

Riverland Parcel B Valencia Walk Clubhouse

Major Site Plan Amendment
(P22-228)

City Council Meeting October 24, 2022

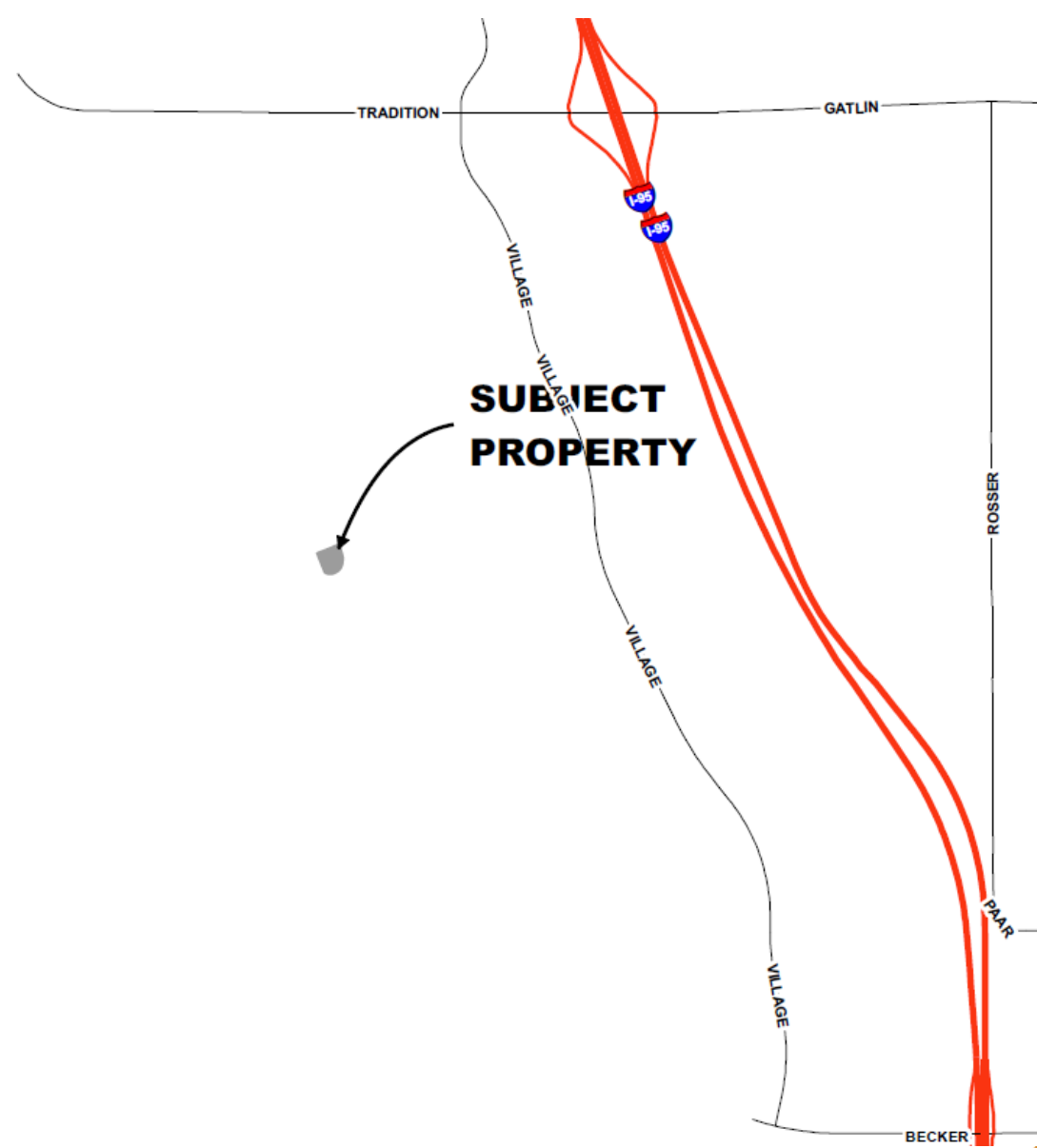


