

HERON PRESERVE AT TRADITION PHASE 2B

FINAL SUBDIVISION PLAT

(P22-292)

City Council Meeting – February 27, 2023

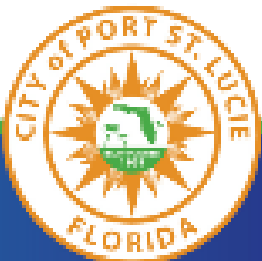
INCORPORATED

CityofPSL.com

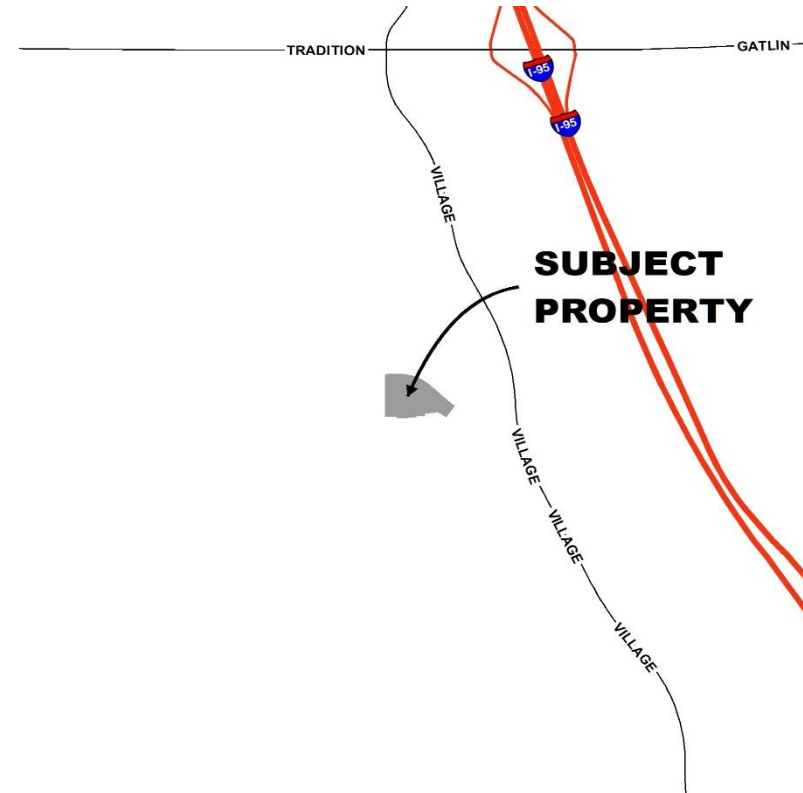


Proposed Project

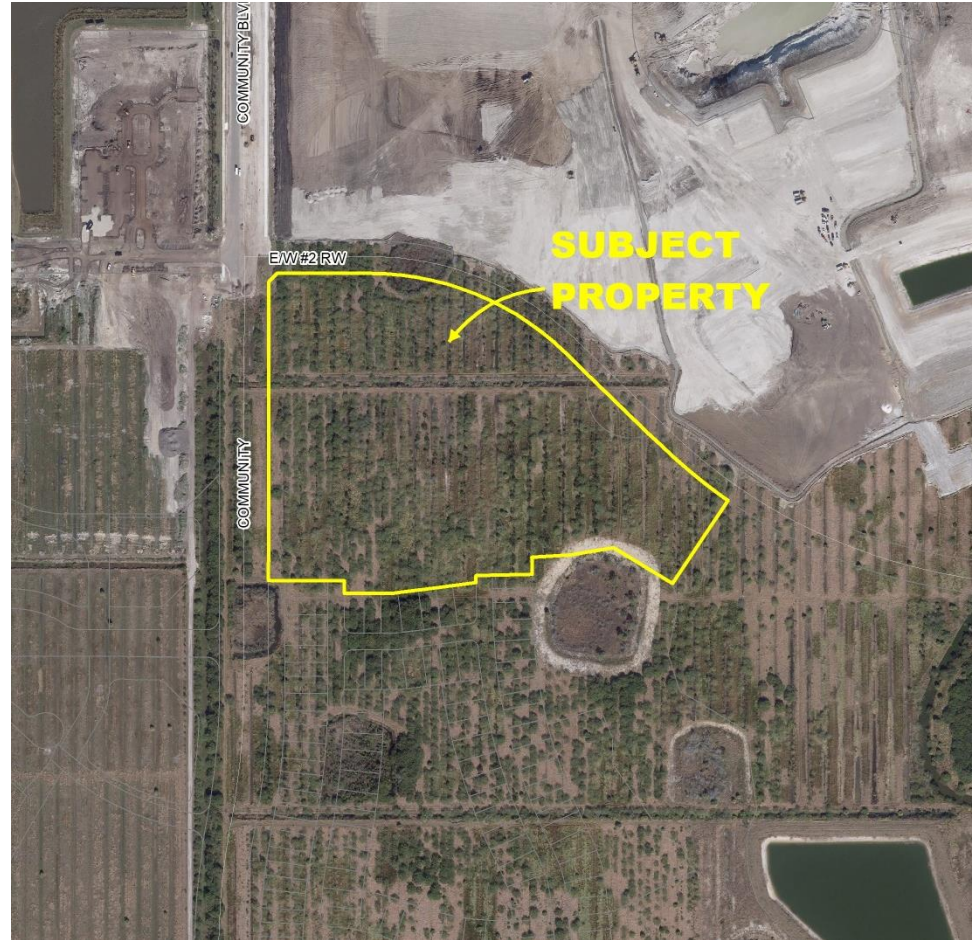
The proposed plat consists of 84 residential lots, private roads, open space tracts, and a water management tract.



