

# Riverland Parcel B Plat Four

PRELIMINARY AND FINAL SUBDIVISION PLAT  
APPLICATION WITH CONSTRUCTION PLANS

(P21-118)

City Council Meeting November 22, 2021



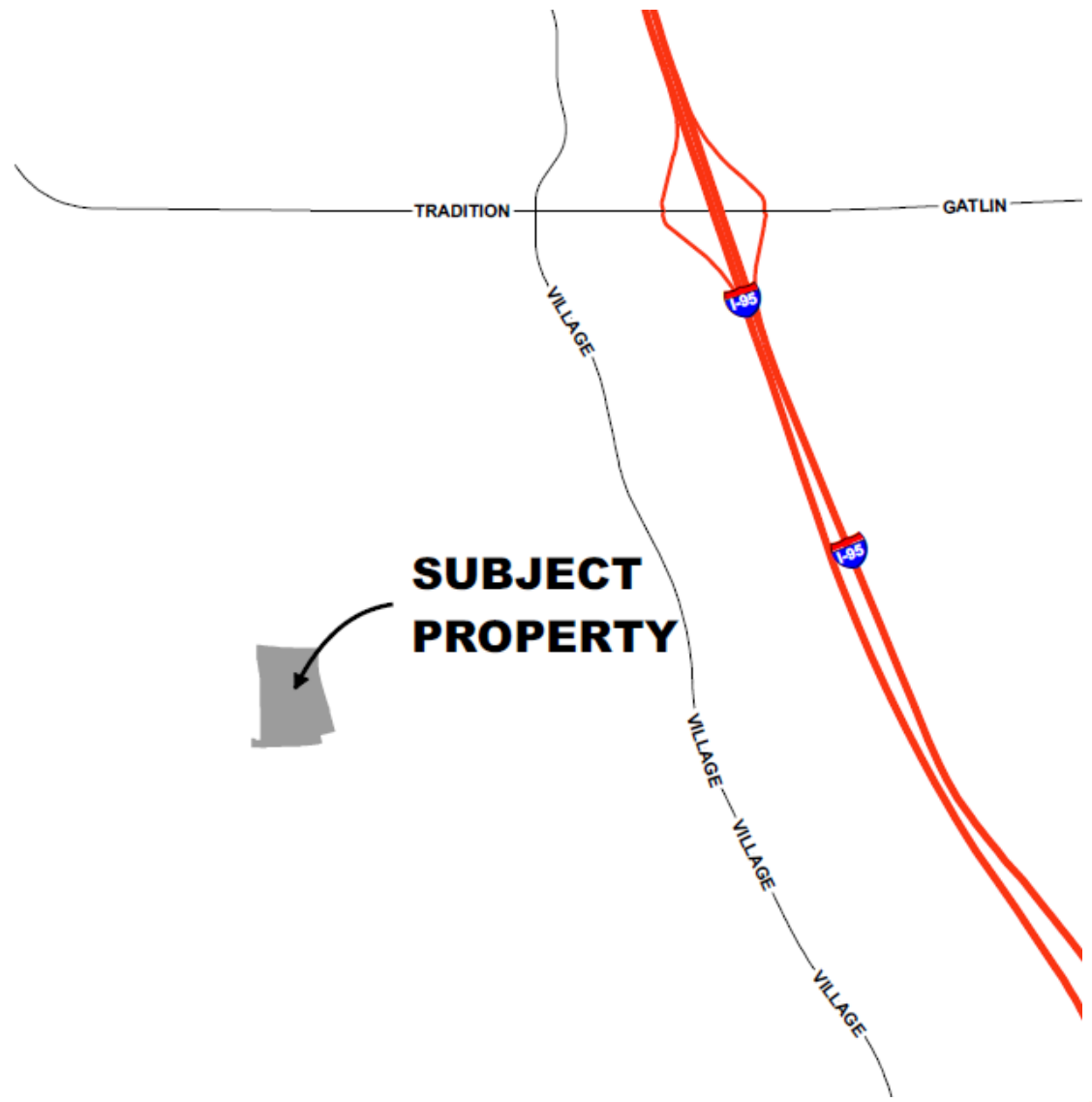
# Requested Application:

This 40.75 acre preliminary and final subdivision plat is proposed to create:

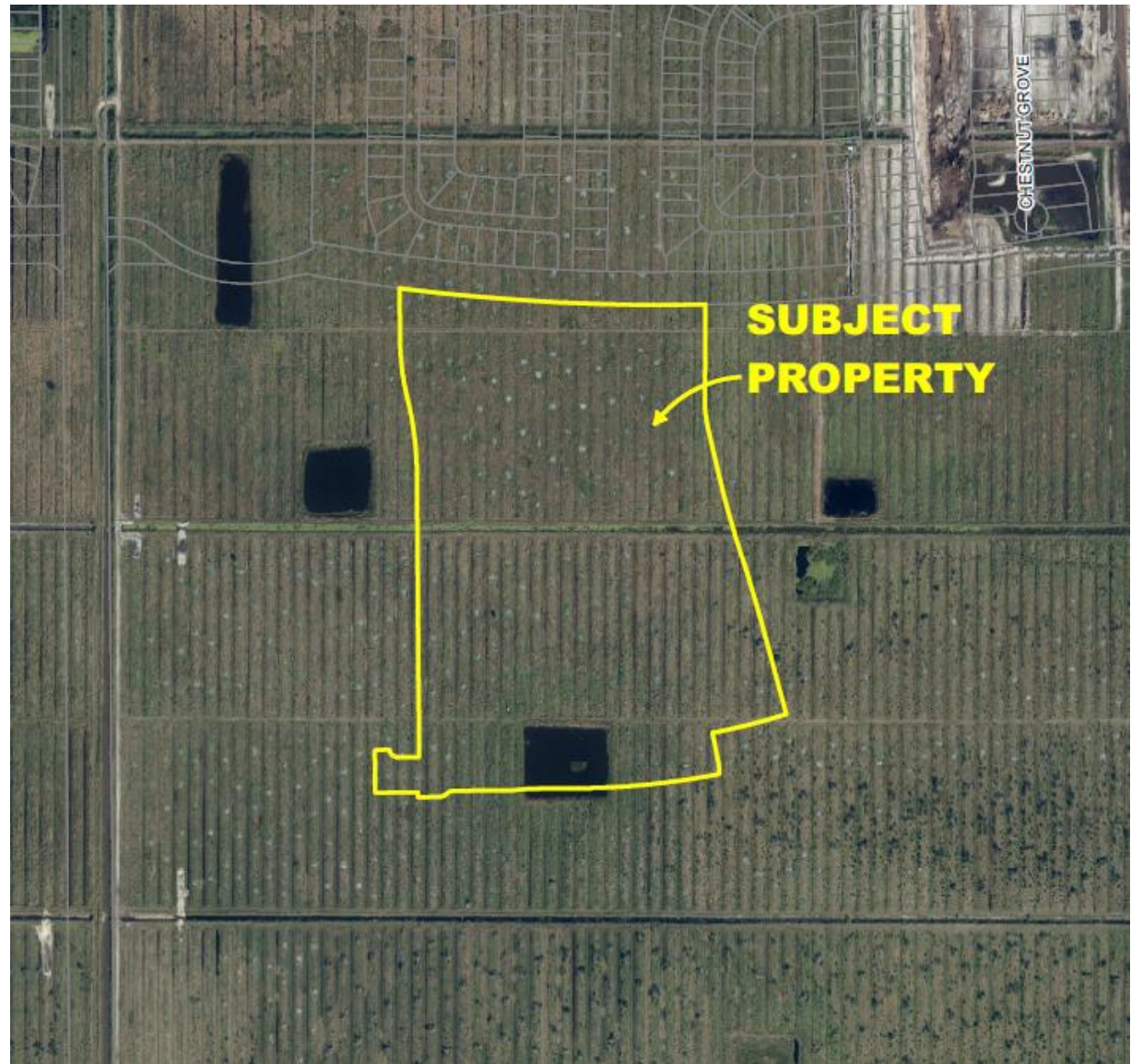
- 106 single family lots
- Water management tracts
- Open space tracts
- Private road right-of-way dedicated to the Riverland Parcel B Homeowners Association.



