

Riverland Boulevard at Riverland Parcel D

**PRELIMINARY AND FINAL SUBDIVISION PLAT
APPLICATION WITH CONSTRUCTION PLANS**

(P22-210)

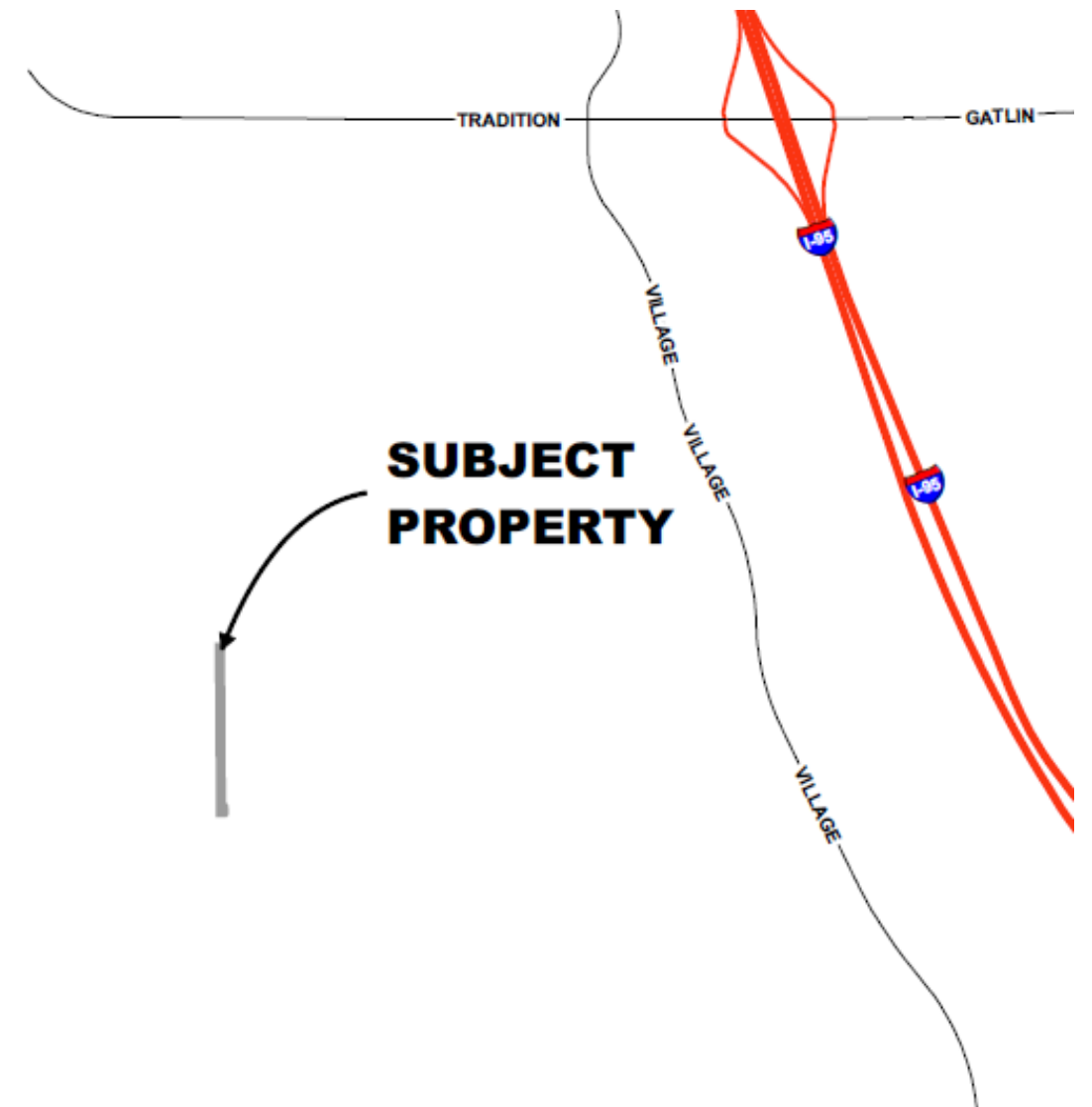
City Council Meeting June 26, 2023

INCORPORATED

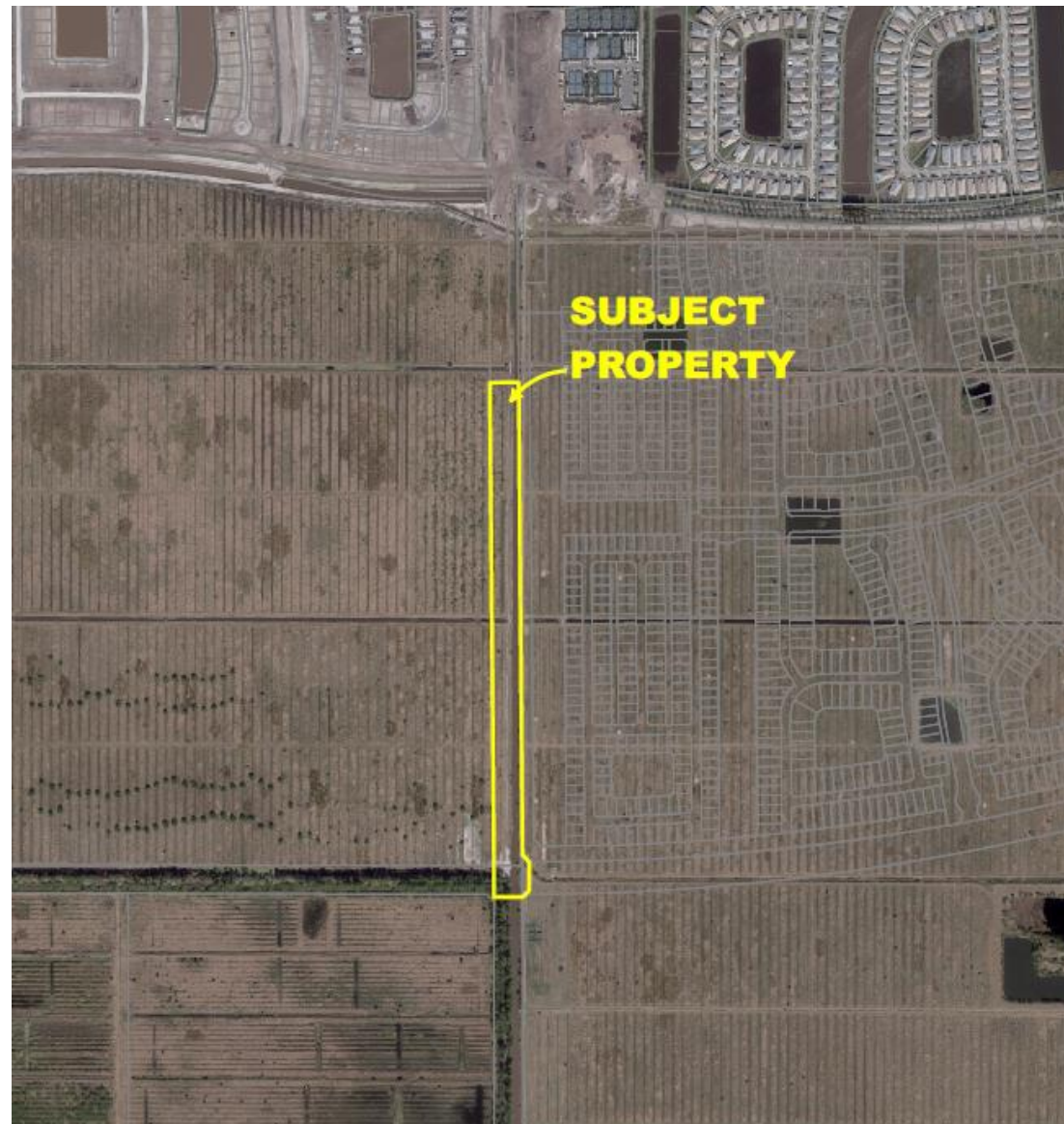
CityofPSL.com



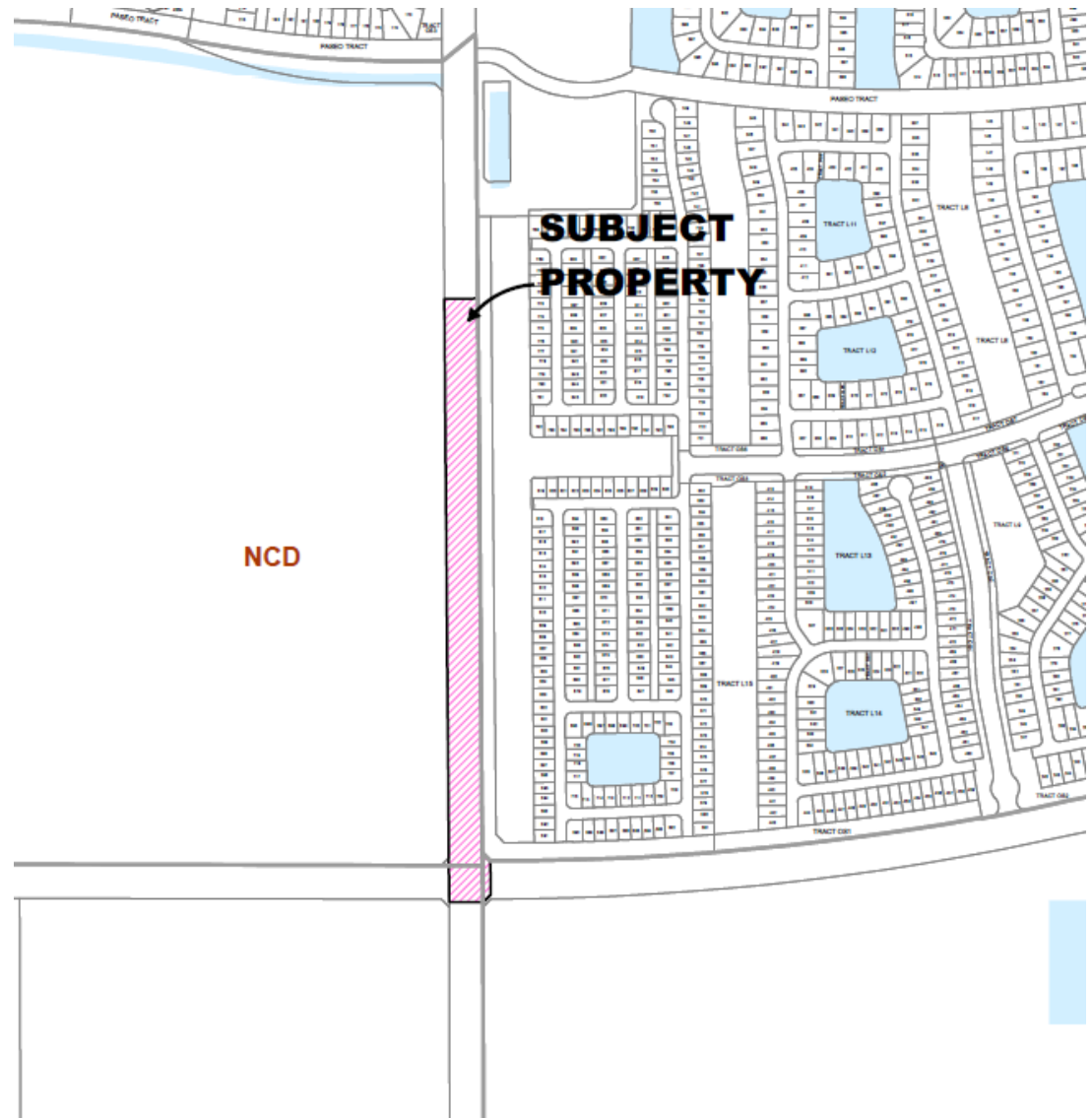
Subject property



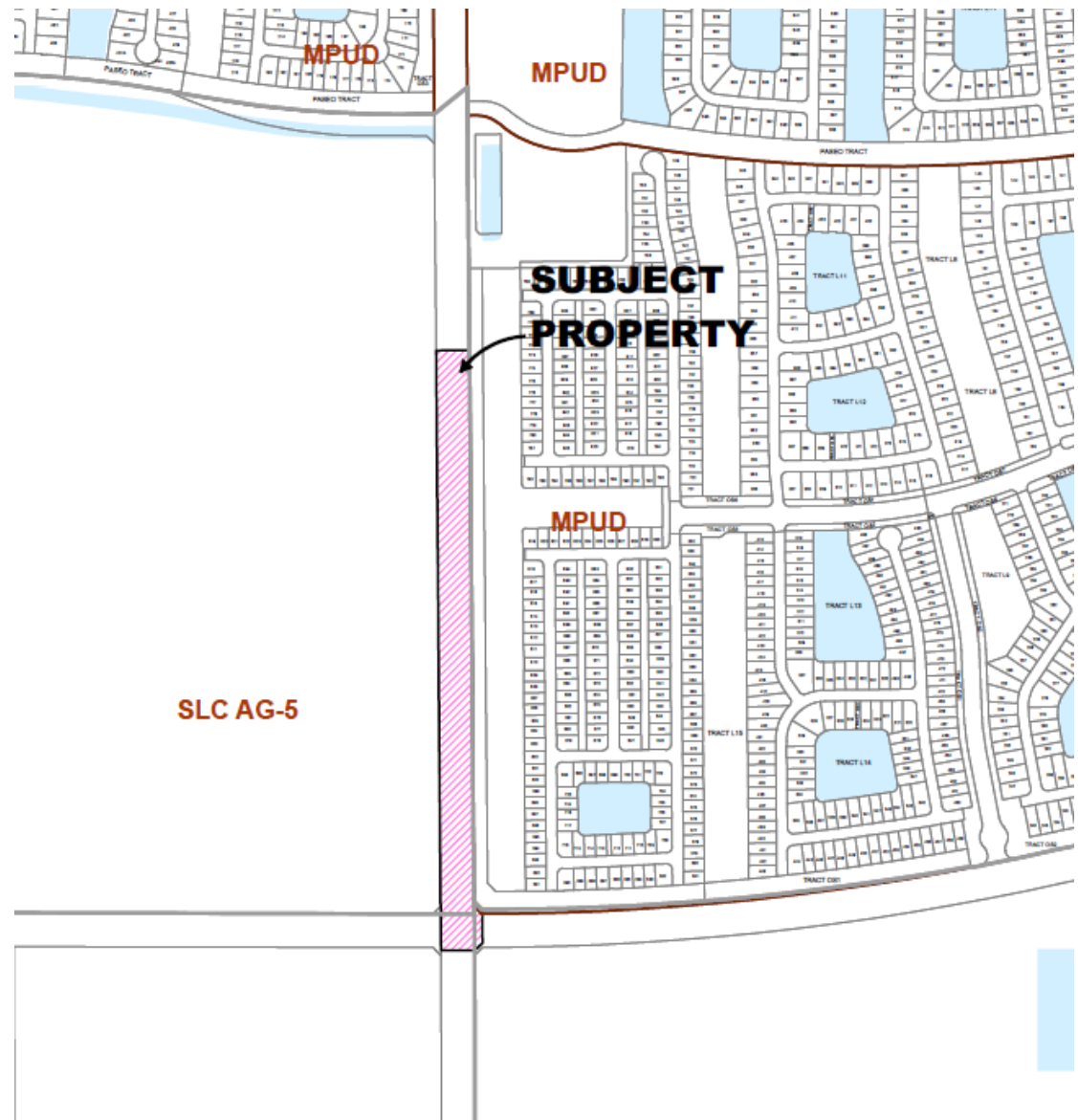
