

# Riverland Boulevard at Riverland Paseo Overpass

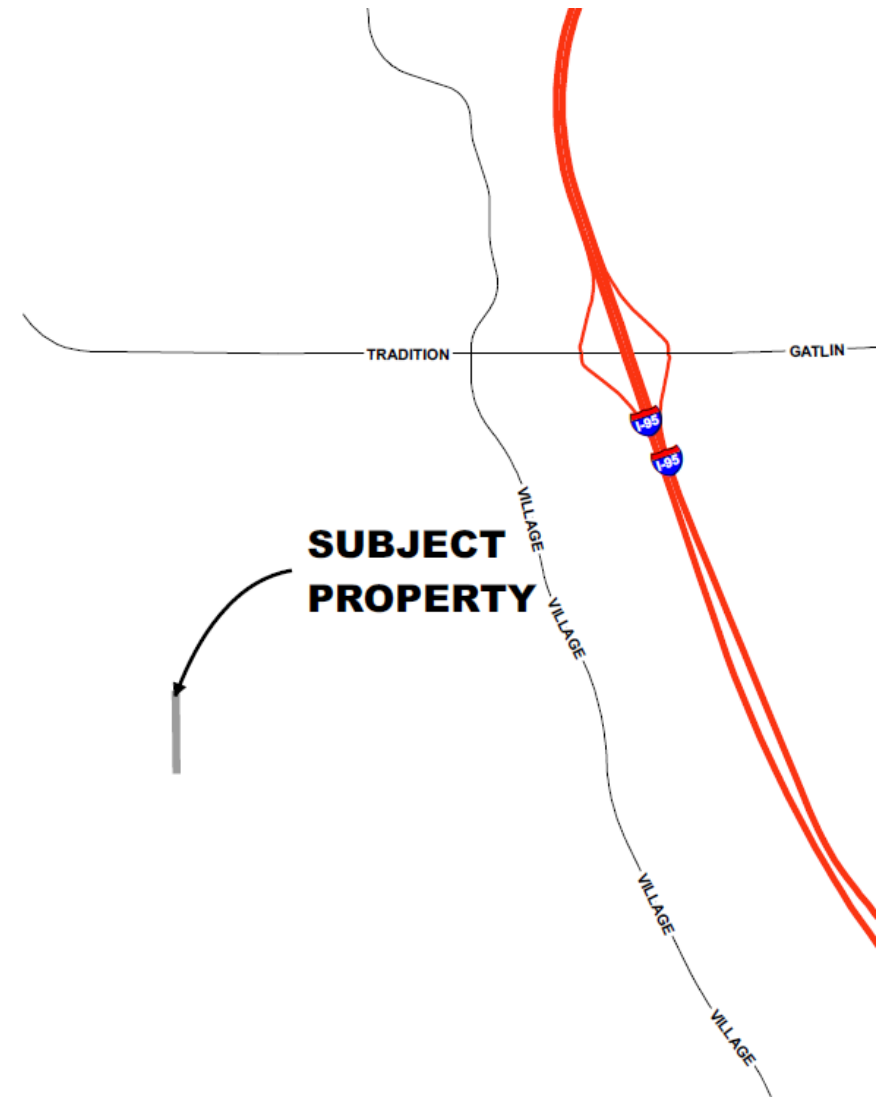
PRELIMINARY AND FINAL SUBDIVISION PLAT  
APPLICATION WITH CONSTRUCTION PLANS

(P20-238)

