

# **Crosstown Parkway Plat 2-A**

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

**(P22-020)**

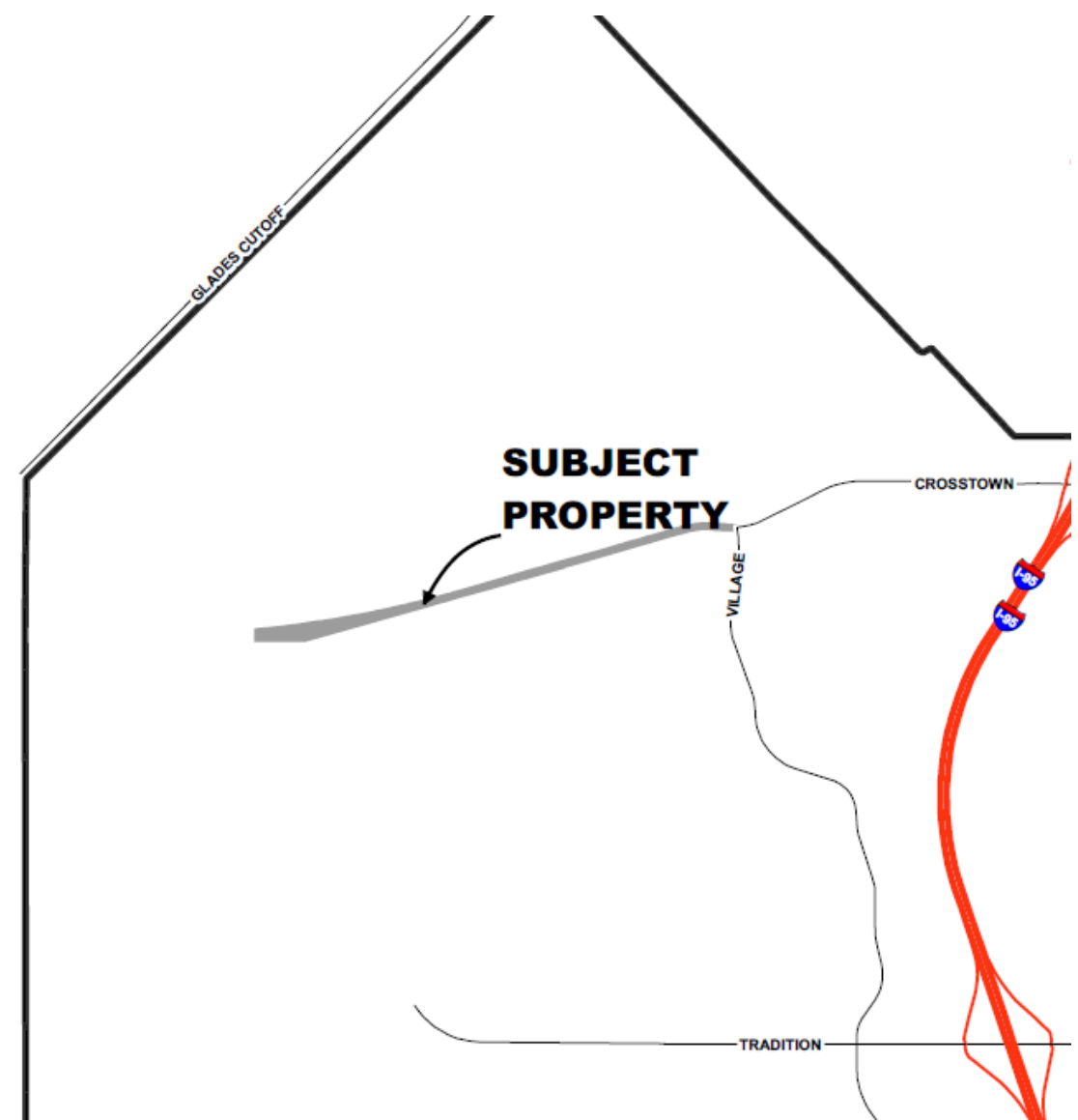