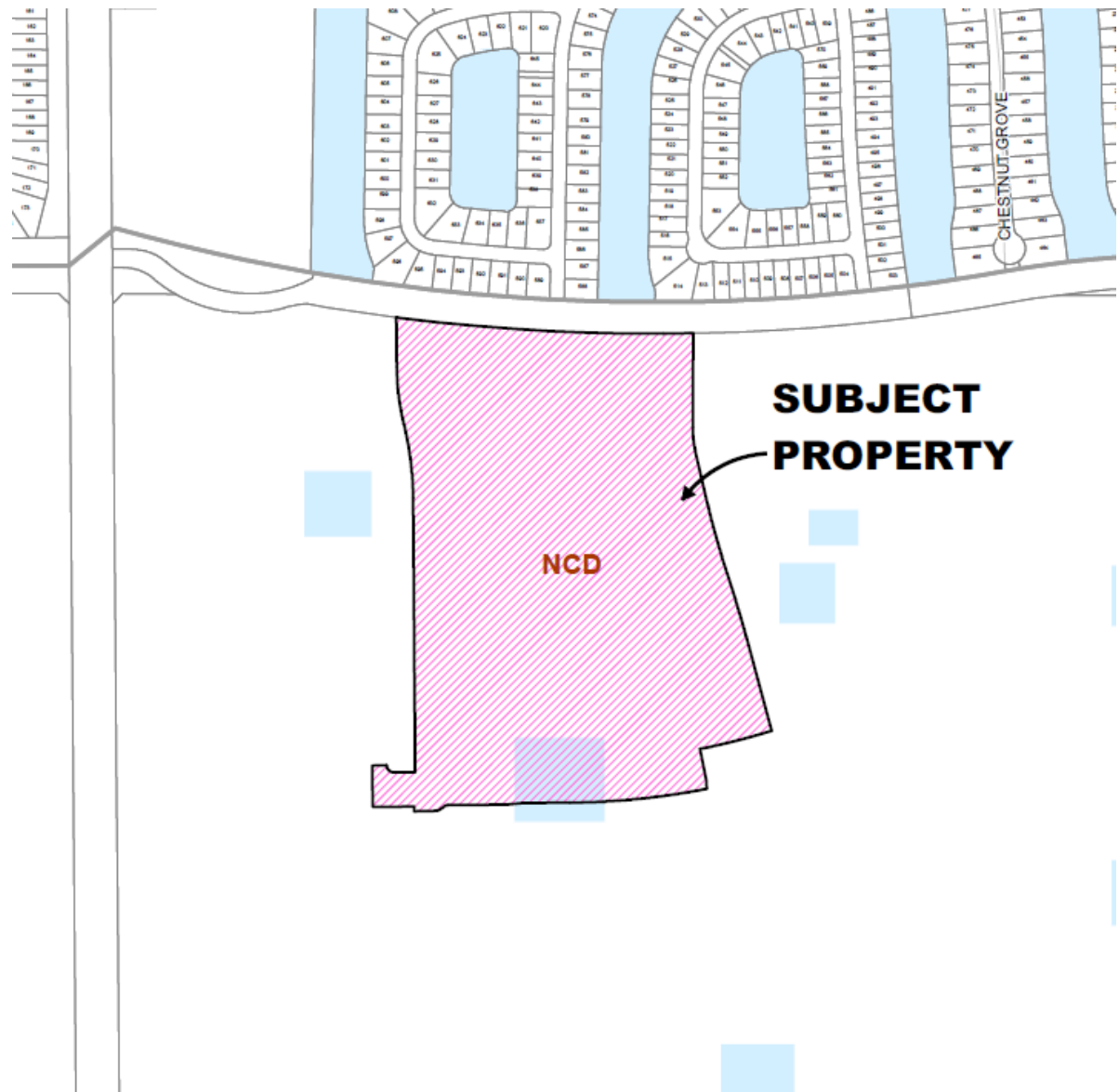
# Subject property



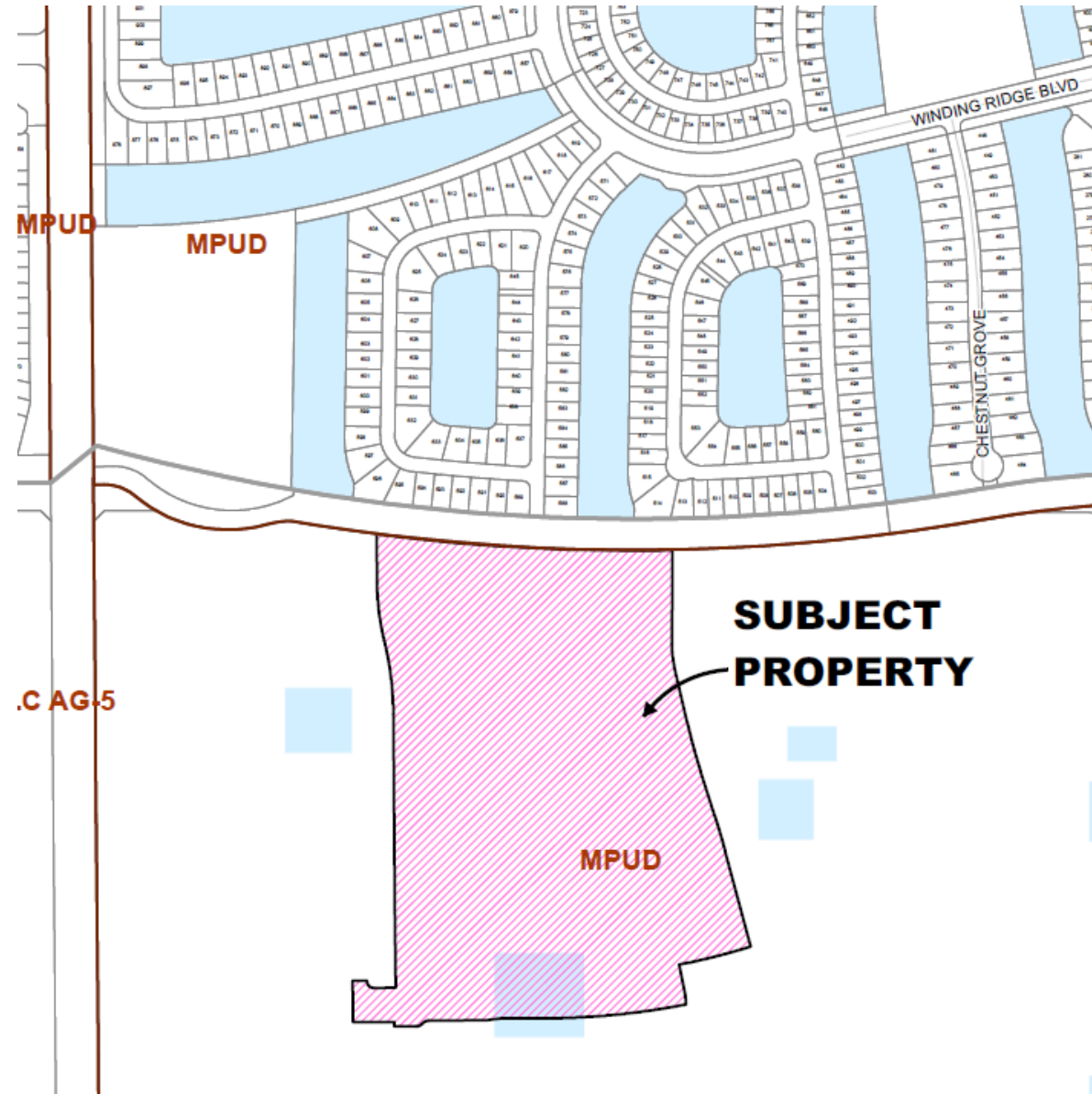
# Aerial



# Land Use



# Zoning



# Concurrency Review

The project has been reviewed for compliance with Riverland/Kennedy Development of Regional Impact Development Order regarding provision of adequate public facilities.

The Public Works Department found the transportation elements of the project to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, Public Works Policy 19-01pwd and the latest Development Order for the referenced project



# 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

1,509 Building Permits issued as of 9/25/21

## Age Restricted

PM Peak = 560 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.
- 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.



# Public Art

To meet the public art requirement, the Developer will provide a choice within 90 days of the first residential permits being pulled.



# Recommendation

Site Plan Review Committee recommended approval at their meeting of June 9, 2021.

