

ESPLANADE AT TRADITION II FINAL PLAT – PHASE 1

City Council Meeting – February 14, 2022

Holly F. Price, AICP, Senior Planner

Project: P21-053



APPLICATION REQUEST

An application for preliminary subdivision plat and construction plan approval for Esplanade at Tradition II. The project consists of 141 single-family lots, an amenity center (clubhouse), 6 lakes, and 2 wetlands.

The applicant is proposing the following modifications to the preliminary plat:

1. SW Marrita Alley has been ended in a cul-de-sac, revising the private right of way.
2. The entry road alignment has shifted, and the adjacent open space tract has been revised.
3. The Amenity Center parcel has been revised.
4. The lot line between lots 134 and 133 has been revised as it was inadvertently shifted.



APPLICATION REQUEST

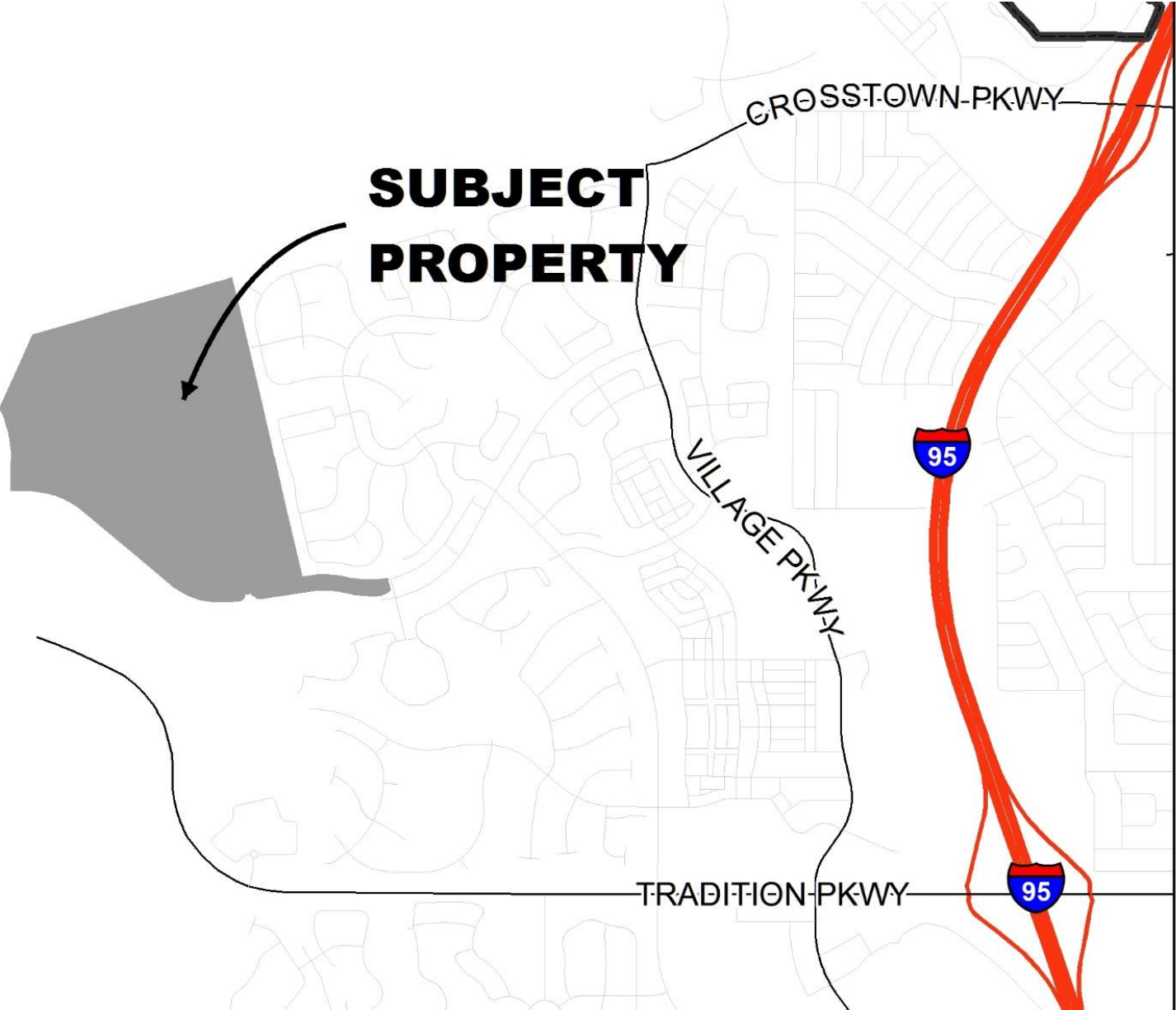
LOCATION: The property is generally located north of Tradition Parkway, west of Village Parkway, and south of the future Crosstown Parkway.

