

Tradition 4 Preliminary & Final Subdivision Plat (P22-204)

City Council Meeting of January 23, 2023
Bethany Grubbs, Planner III



Application Request

APPLICATION REQUEST: Preliminary & final subdivision plat approval for Western Grove 7. The request is to subdivide a 122.96-acre site to create four (4) tracts for future development.

LOCATION: The project is generally located east of N/S Road A, north of the future Tradition Parkway expansion.

OWNER / APPLICANT: Mattamy Palm Beach, LLC / Kevin Velinsky of Lucido & Associates

Aerial

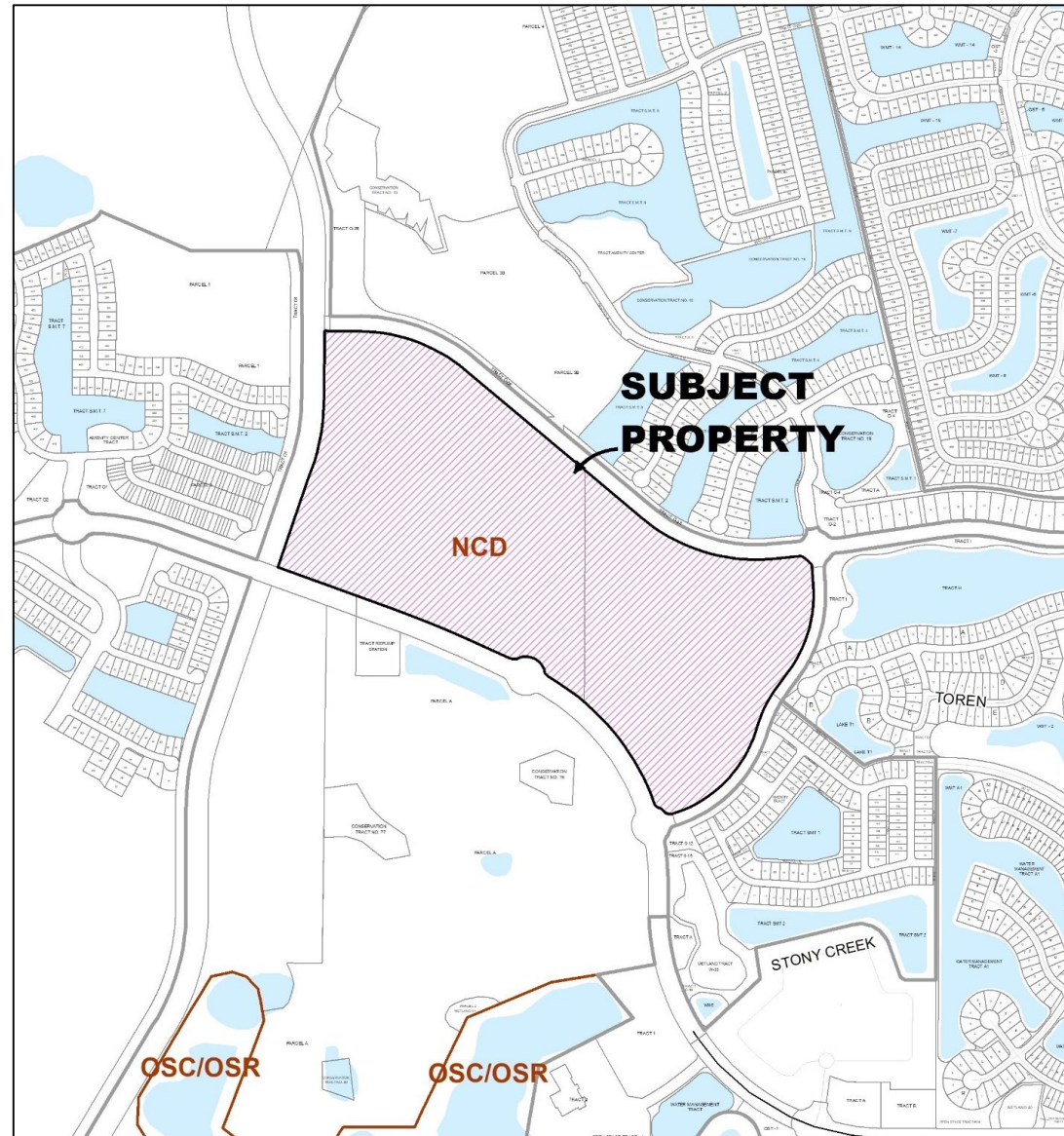


Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Residential Subdivision (Esplanade)
South	NCD	MPUD	Future Tradition Regional Park
East	NCD	MPUD	Residential Subdivision (Emery & The Preserve)
West	NCD	MPUD	Vacant land – approved residential subdivision (Cadence)



