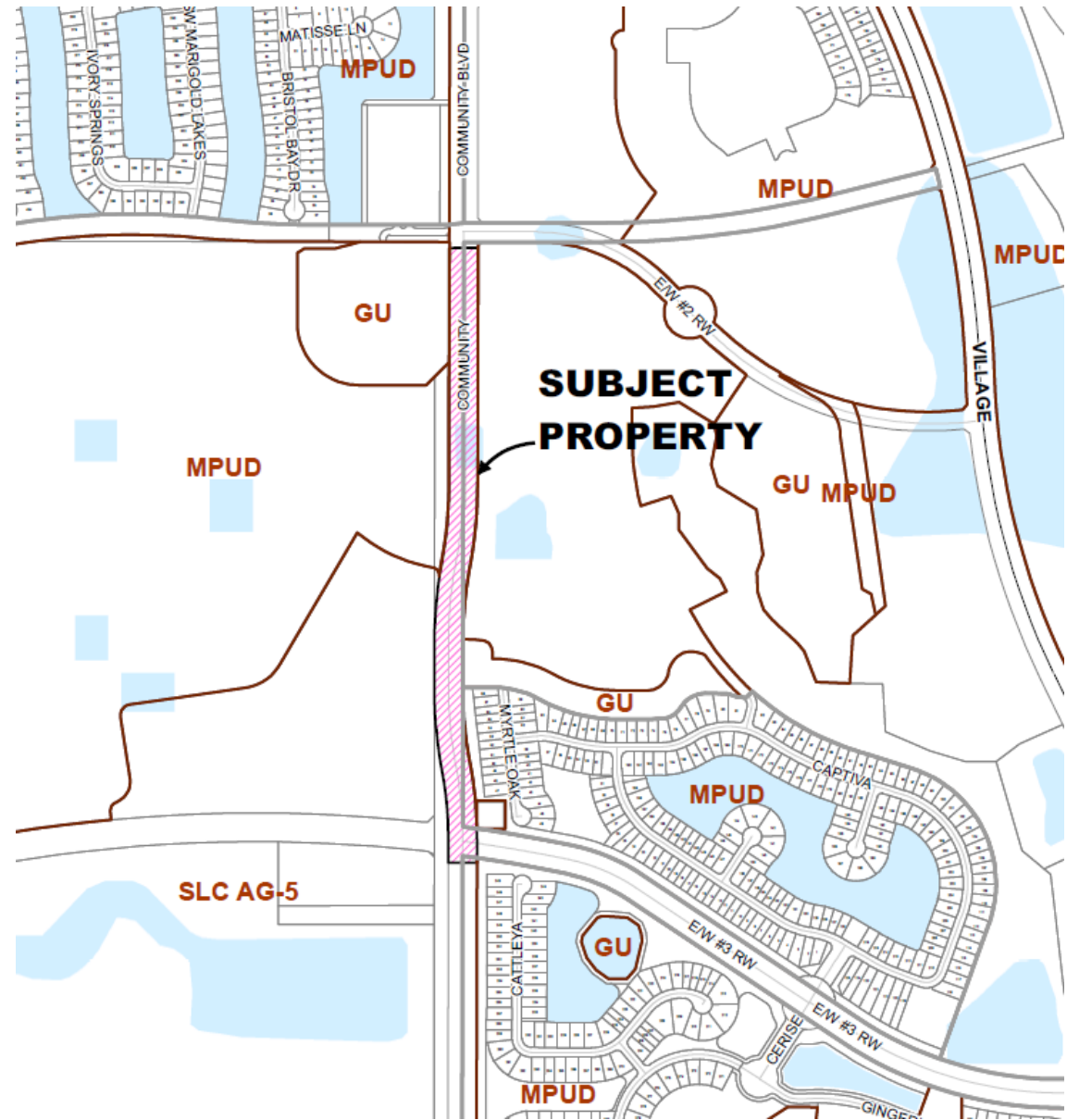




# Land Use

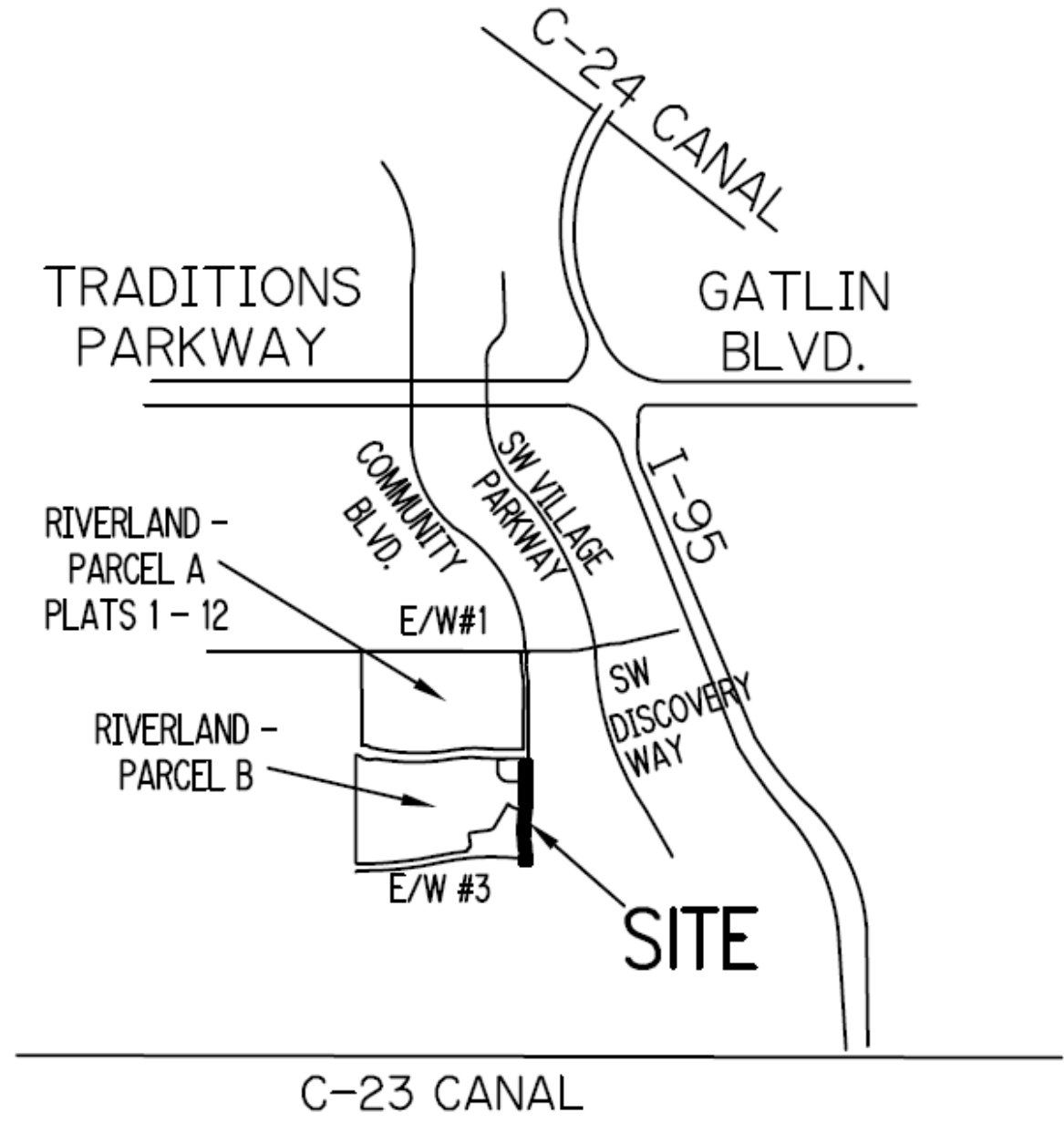


# Zoning





S.R. 609 (RANGE LINE RD)



# Concurrency Review

The project has been reviewed for compliance with Riverland/Kennedy Development of Regional Impact (DRI) development order regarding provision of adequate public facilities.

The construction plans include paving and drainage plans that are in compliance with the adopted level of service standard.



# Traffic Impact Analysis

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





# Latest Trip Counts

1,341 Building Permits issued as of 6/24/21

## Age Restricted

PM Peak = 466 Total Trips

- No additional roadway requirements are triggered at this time.
- DRI requirement for 2 lanes of Community Blvd. from Discovery to E/W 3 is not triggered until either 700 dwelling unit COs or 828 Total Net External PM Peak Hour trips whichever comes later.
- This project will satisfy the remainder of the Phase 2-Community Blvd. obligation.
- At this time, Riverland is constructing more roadway than the DRI currently requires.

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



# Recommendation

Site Plan Review Committee recommended approval at their meeting of April 14, 2021.