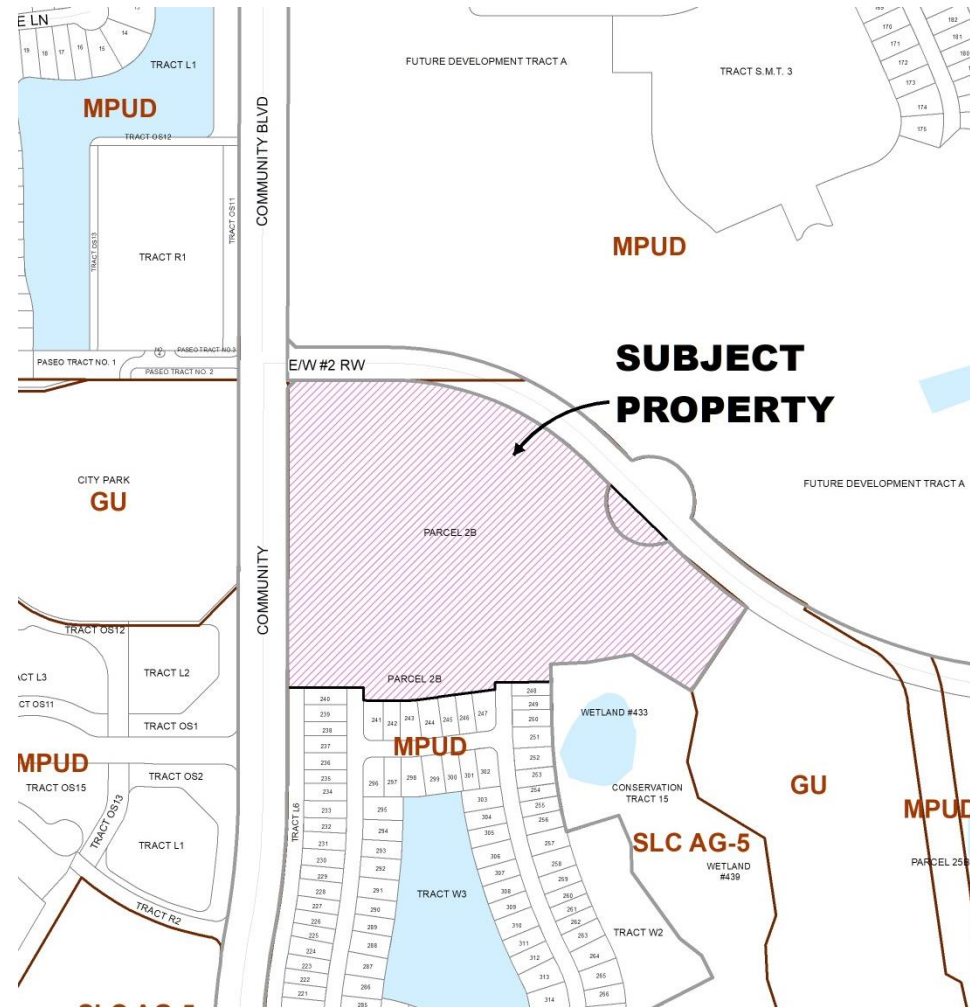
Location Map



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

This development is contained within the Southern Grove Traffic Study area.

- Received August 2020
- Report completed by Kimley-Horn and Associates, Inc. for Pulte Homes
- Reviewed by City Staff.

- Found to be consistent with the Southern Grove DRI
- Traffic Circulation was found to be in compliance with Public Works Policy #19-01

- Based on all phases of Pulte Development, a traffic signal at Marshall Parkway and Village Parkway is not warranted at this time.



Recommendation

The Site Plan Review Committee reviewed the request at their October 12, 2022 meeting and recommended approval.