Applicant and Owner

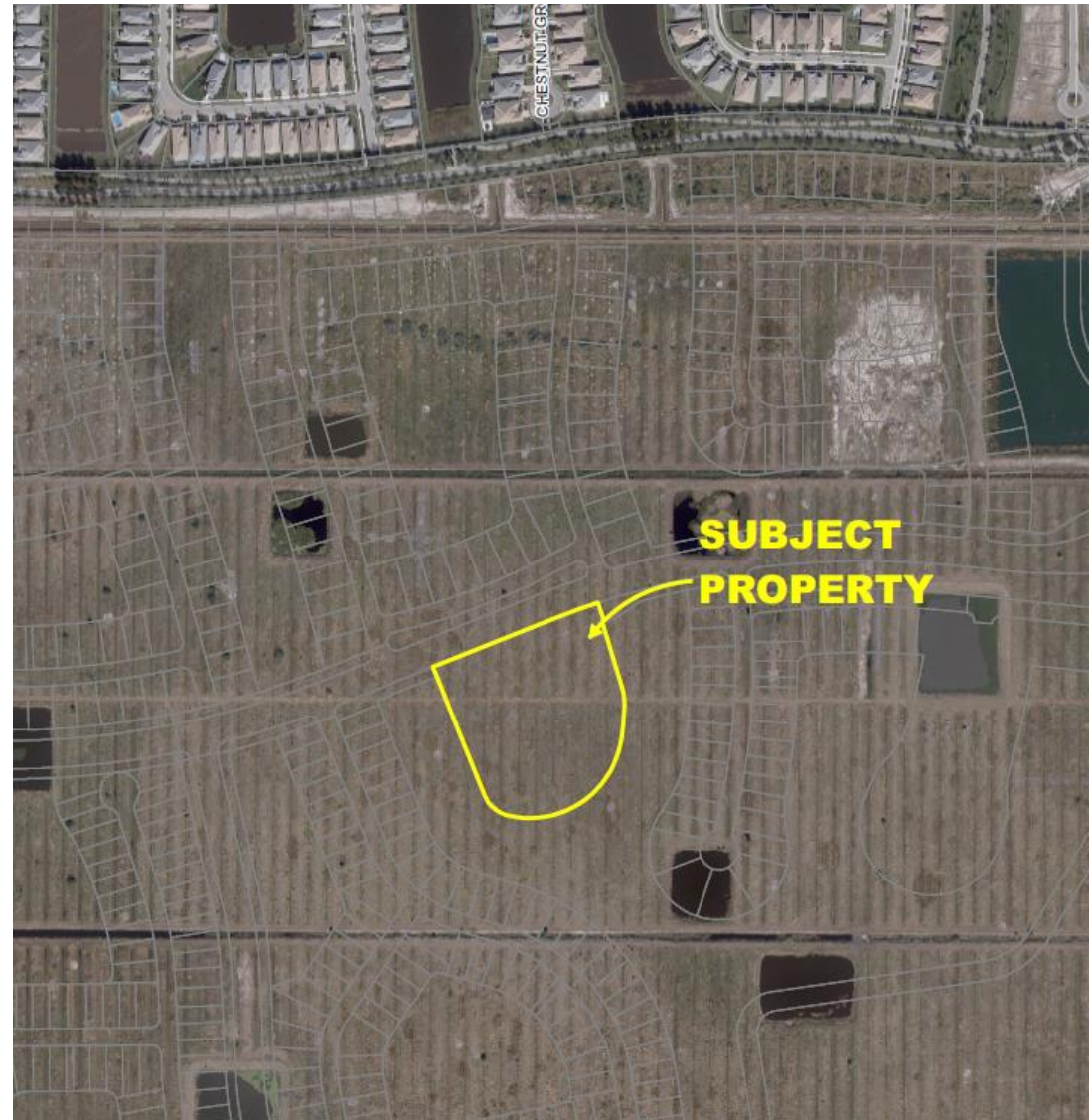
Kevin Ratterree of GL Homes is acting as the agent for the owners,
Riverland/Kennedy II, LLC, Riverland/Kennedy, LLC.