**City Council Meeting March 27, 2023**

**INCORPORATED**

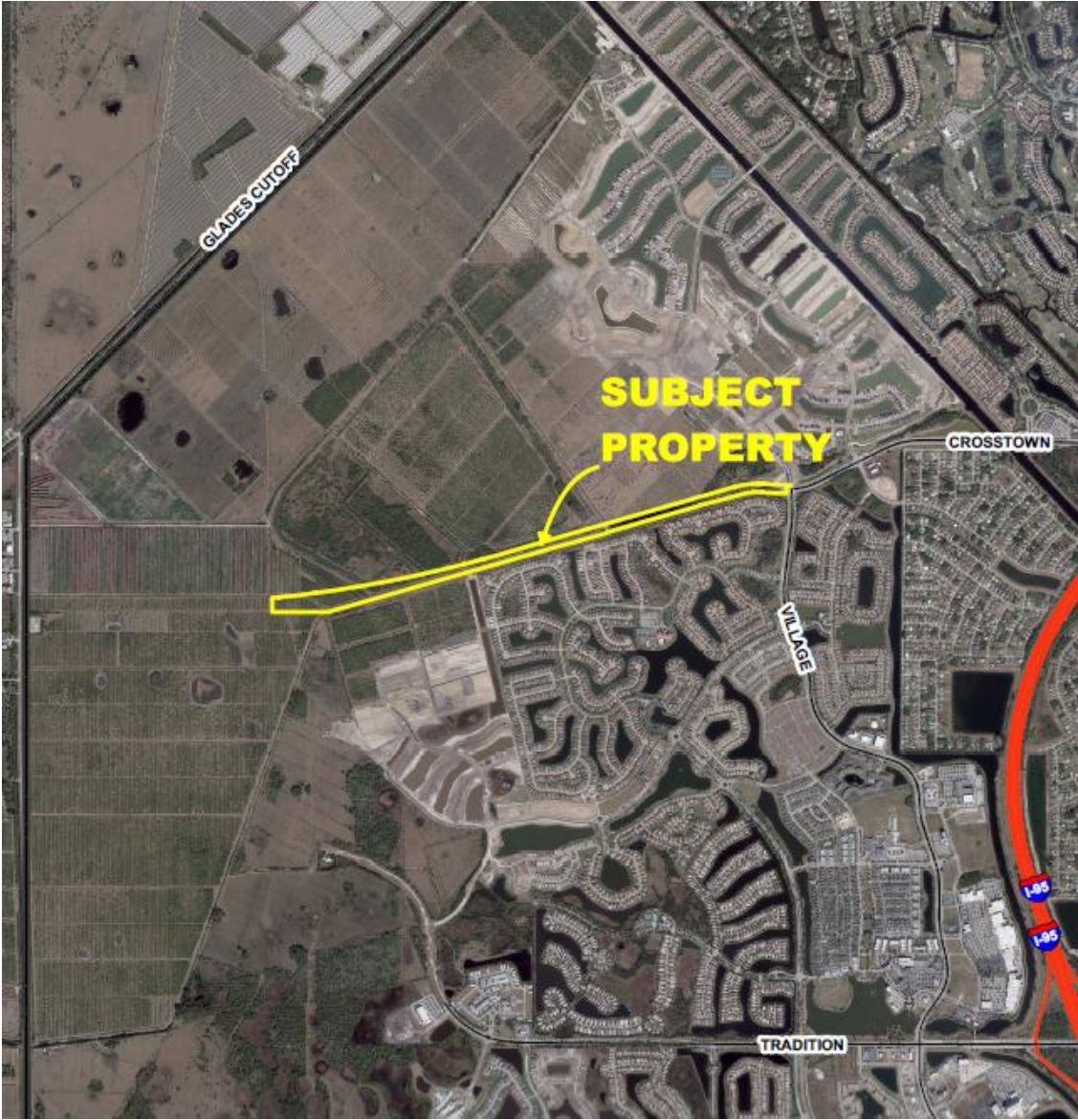
[CityofPSL.com](http://CityofPSL.com)



