

# Riverland Parcel C - Plat Eight - Replat

PRELIMINARY AND FINAL SUBDIVISION PLAT  
APPLICATION

(P21-196)

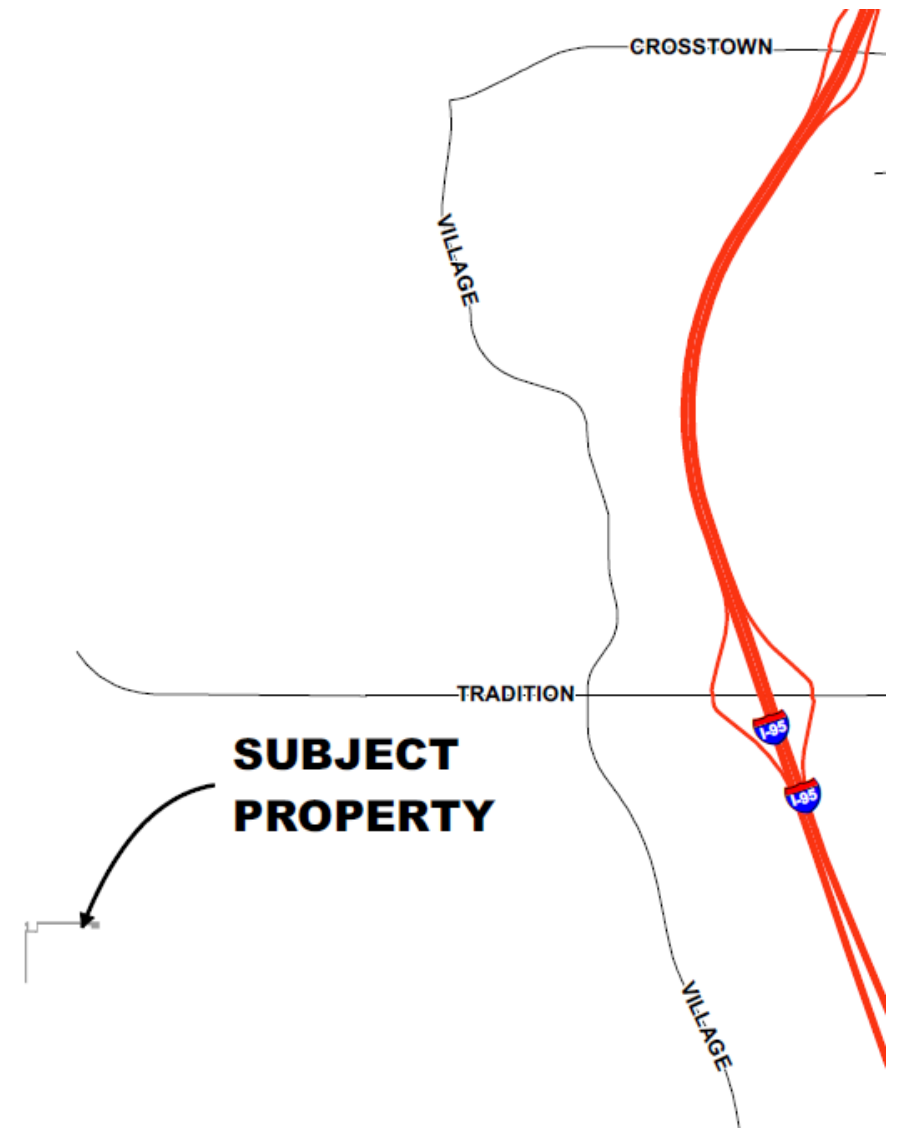
City Council Meeting October 25, 2021



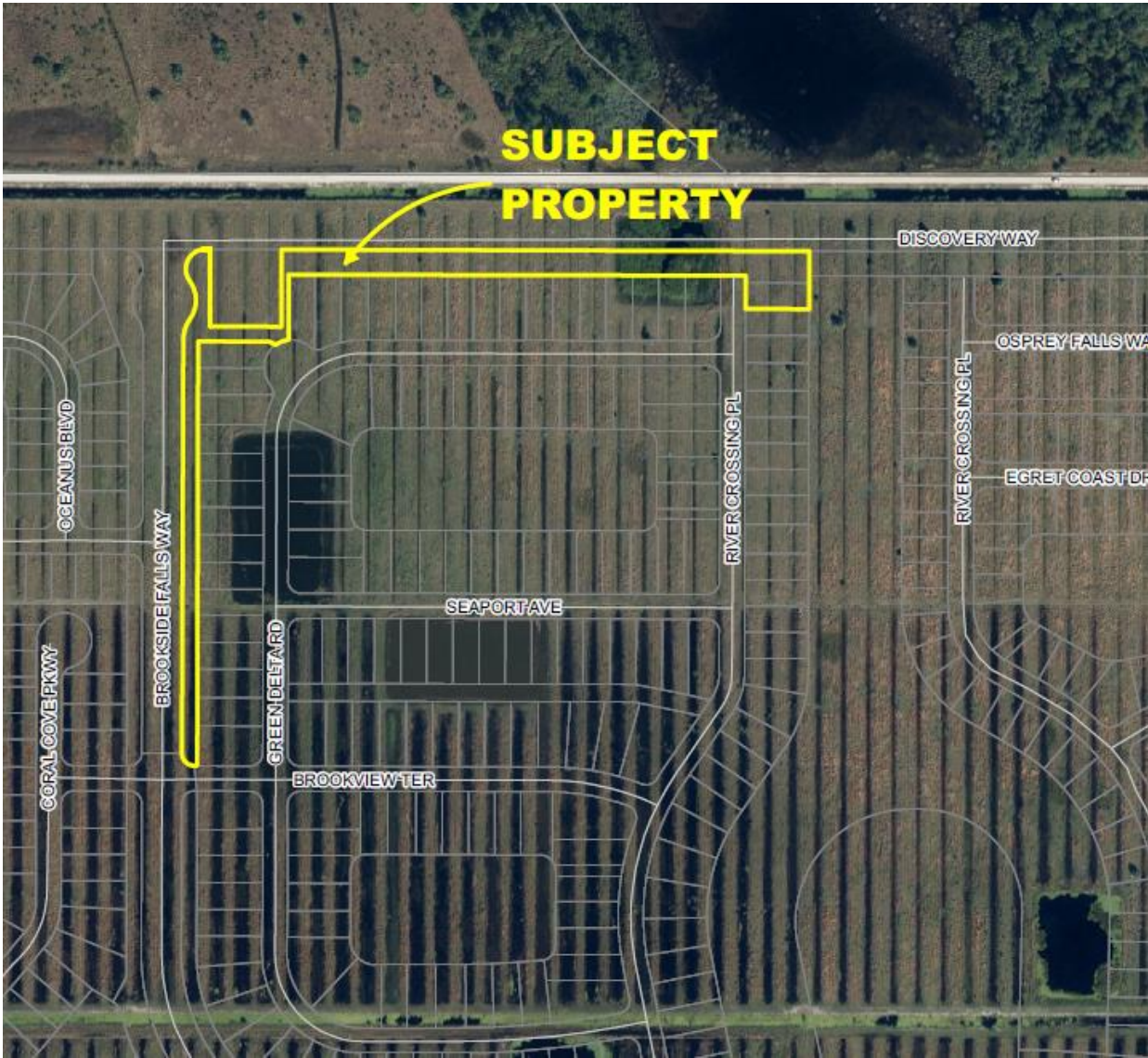
# Requested Application:

This 2.3 acre preliminary and final subdivision plat is proposed to rework the lot line of Tract OS1 and the single-family lot 548 and to remove a portion of a 15 foot easement and of a 20 foot easement within the tract.