OWNER / APPLICANT : Taylor Morrison of Florida, Inc. / Kinan Husainy of Kimley-Horn & Associates, Inc.

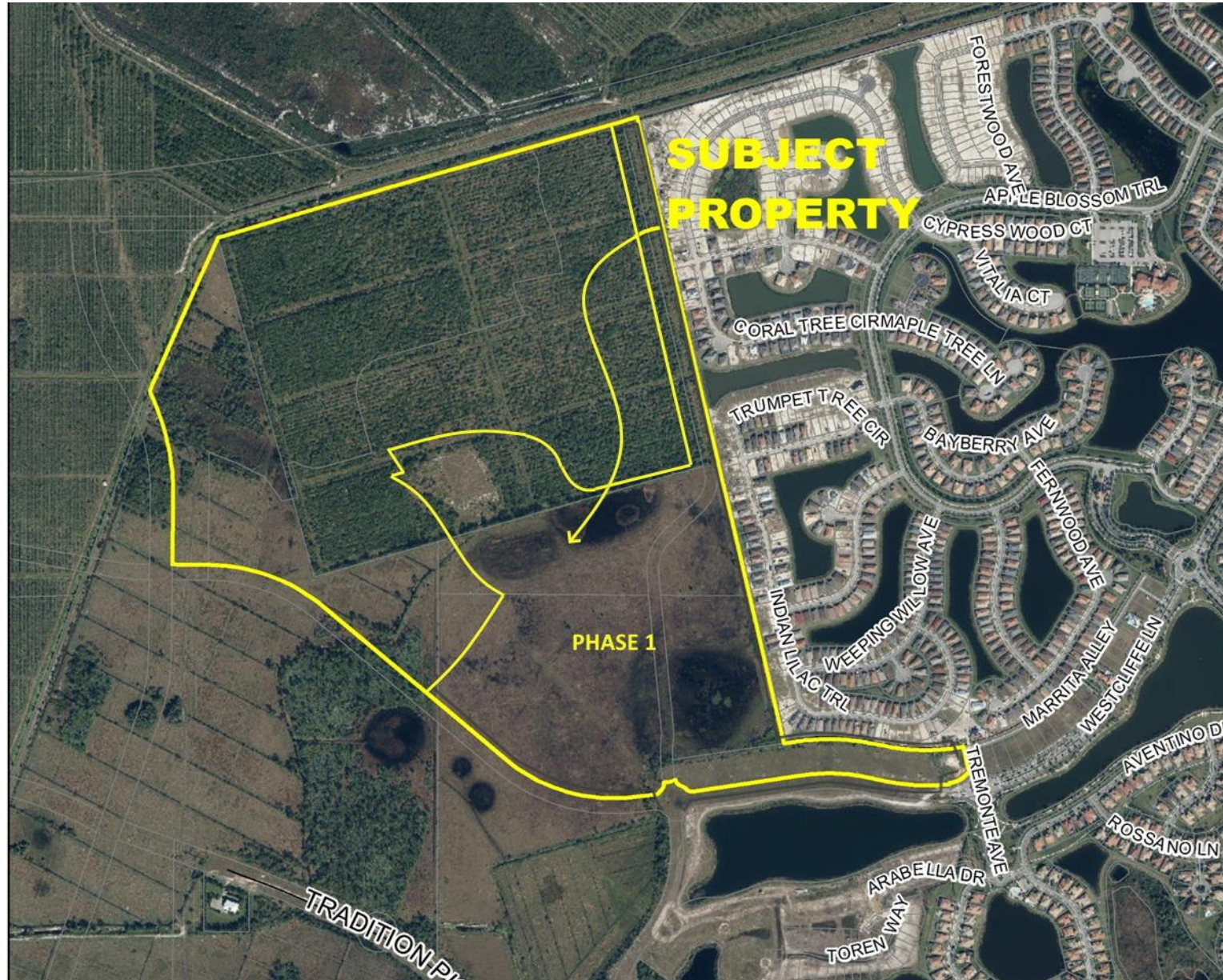
SIZE: Approximately 41 acres.