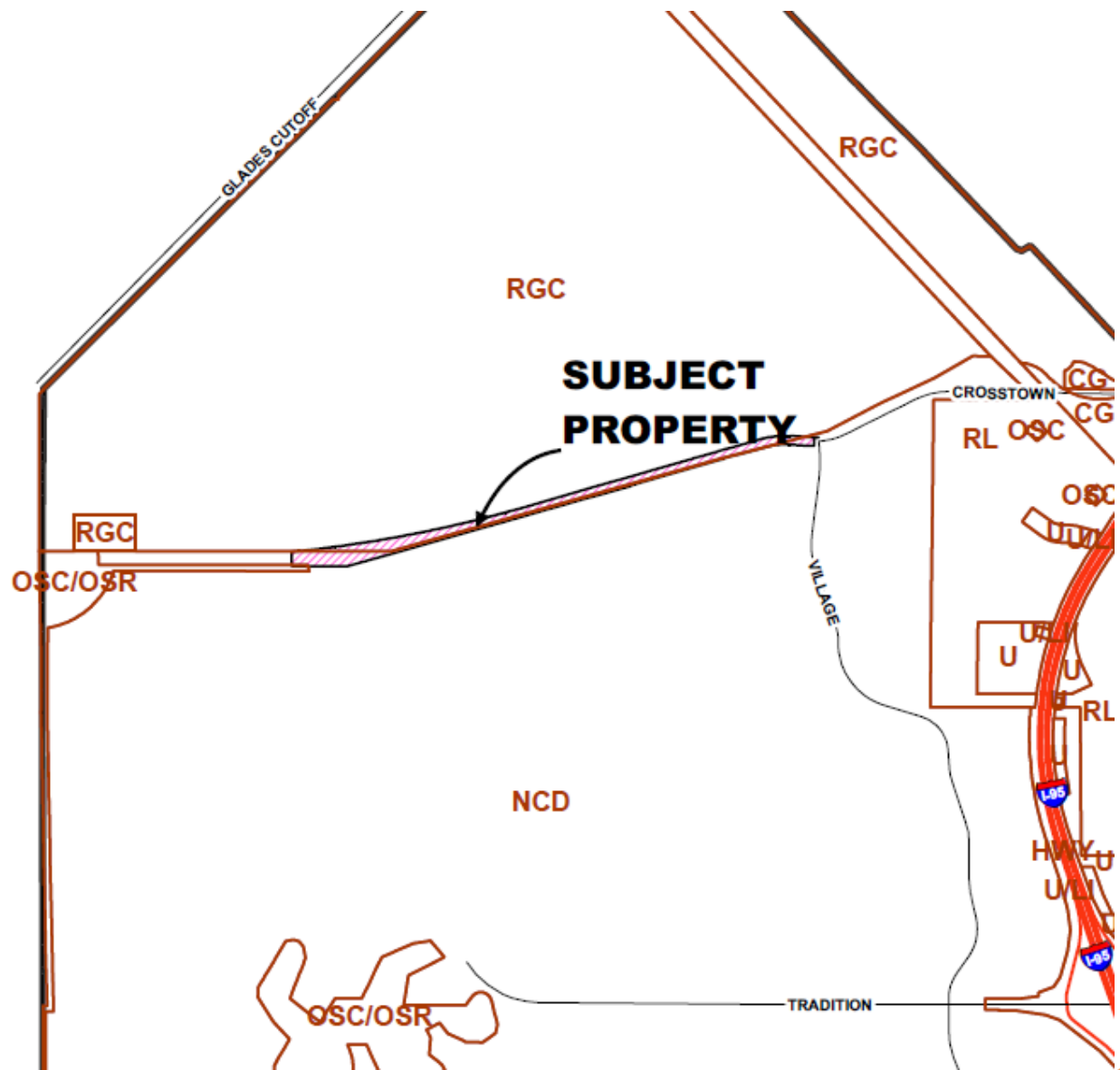
# Subject property



# Aerial

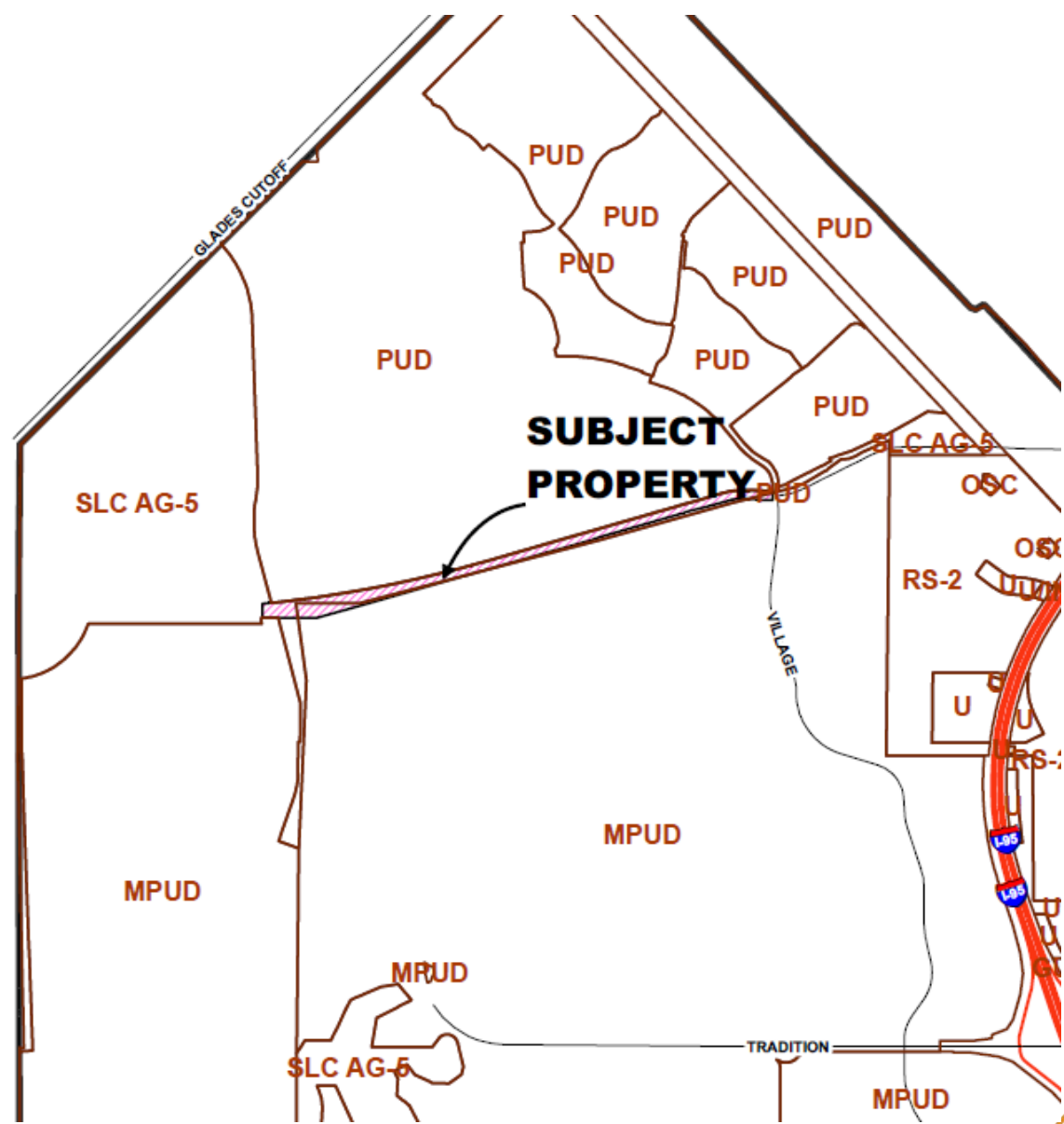


# Land Use





# Zoning





# Traffic Impact Analysis

- This roadway plat construction is a commitment contained within the Verano DRI.
- Received latest Traffic Statement Update June 2022
- Statement completed by MacKenzie Engineering & Planning, Inc. for Kolter Communities
- Reviewed by City Staff
  
- Found to be consistent with the PUD and DRI.



# Roadway Commitments

- Verano DRI is currently at approximately **2,047 PM Peak hour trips** as of February 2023 estimated based on COs received.
- The total proposed dwelling units for entire DRI is 7,046 units resulting in a potential of 8,230 PM Peak hour trips at buildout.
- DRI Roadway commitments are:
  - This project is for 2-lane Crosstown Parkway - Village Parkway to North-South A (N/S A) - **5,023 PM Peak hour trips** - Approval will keep this project ahead of commitment.
  - The 2-lane N/S A – Crosstown Parkway to southern most Verano residential access – **Prior to 1<sup>st</sup> residential Certificate of Occupancy west of N/S A**





# Recommendation

Site Plan Review Committee recommended approval at their meeting of March 23, 2022.