Aerial

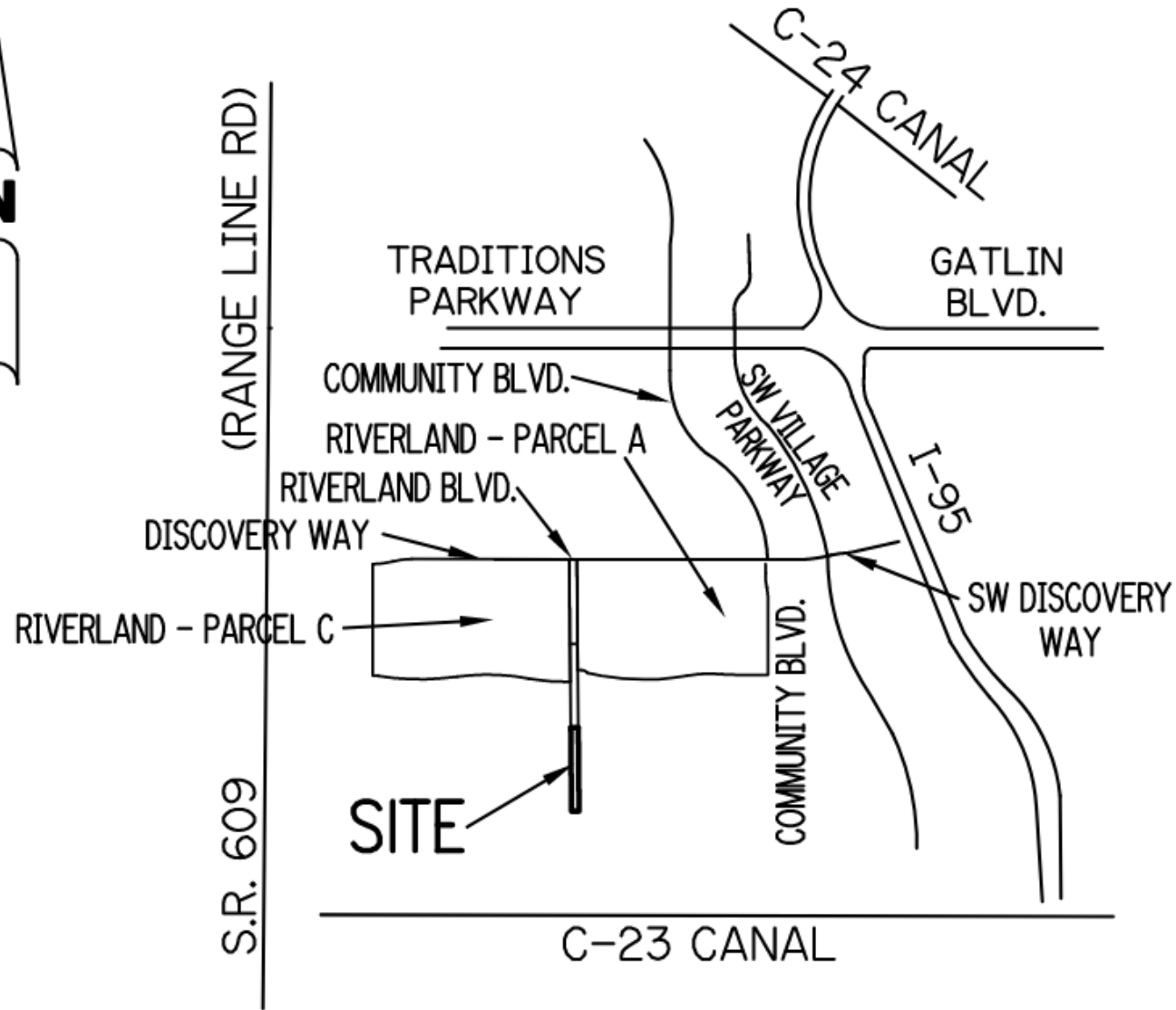


Land Use



Zoning





Traffic Impact Analysis

- Received February 2022
- Report completed by Simmons & White for Riverland
- Reviewed by City Staff
- 3rd party consultant (Marlin Engineering) hired by City to review
- Found to be consistent with the DRI



Permitted Trip Counts

2,423 Building Permits issued as of 4/28/23

Age Restricted

PM Peak = 792 Total Trips

- No additional roadway requirements are triggered at this time.
- DRI requirement for 2 lanes of Community Blvd. from E/W 3 (Marshall Parkway) to Paar Drive is not triggered until either 2,000 dwelling unit permits or 2,023 Total Net External PM Peak Hour trips whichever comes last.

Source: Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition.



Approved Trip Counts

PM Peak Trips

Parcel A PM Peak = 309 Trips

Parcel B PM Peak = 230 Trips (Net External)

Parcel B Multifamily PM Peak = 117 Trips (Net External)

Parcel B Commercial PM Peak = 602 Trips (Net External)

Parcel C PM Peak = 345 Trips

Total Trips = 1,972 Net
External PM Peak Hour Trips

Under Review Parcel D PM Peak = 369 Trips

- No additional roadway requirements are triggered at this time.
- DRI requirement for 2 lanes of Community Blvd. from E/W 3 to Paar Drive is not triggered until either 2,000 dwelling unit permits or 2,023 Total Net External PM Peak Hour trips whichever comes last.

Source: Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition.

Recommendation

Site Plan Review Committee recommended approval at their meeting of July 27, 2022.