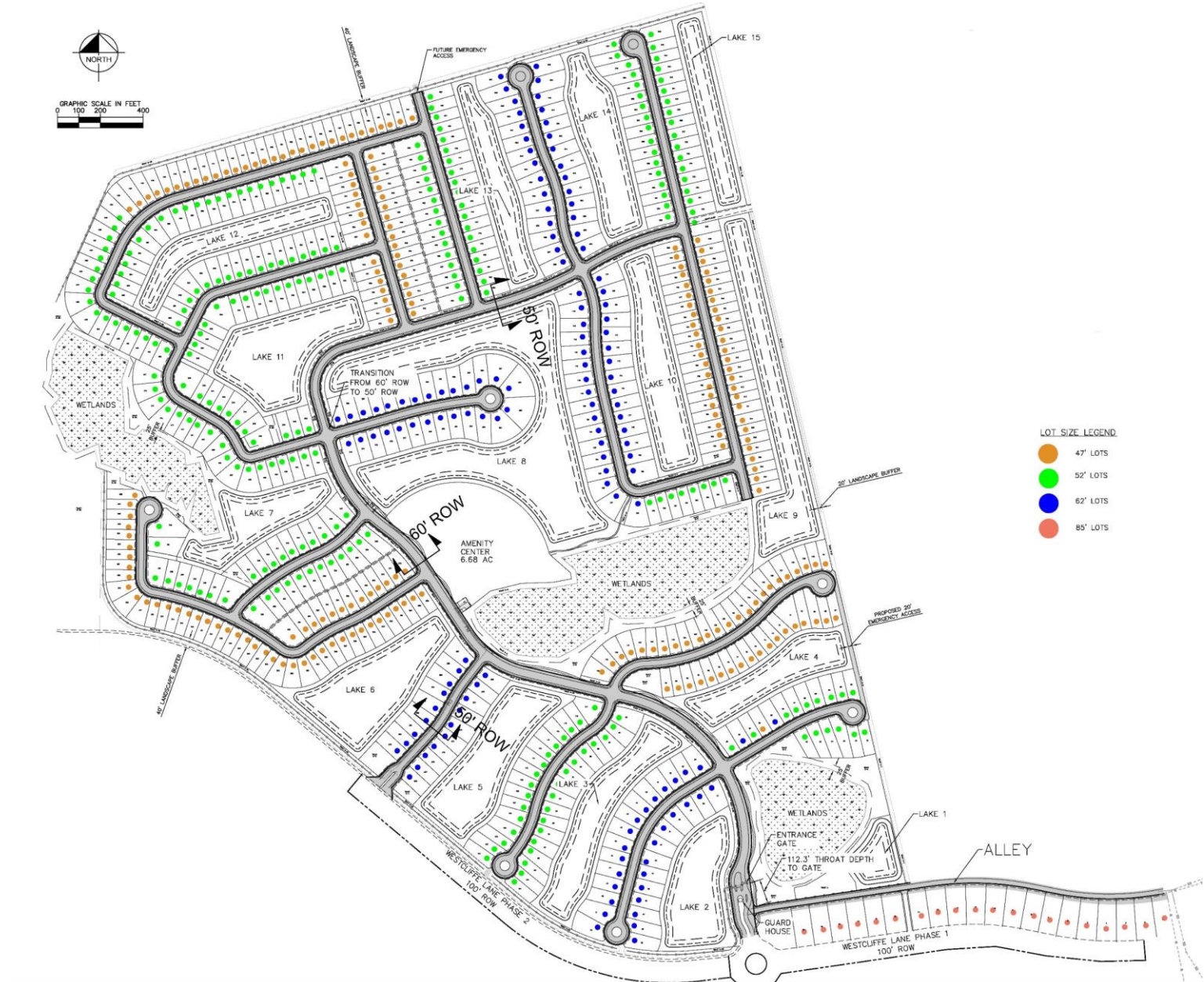
GENERAL LOCATION MAP



AERIAL



CONCEPTUAL PLAT LAYOUT



PUBLIC WORKS TRAFFIC ANALYSIS

- This development is contained within the Western Grove DRI area with 20 additional lots within the Tradition DRI.
- Received latest Traffic Analysis Report in June 2019
- Reviewed by City Staff
- Found to be consistent with the DRIs

- Previously approved plat with minor, non-traffic related changes

- Traffic Circulation was reviewed by Staff and found to be in compliance with Public Works Policy #19-01



PUBLIC WORKS TRAFFIC ANALYSIS

LATEST DWELLING UNIT COUNTS

- This development includes a total of 121 residential units in this first phase. The current number of approved residential units in Western Grove is approximately 800.
- No additional roadway requirements are triggered at this time.
- 756 total PM peak hour trips or 900 dwelling units (whichever comes last) triggers 2 lane extension of Tradition Pkwy to North-South A.
- However, construction for the 4 lane extension of Tradition Parkway has already begun.



IMPACTS & FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The proposed subdivision plat is located within the boundaries of the Western Grove Development of Regional Impact and is subject to the conditions of the 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



STAFF RECOMMENDATION:

The Site Plan Review Committee reviewed the request at their March 10, 2021 meeting and recommended approval of the final plat.

