

# DEL WEBB AT TRADITION PLAT NO. 5B & 6

PRELIMINARY SUBDIVISION PLAT

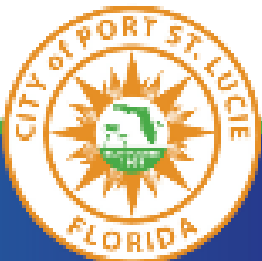
(P21-156)

City Council Meeting – April 25, 2022

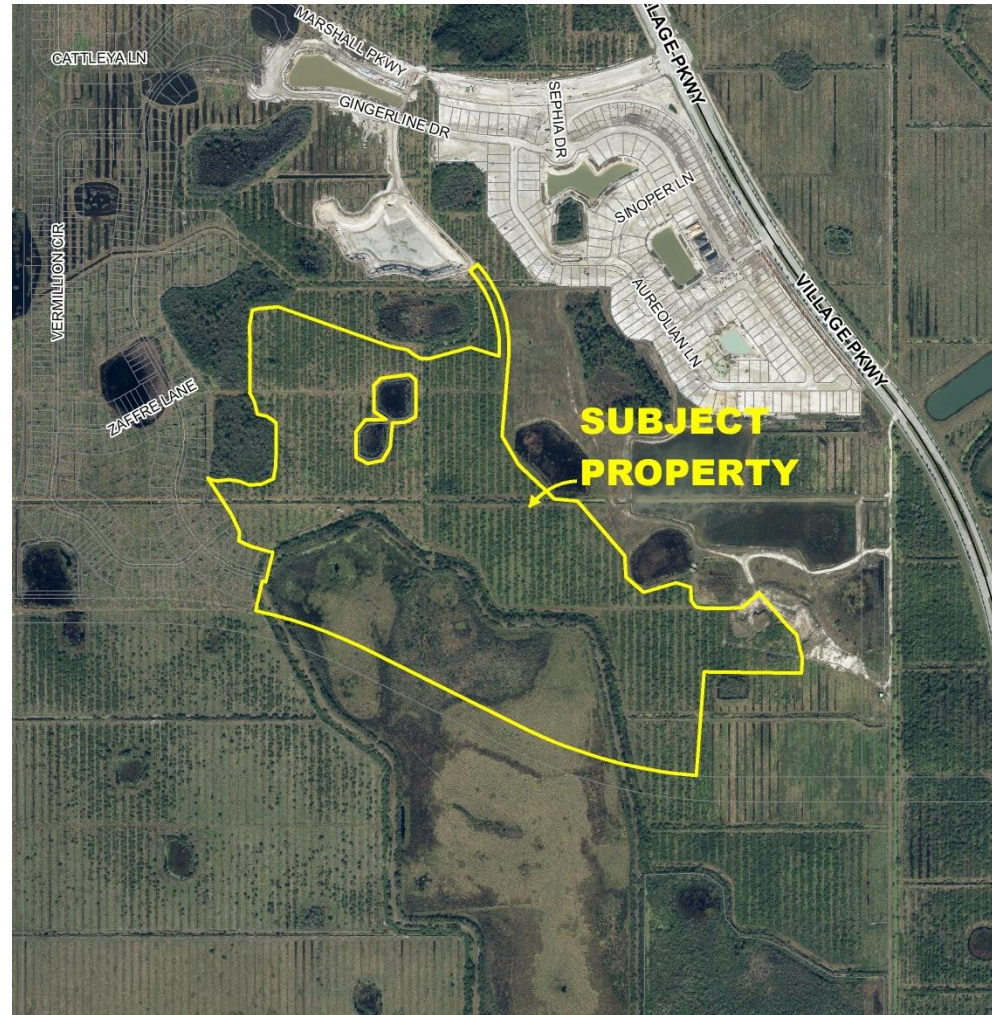


# Proposed Project

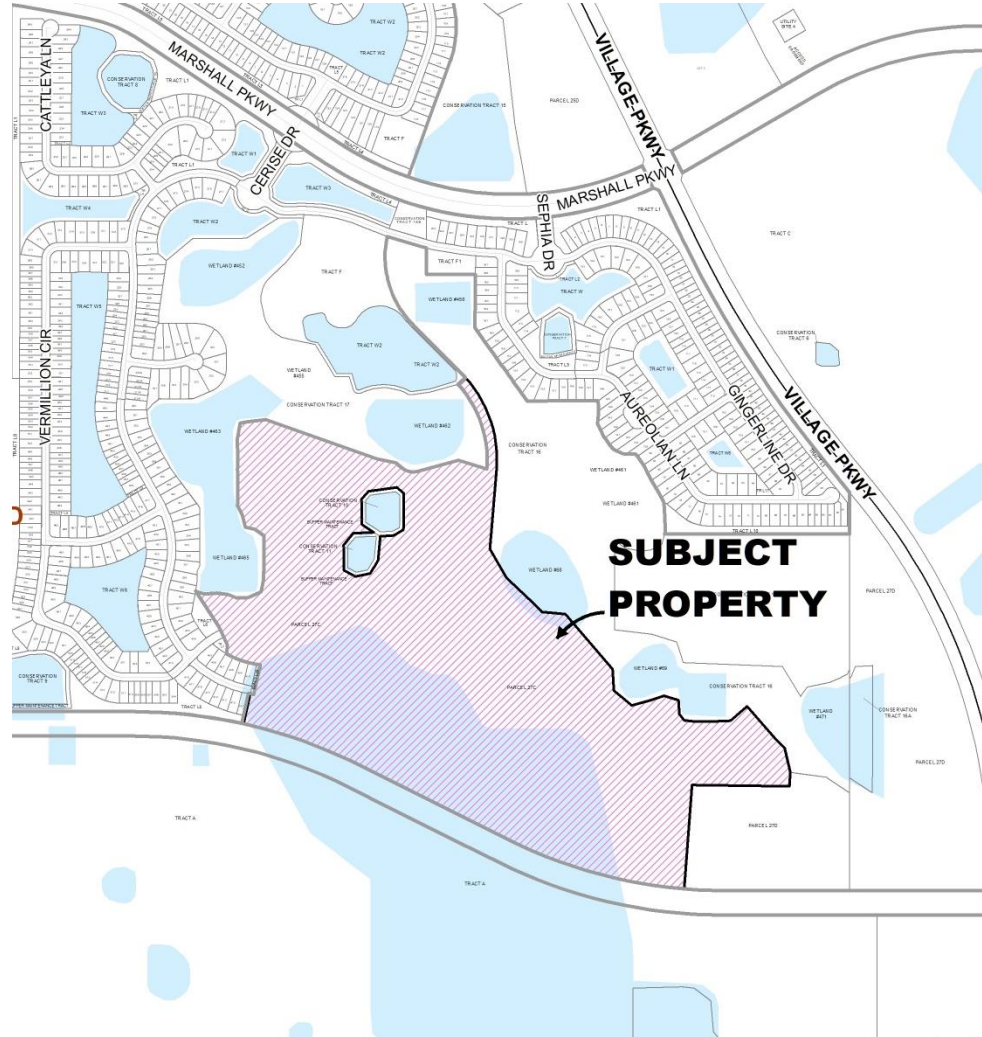
The proposed plat consists of 298 residential lots, private roads, water management tracts and a tracts for future development.



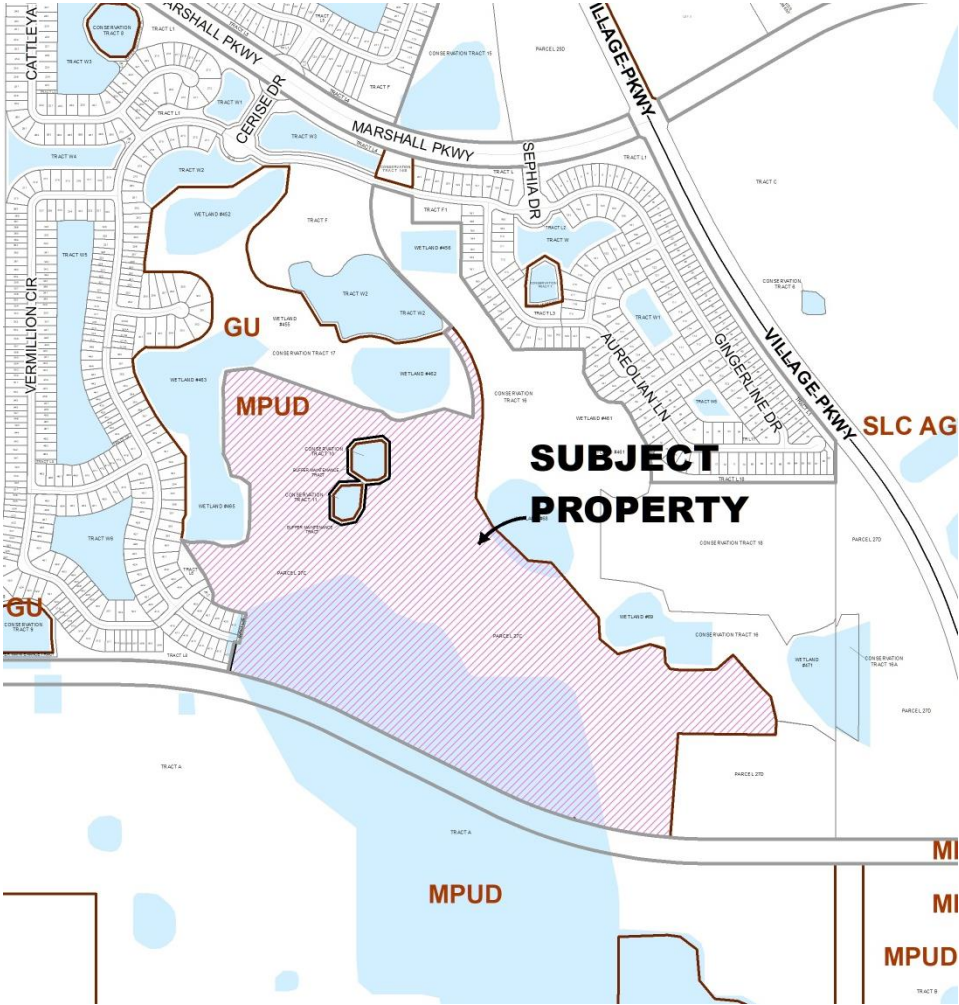
# Location Map



# 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 & 3<sup>rd</sup> 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



# 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 will be extended west with a traffic circle at the secondary entrance for Del Webb prior to the completion of this proposed project.

No additional traffic commitments required.



# Recommendation

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