# Subject property

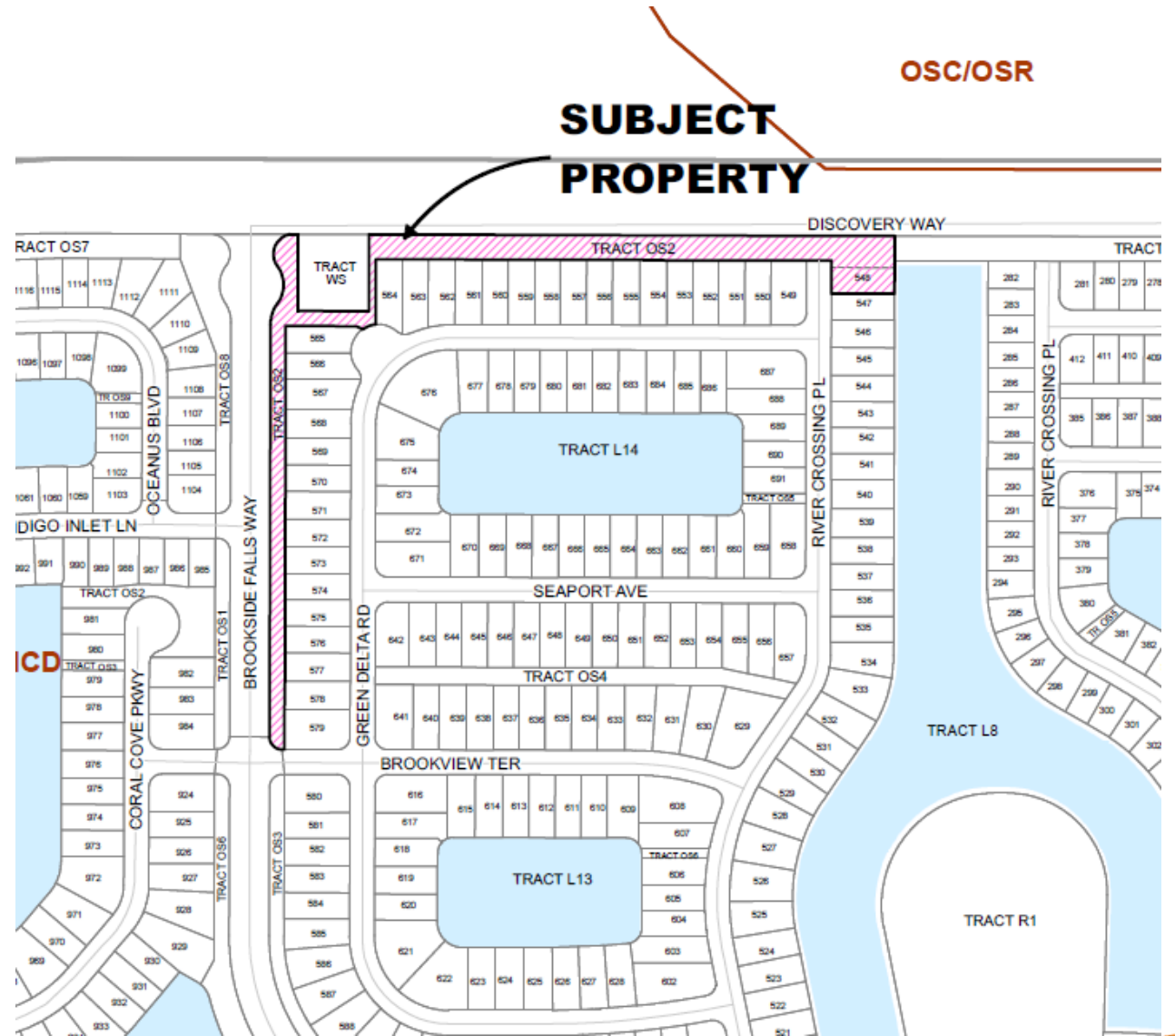


# Aerial

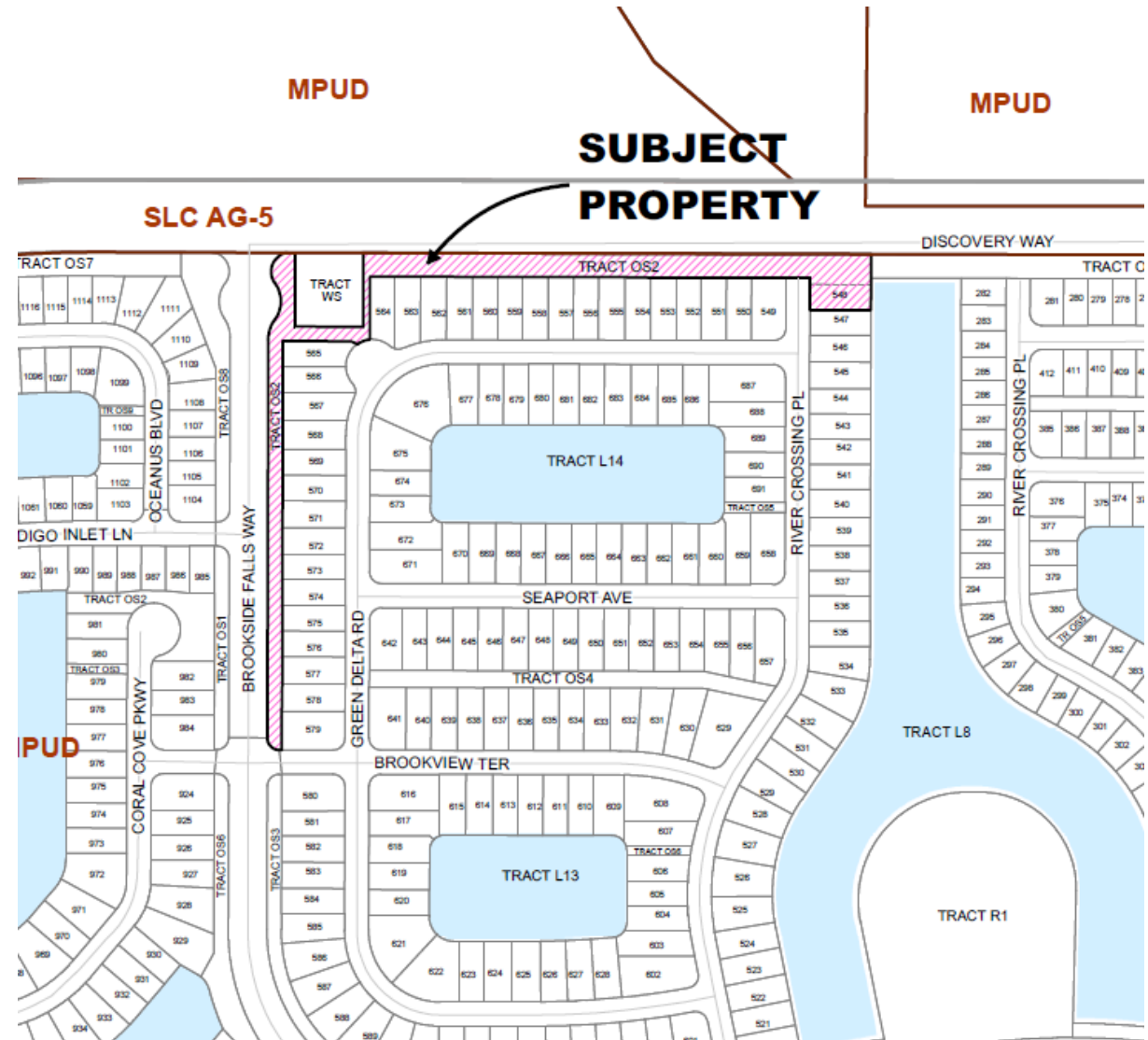




# Land Use



# Zoning



# Concurrency Review

The project has been reviewed for compliance with Riverland/Kennedy Development of Regional Impact Development Order regarding provision of adequate public facilities.

The Public Works Department found the transportation elements of the project to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, Public Works Policy 19-01pwd and the latest Development Order for the referenced project



# Traffic Impact Analysis

- Traffic Impact was reviewed by staff and found to be little to no impact on the existing traffic surrounding the properties.
- Staff found the project to be in compliance with Public Works Policy #19-01





# Recommendation

Site Plan Review Committee recommended approval at their meeting of September 8, 2021.

