

# Riverland Center

Major Site Plan Application  
(P23-069)

City Council Meeting November 27, 2023



# Applicant and Owner

Riverland Commercial Associates I, LLC & Riverland/Kennedy II,  
LLC.



# Subject property

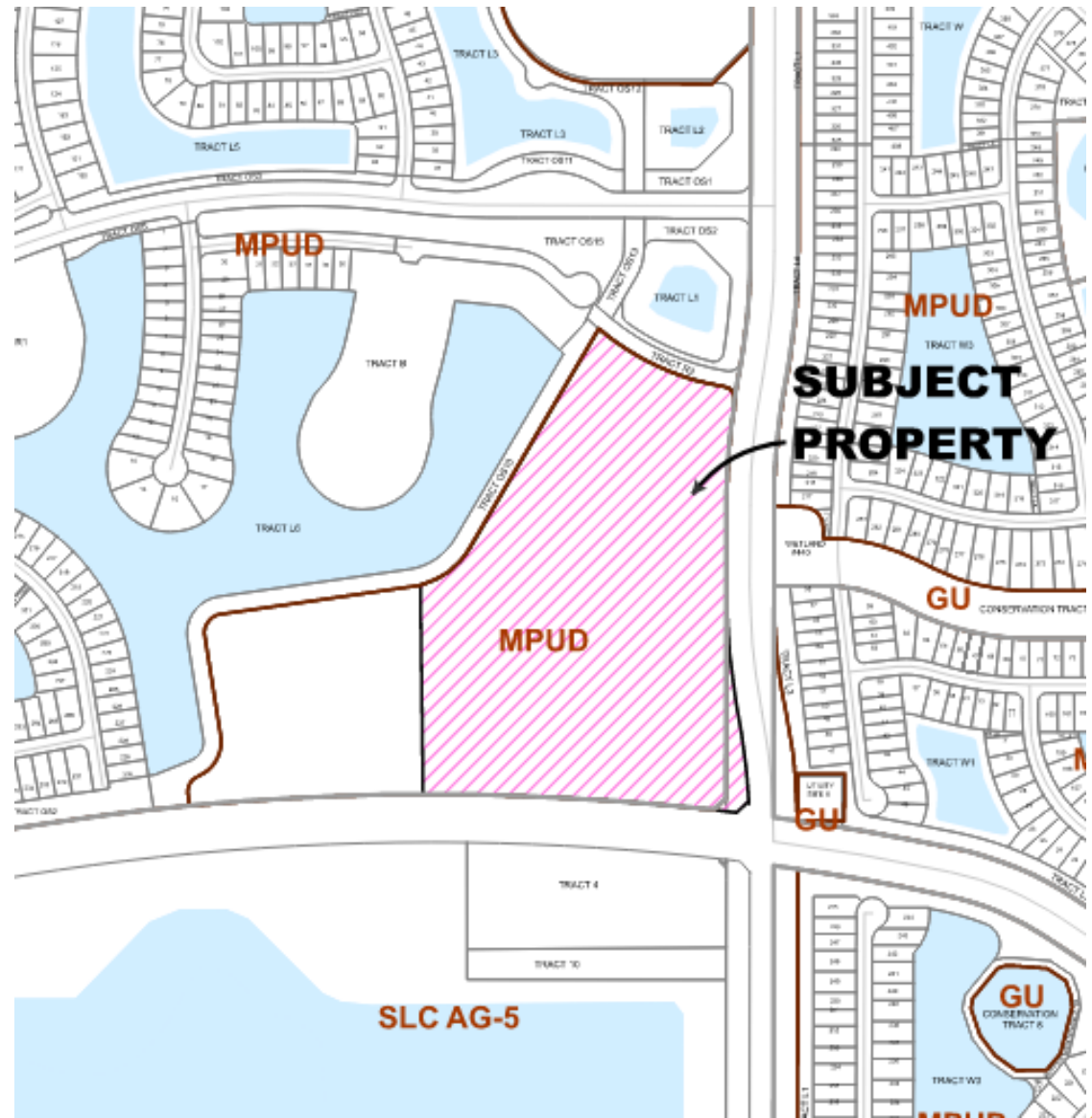


# Aerial





# Zoning



# Proposal of Site Plan Application

The proposed project includes 61,068 square feet of retail and restaurant buildings. There is proposed to be potential of 130,000 square feet at buildout with future possibility of up to 261 residential dwelling units in total for the whole of Riverland Center MPUD



# Traffic Impact Analysis

- Received revised Traffic Analysis June 2023
- Report completed by Simmons & White for Riverland development
- Reviewed by City Staff
- Found to be consistent with the DRI
- Proposed site plan anticipates 652 PM Peak Hour Trips per ITE Trip Generation Manual, all turn lanes required for proposed and future will be installed at this time.





# Permitted Trip Counts

2,667 Building Permits issued as of 10/19/23

## Age Restricted

PM Peak = 942 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 = 285 Trips

Parcel B PM Peak = 180 Trips (Net External)

Parcel B Multifamily PM Peak = 95 Trips (Net External)

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

Parcel C PM Peak = 318 Trips

Total Trips = 1,821 Net  
External PM Peak Hour Trips

Parcel D PM Peak = 341 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.

# Other Impacts

This project has been reviewed for compliance with the Riverland/Kennedy 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.



# Recommendation

The Site Plan Review Committee recommended approval at their regular meeting of June 14, 2023.