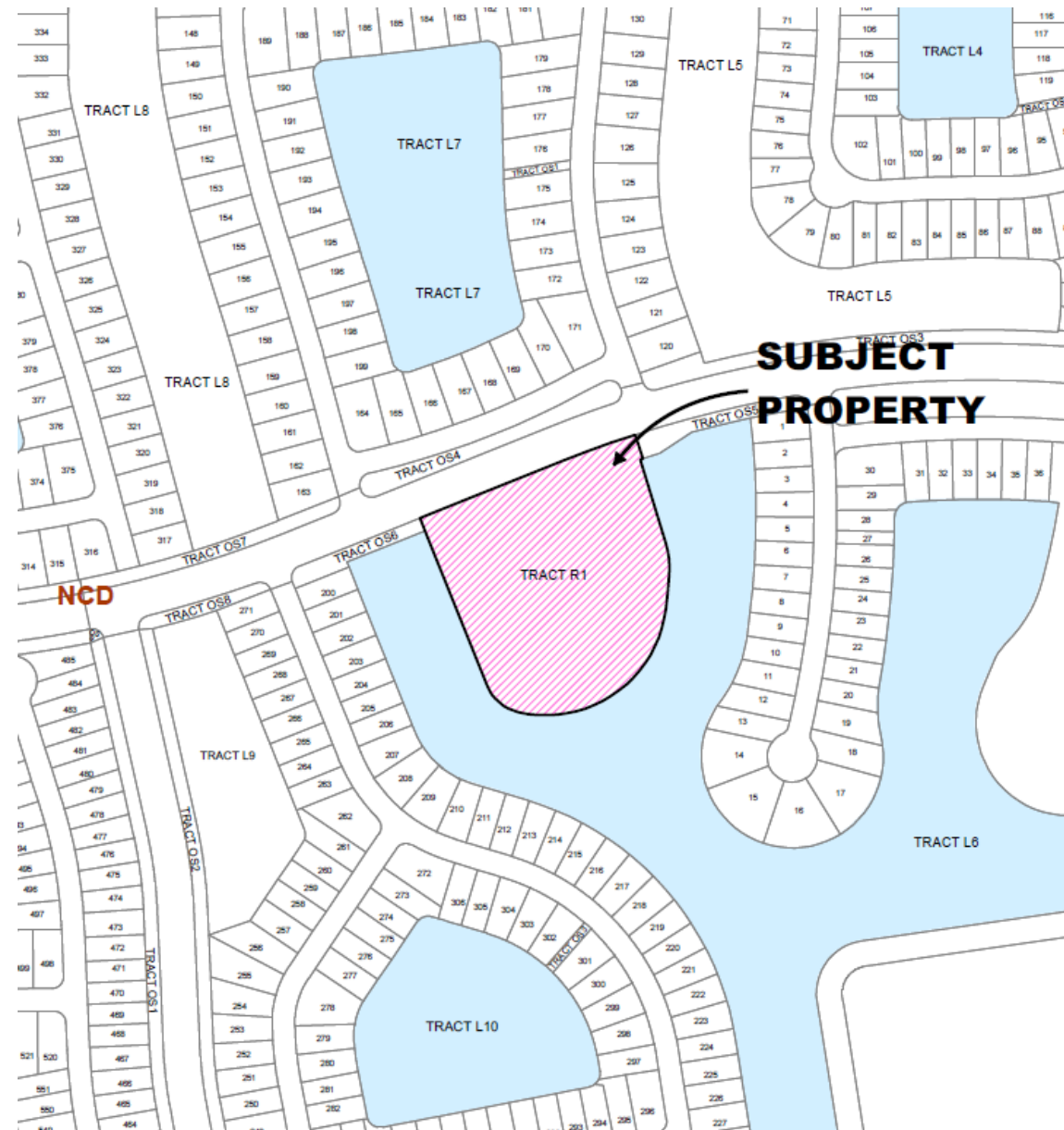
Subject property



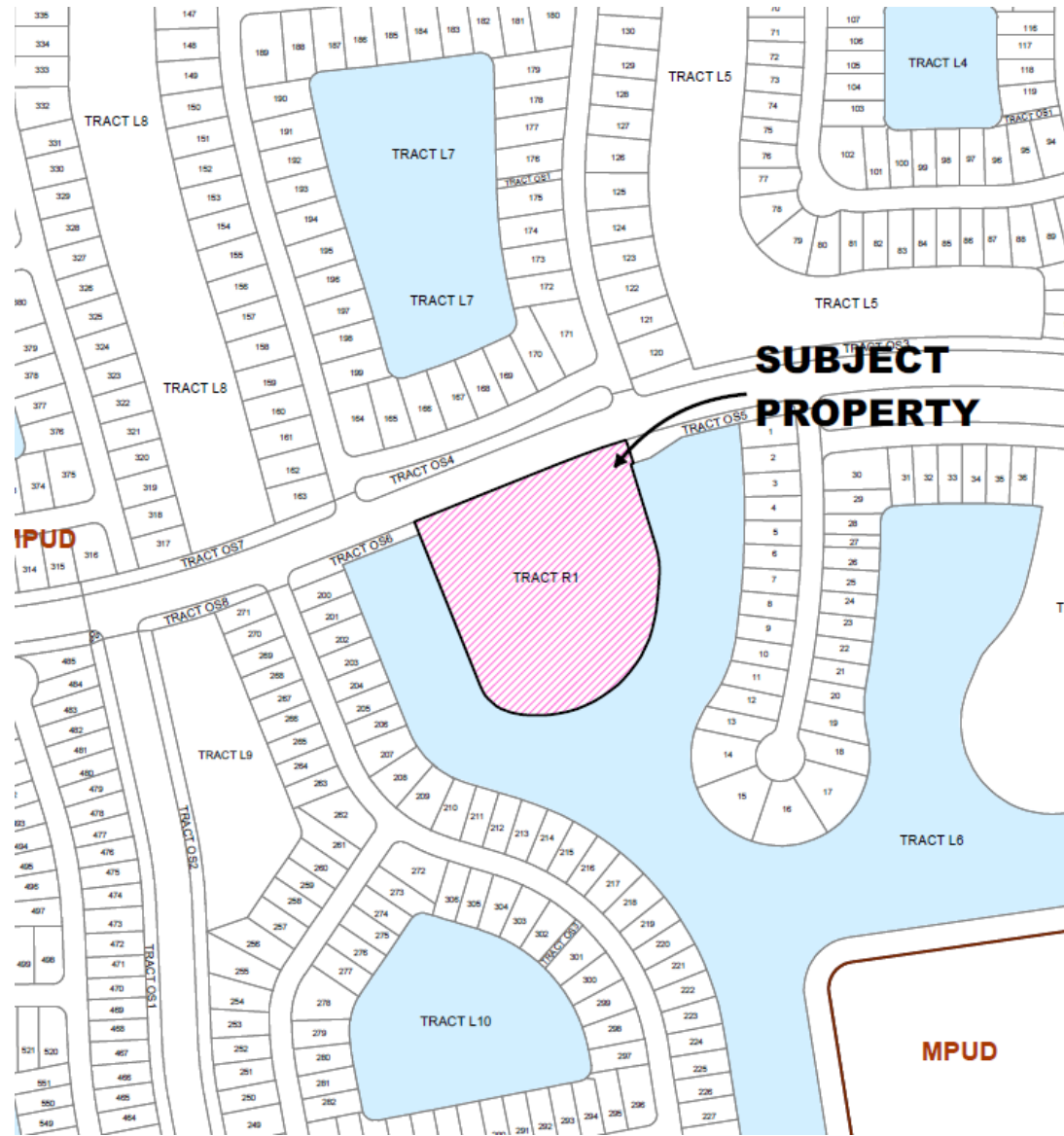
Aerial



Land Use



Zoning



Proposal of Rezoning Application

The proposed project includes a 28,910 square foot amenity center with a swimming pool and a mail kiosk



Traffic Impact Analysis

- Latest received March 2022
- Provided by Simmons & White for Riverland
- Reviewed by City Staff & 3rd Party consultant (Marlin Engineering)
- Found to be consistent with the DRI
- Traffic Circulation was reviewed by Staff and found to be in compliance with Public Works Policy #19-01
- The proposed site is for internal use by residents of the Riverland Valencia Cay subdivision only therefore not creating any additional trips on the City owned roadway network.



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 August 24, 2022.