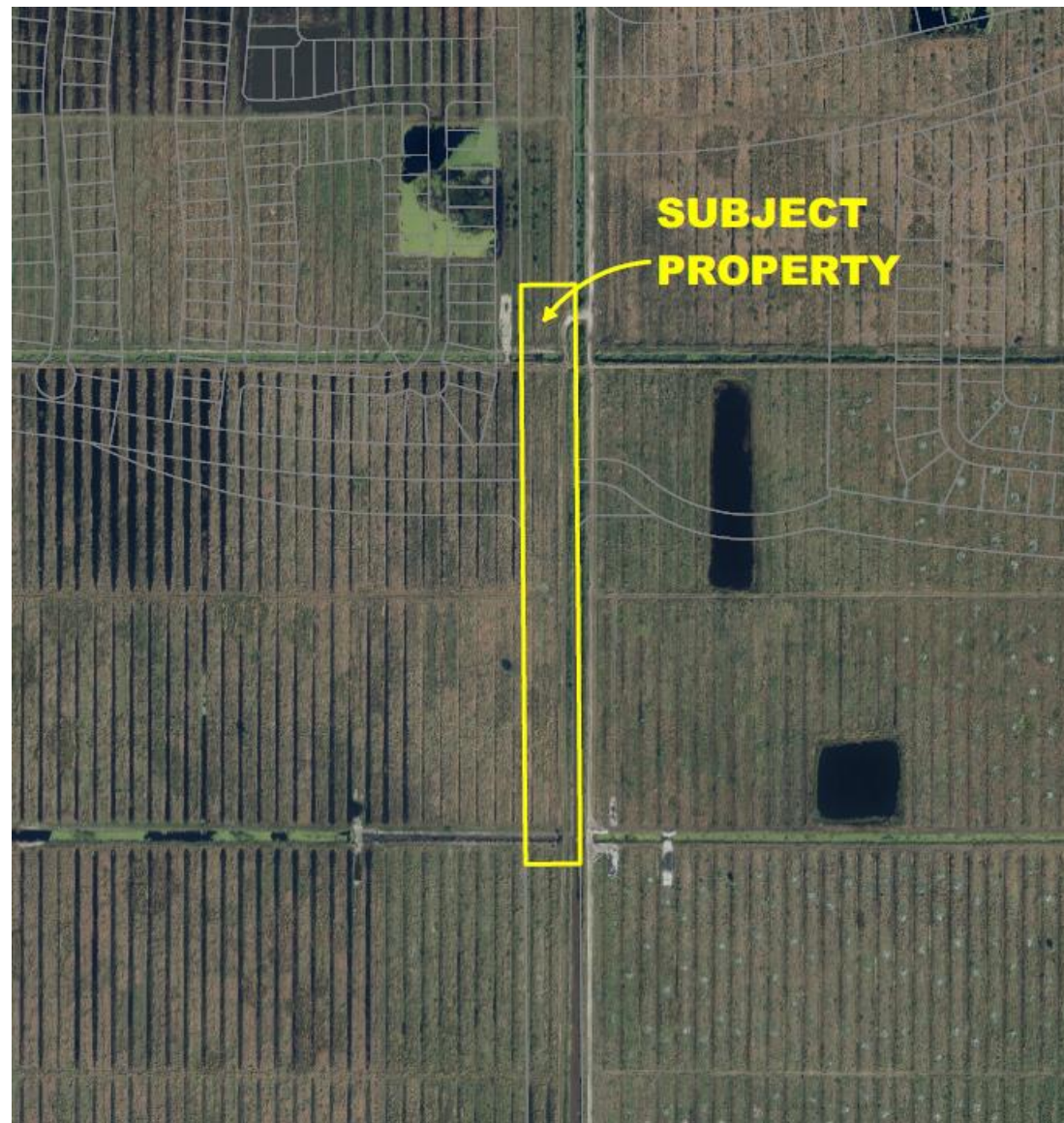
City Council Meeting May 10, 2021



