

Riverland Parcel B - Plat Eight Replat

PRELIMINARY AND FINAL SUBDIVISION PLAT
(P23-101)

City Council Meeting October 9, 2023



Requested Application:

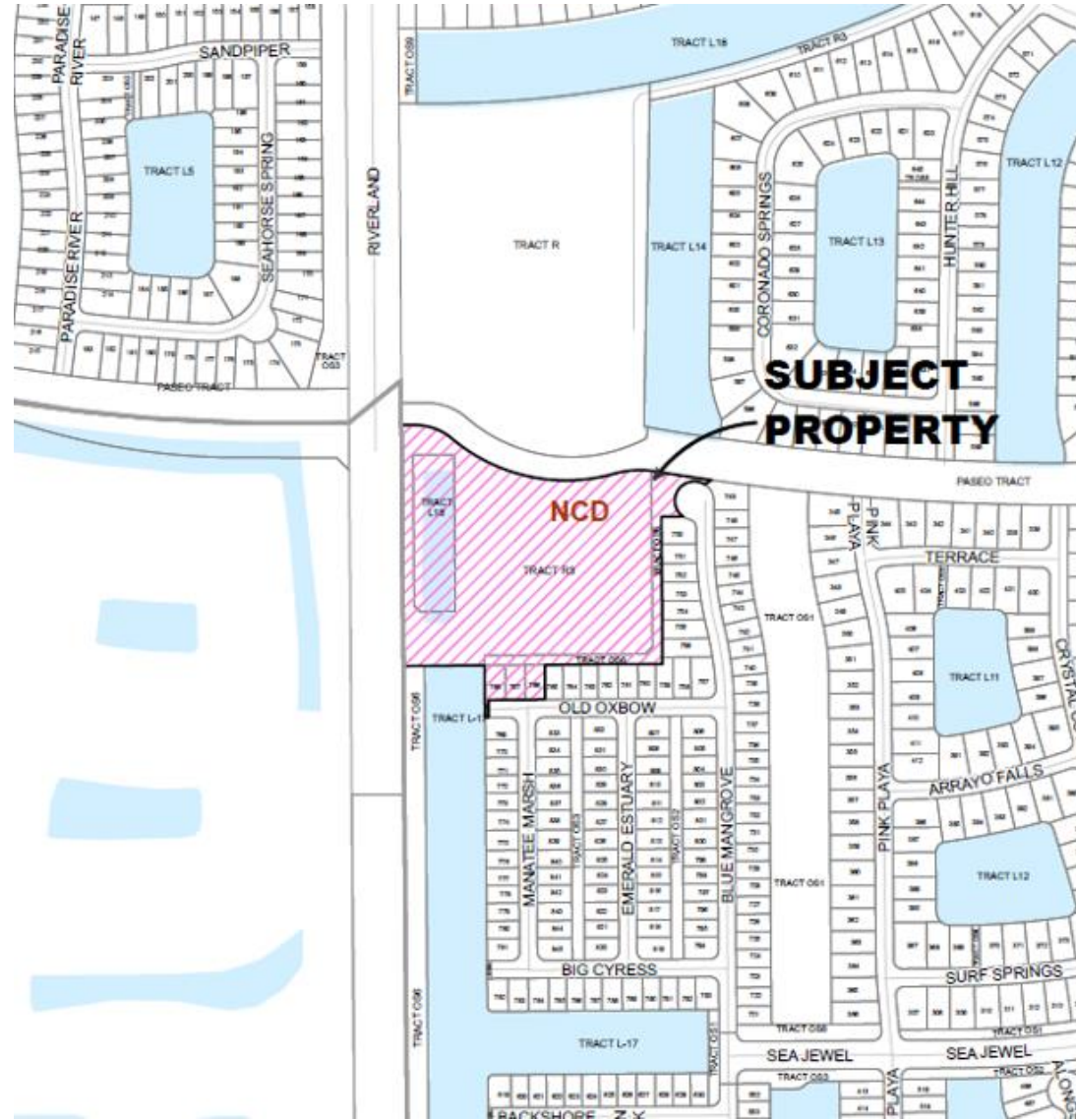
This 10-acre preliminary and final subdivision plat is proposed to relocate an easement existing on Plats Seven and Eight of Parcel B.



