

Crosstown Parkway Plat 2-B

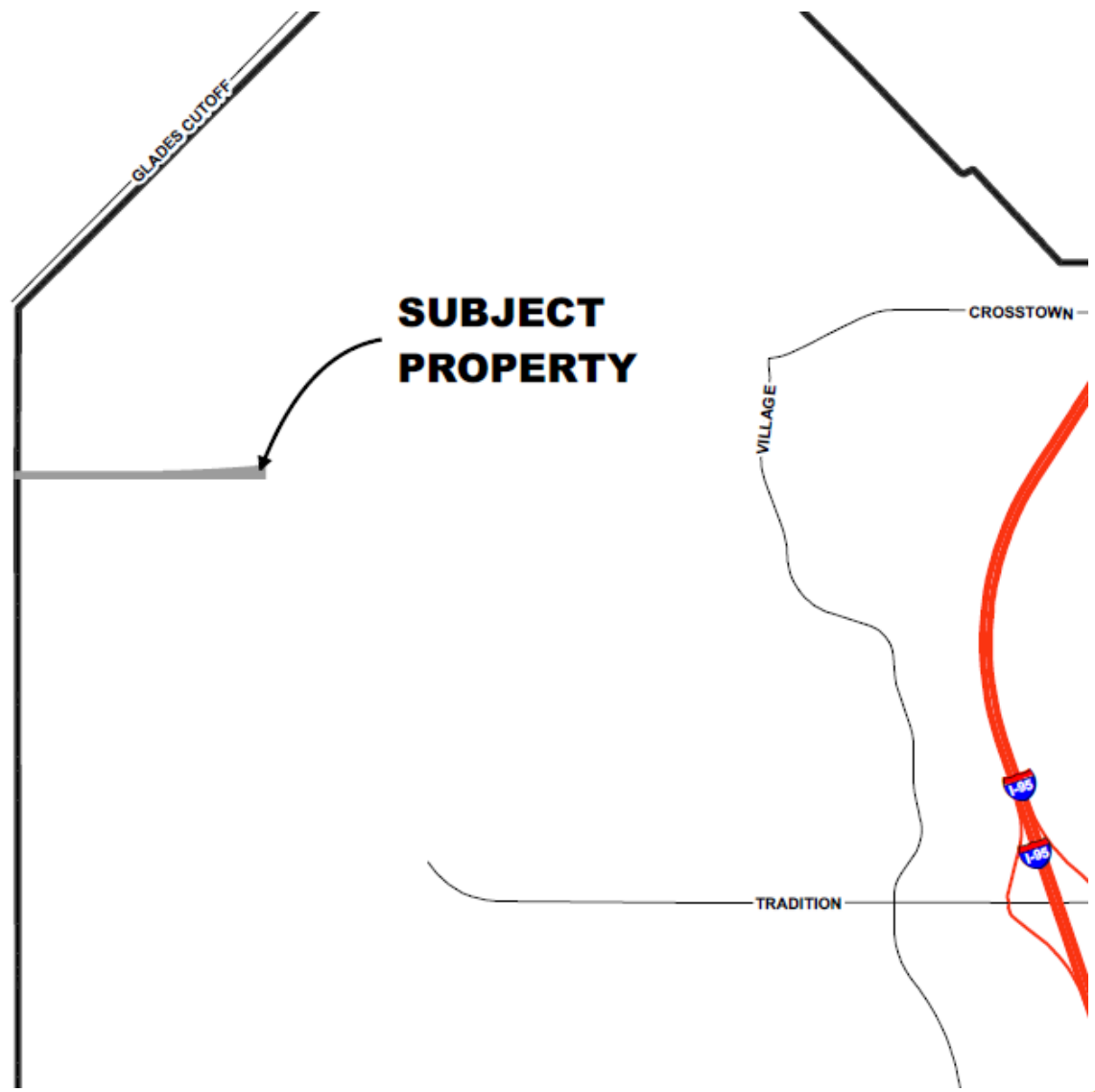
**PRELIMINARY SUBDIVISION PLAT APPLICATION
WITH CONSTRUCTION PLANS**

(P22-169)