Land Use

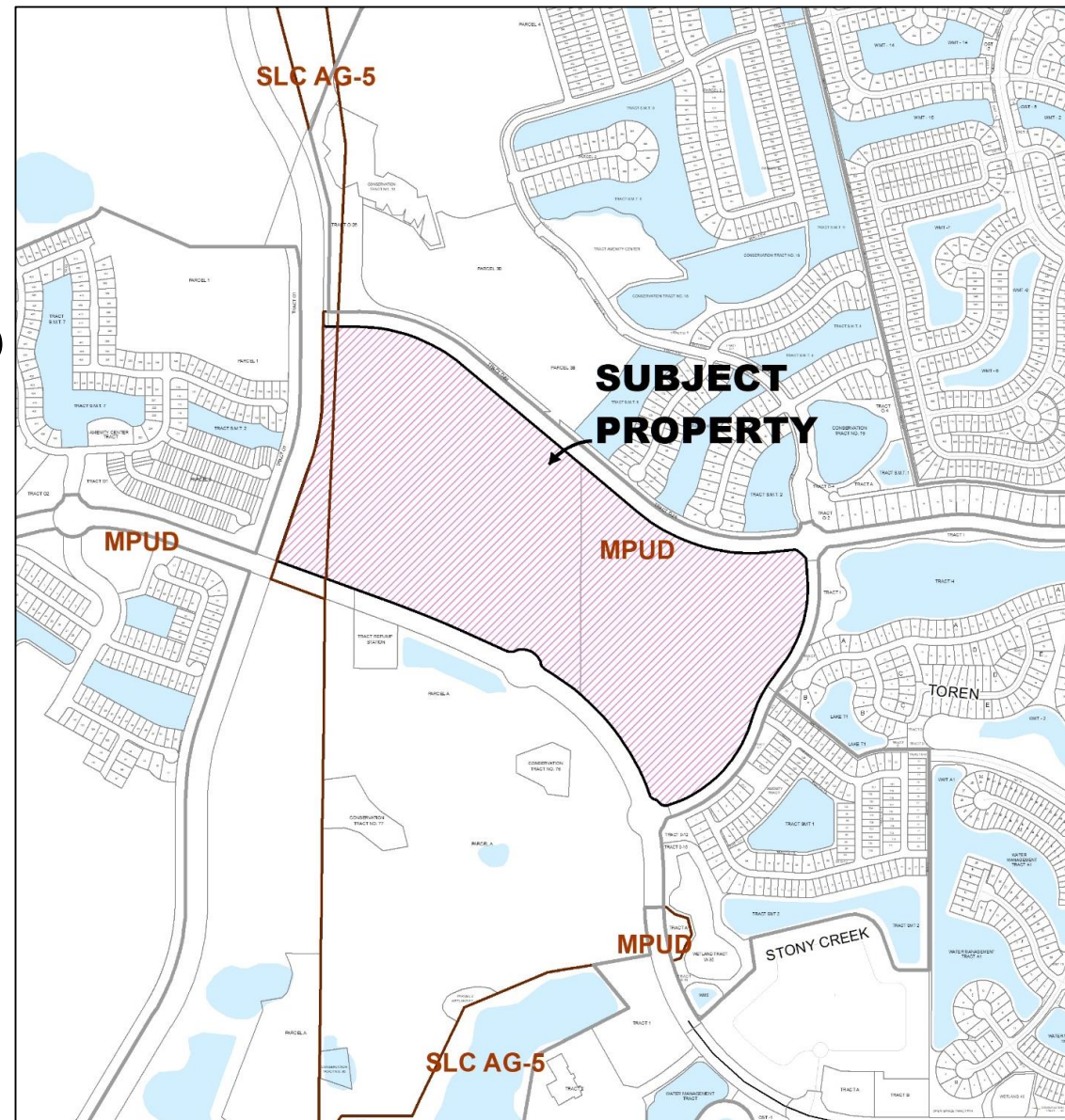
NCD (New Community Development)



Zoning

MPUD (Master Planned Unit Development)

AG-5 (Agricultural (1 dwelling unit per 5 acres))



Concurrency Review

CONCURRENCY REVIEW (CHAPTER 160)

The proposed subdivision plat is located within the boundaries of the Tradition and Western Grove Development of Regional Impact and is subject to the conditions of the Tradition and Western Grove DRI development order regarding the provision of adequate public facilities as indicated below:

- Sanitary Sewer and Potable Water Traffic Circulation
- Parks and Recreation
- Stormwater Management
- Solid Waste
- Public School Concurrency Analysis

The proposed boundary plat is in compliance.



Recommendation

Site Plan Review Committee recommended approval at their meeting of August 24, 2022.