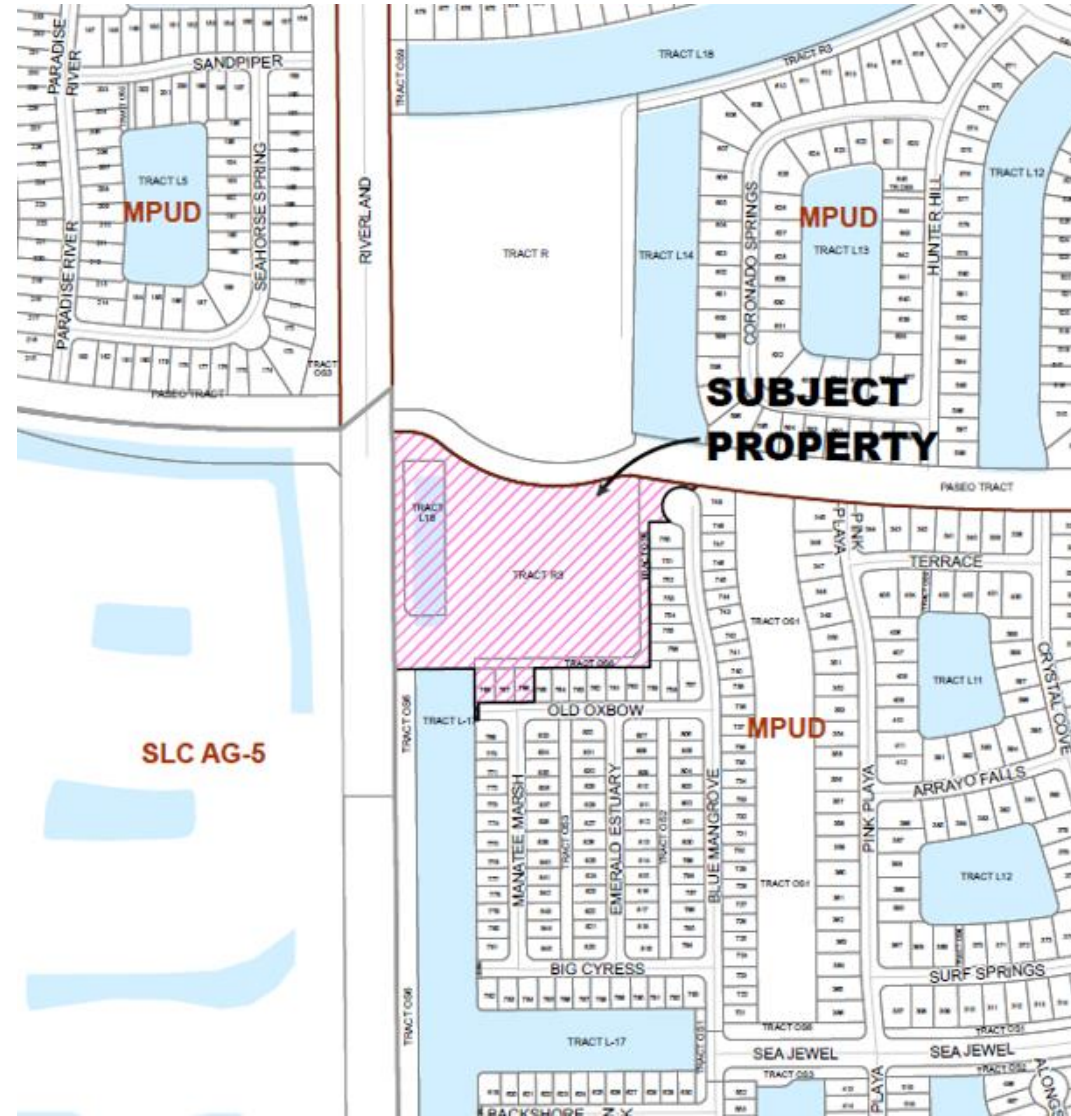
Aerial



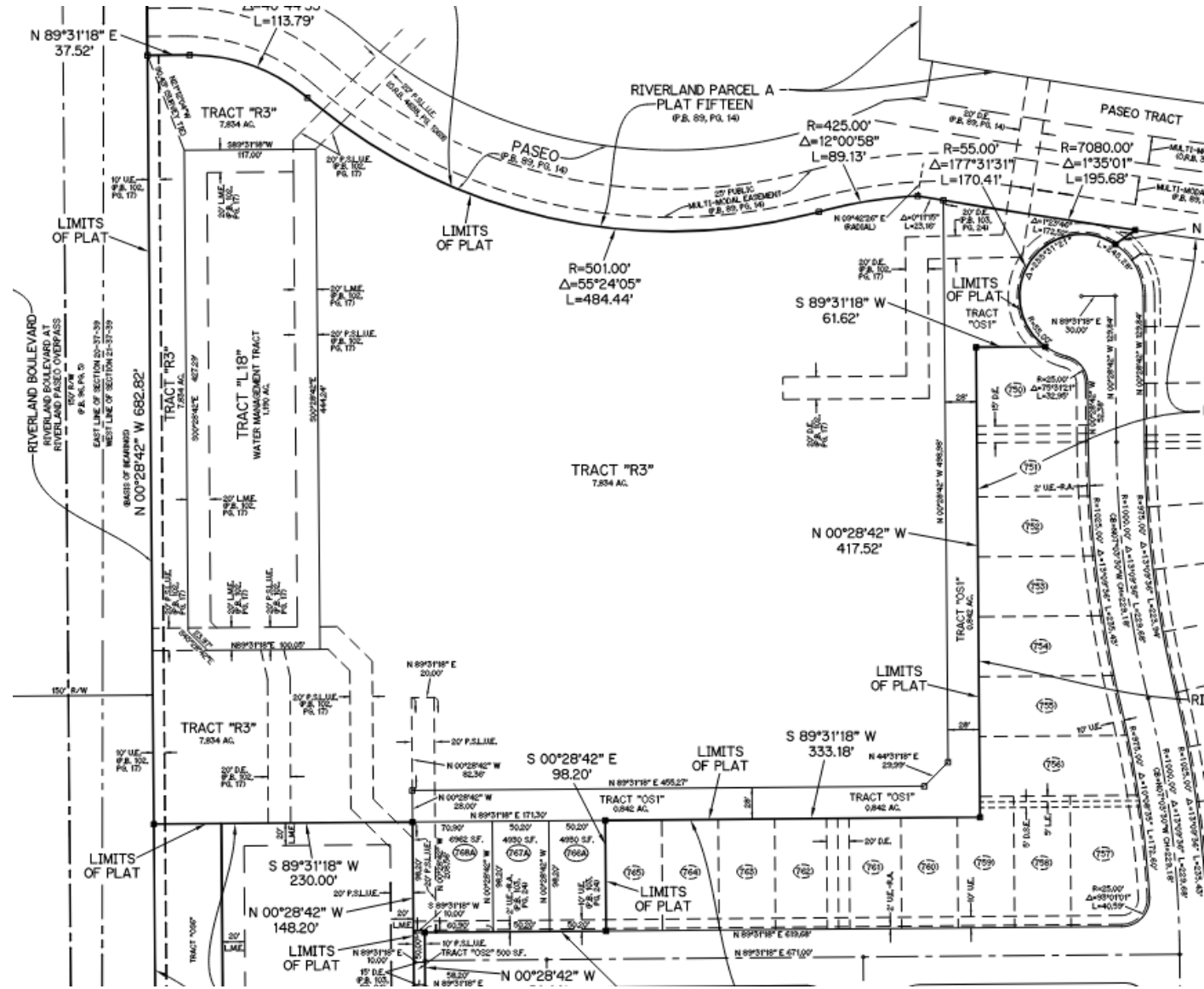
Land Use



Zoning



Proposed Plat



Traffic Impact Analysis

- Received revised Traffic Analysis April 2022
- Report completed by Simmons & White for Riverland development

- Reviewed by City Staff
- Found to be consistent with the DRI



Permitted Trip Counts

2,584 Building Permits issued as of 8/24/23

Age Restricted

PM Peak = 891 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

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 12, 2023.