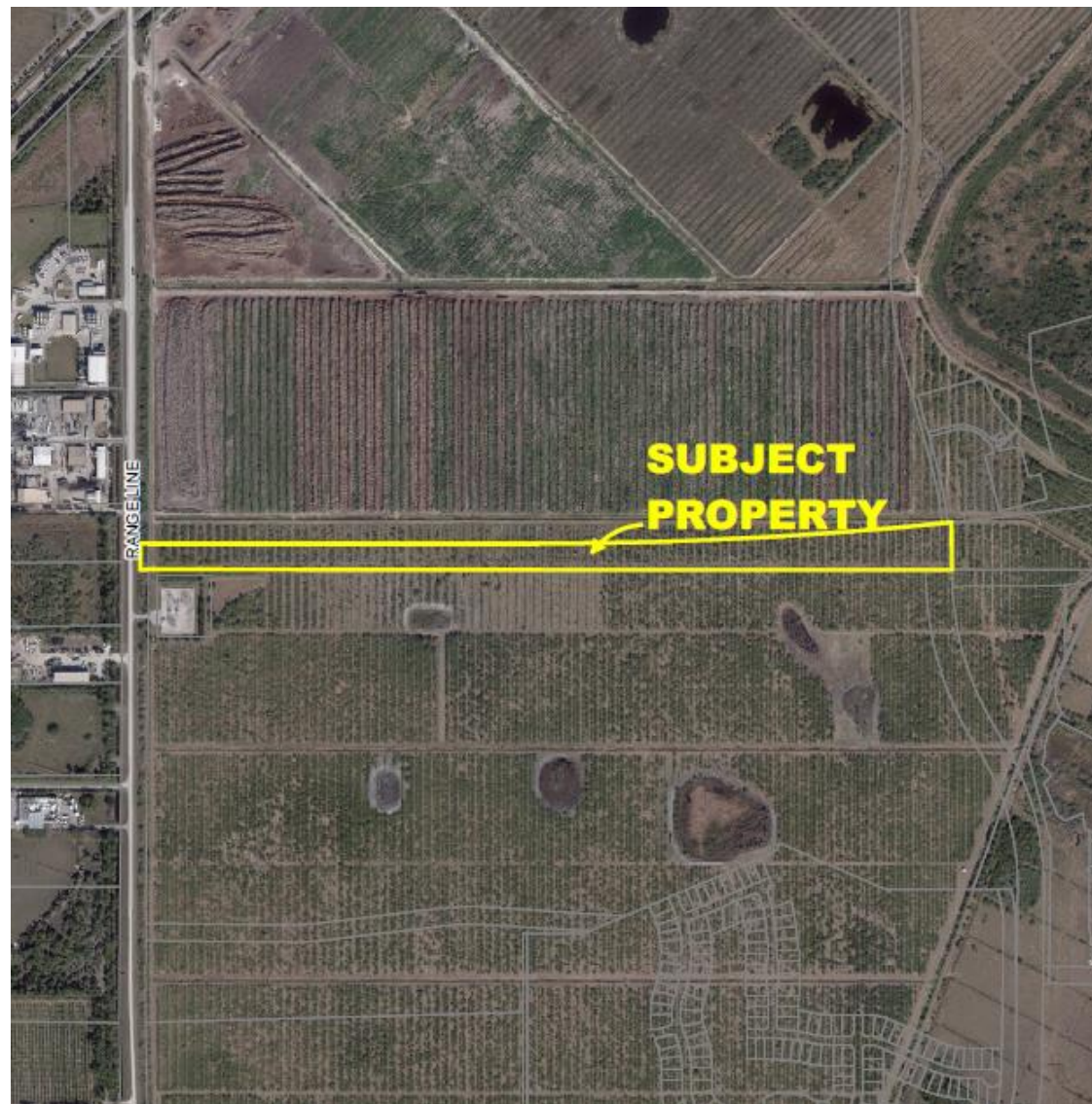
City Council Meeting May 22, 2023



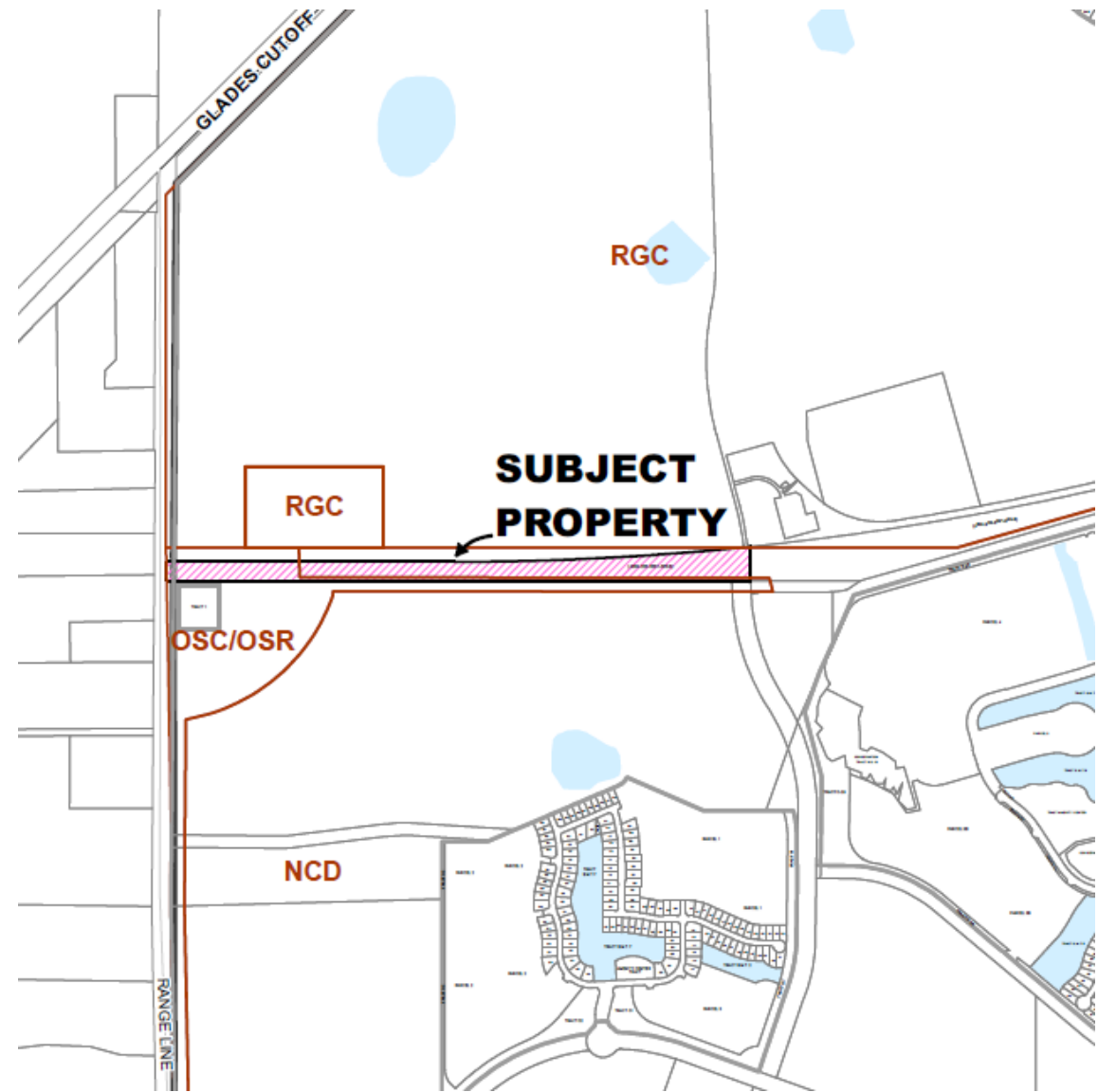
Subject property



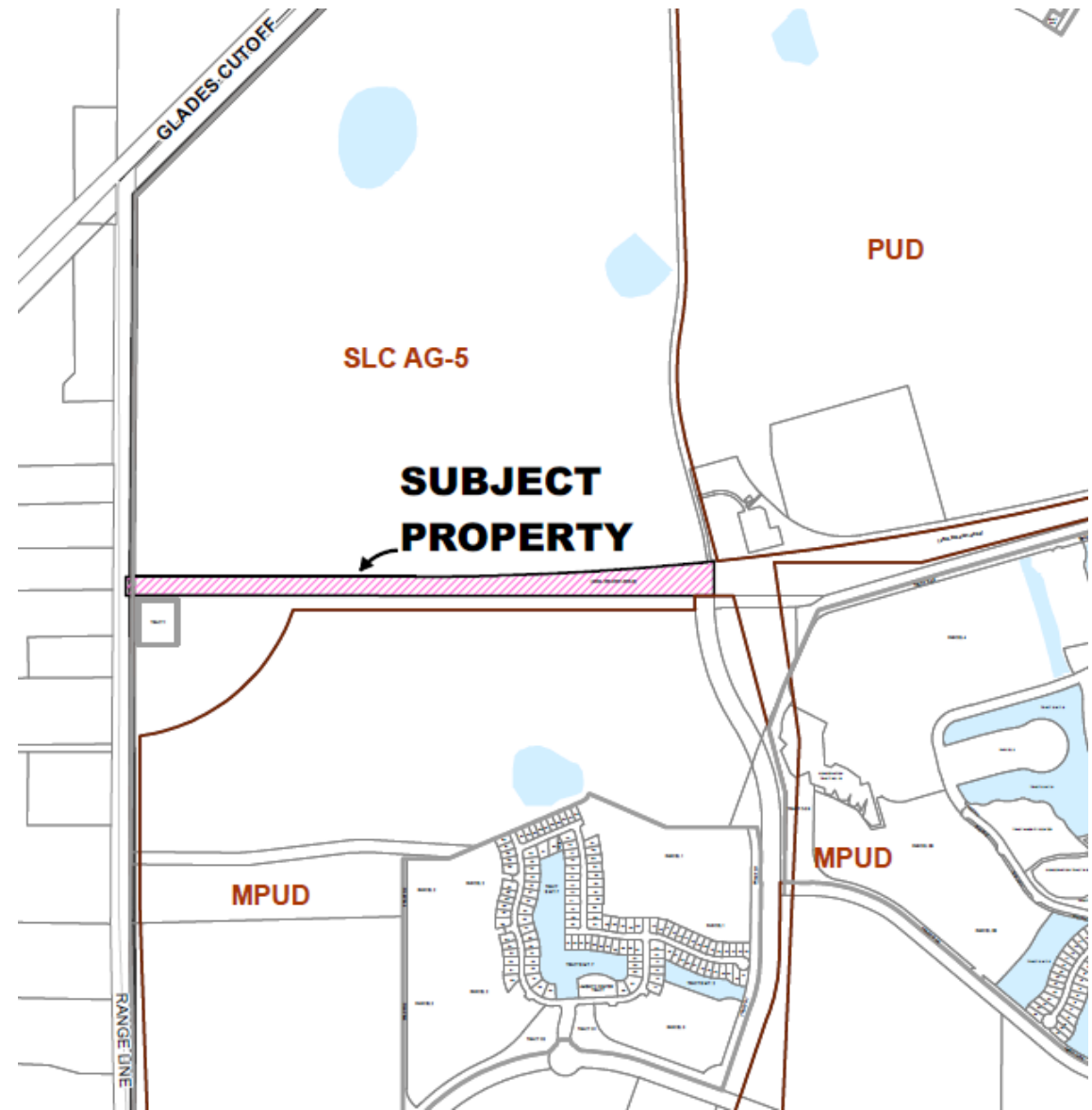
Aerial

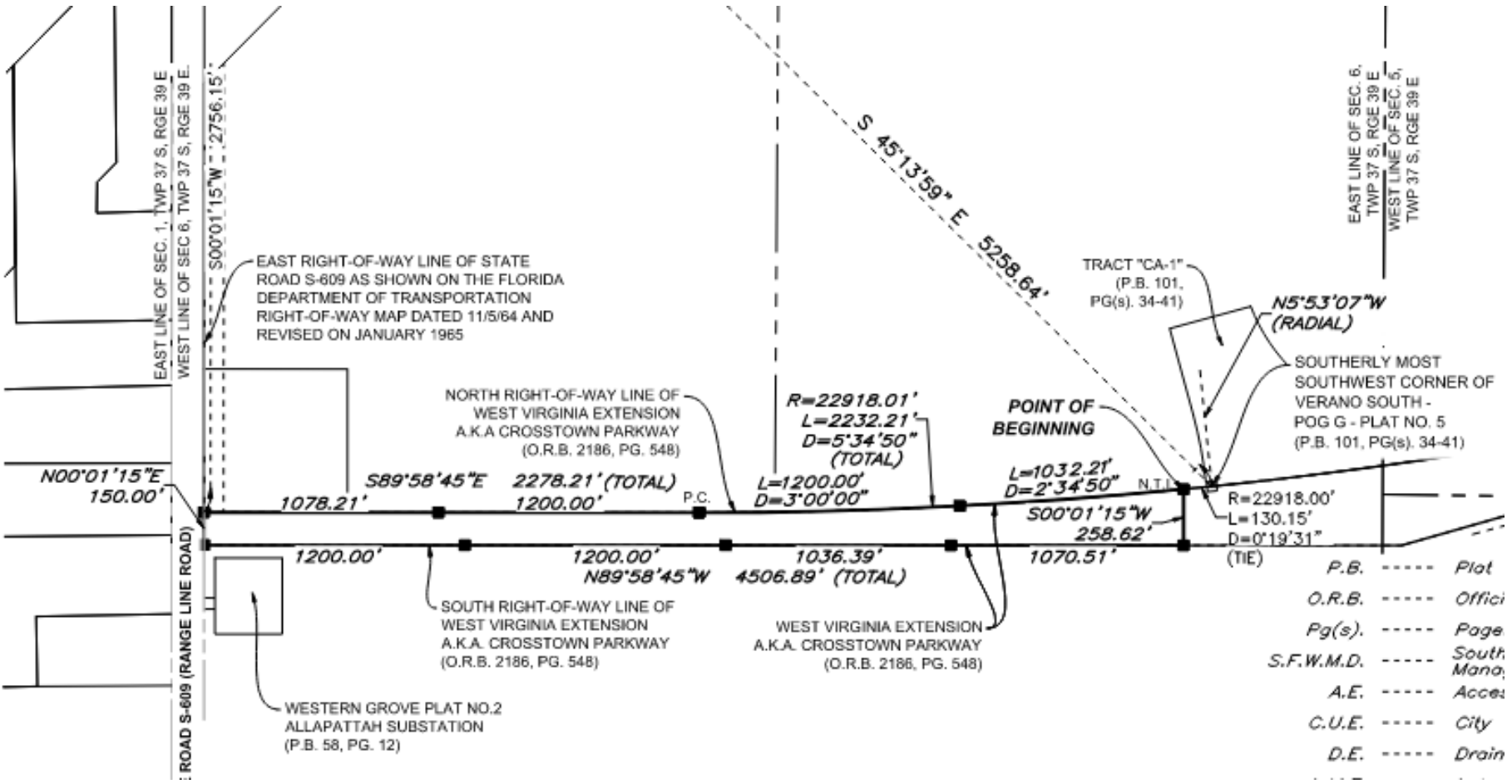


Land Use



Zoning





Traffic Impact Analysis

- This roadway plat construction is a commitment contained within a different developer's DRI (Western Grove).
- Received latest Traffic Statement Update June 2022
- Statement completed by MacKenzie Engineering & Planning, Inc. for Kolter Communities
- Reviewed by City Staff

- Found to be consistent with the PUD and DRI.



Roadway Commitments

- Verano DRI is currently at approximately **2,391 PM Peak hour trips** as of March 2023 estimated based on permits issued.
- The total proposed dwelling units for entire DRI is 7,046 units resulting in a potential of 8,230 PM Peak hour trips at buildout.
- DRI Roadway commitments are:
 - 2-lane Crosstown Parkway – Village Parkway to North-South A (N/S A) - **5,023 PM Peak hour trips** – Previous Approval has this portion under construction ahead of commitment.
 - The 2-lane N/S A – Crosstown Parkway to southern most Verano residential access – **Prior to 1st residential Certificate of Occupancy west of N/S A**



Recommendation

Site Plan Review Committee recommended approval at their meeting of June 8, 2022.