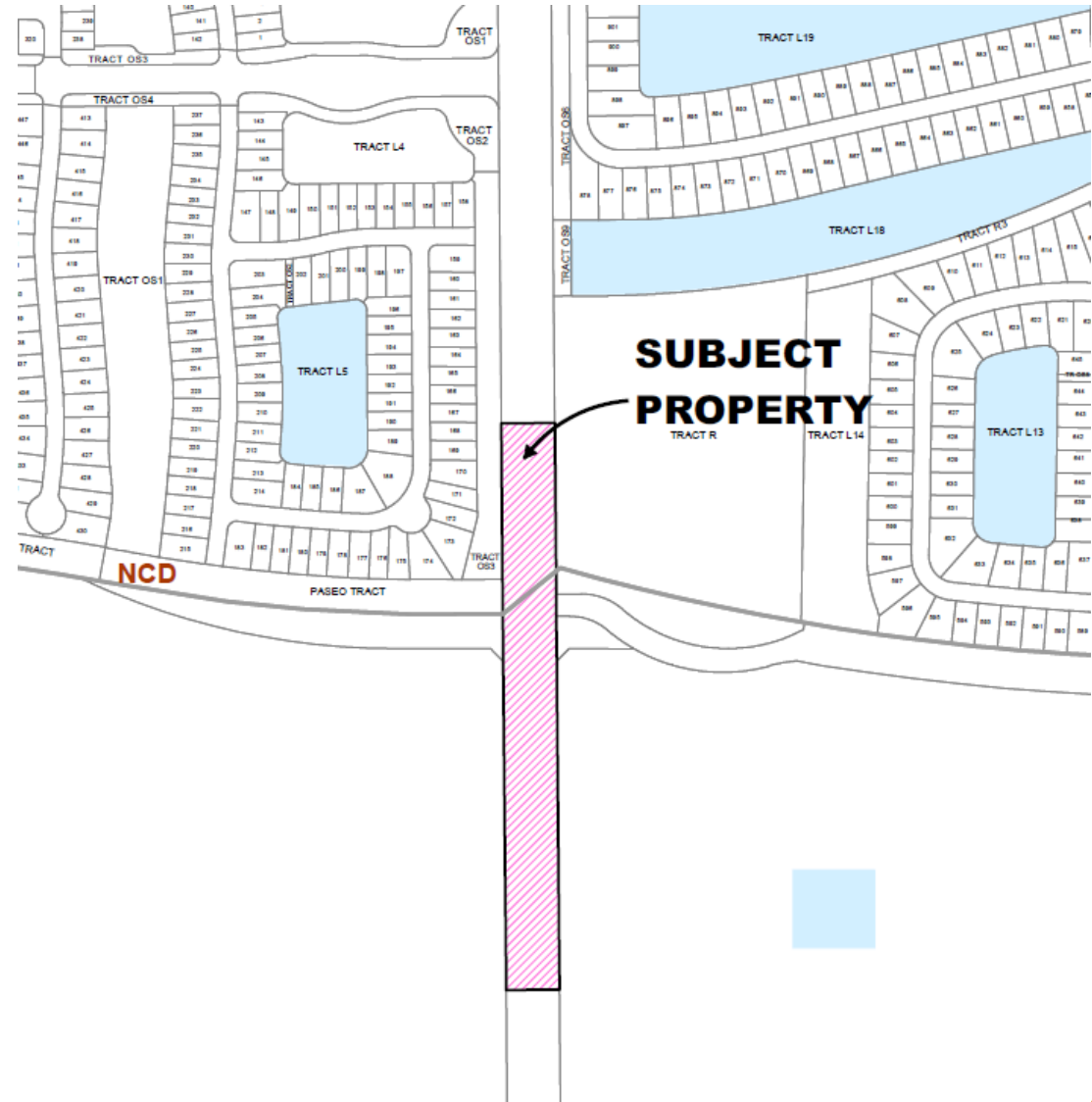
# Subject property



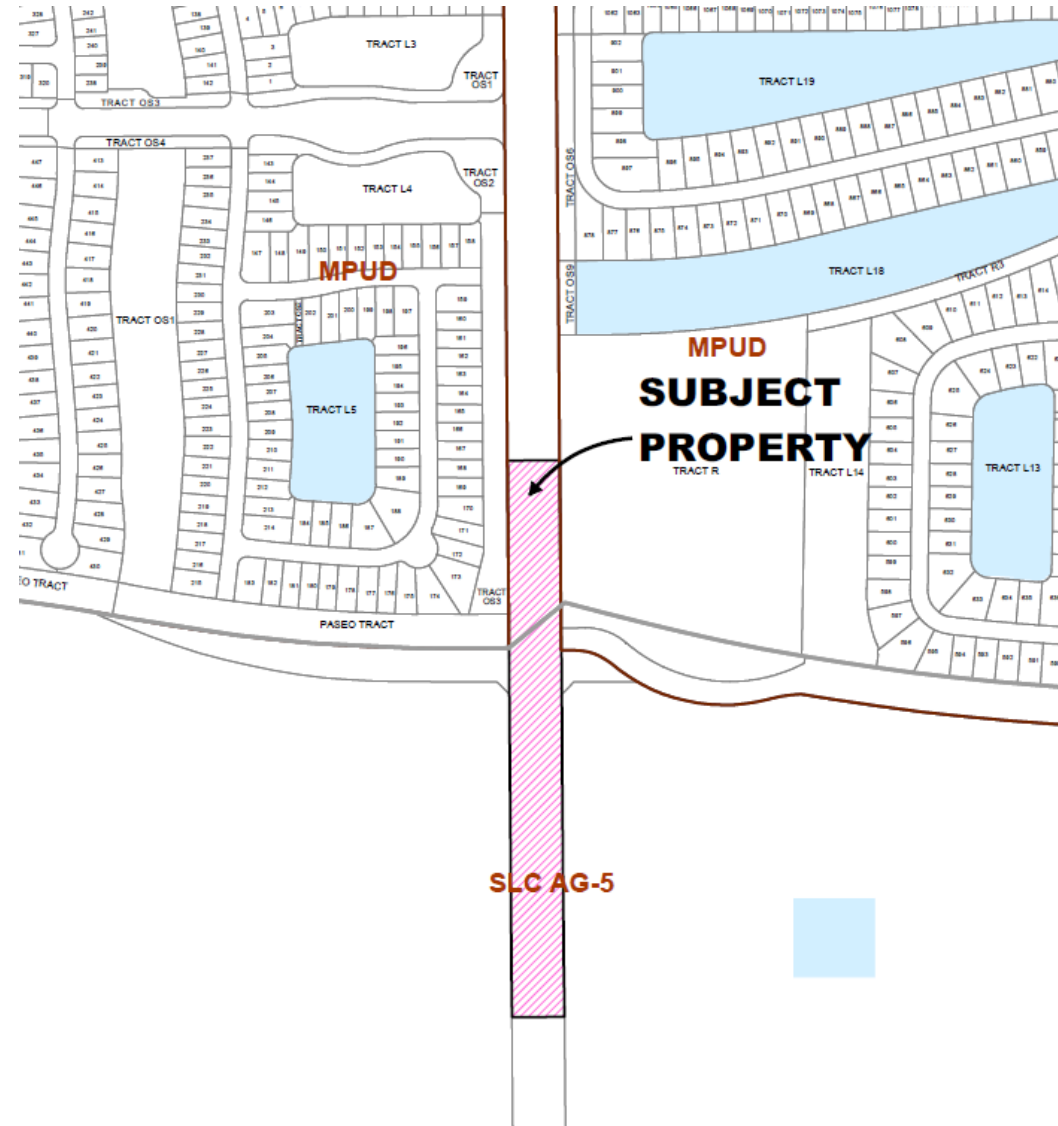
# Aerial

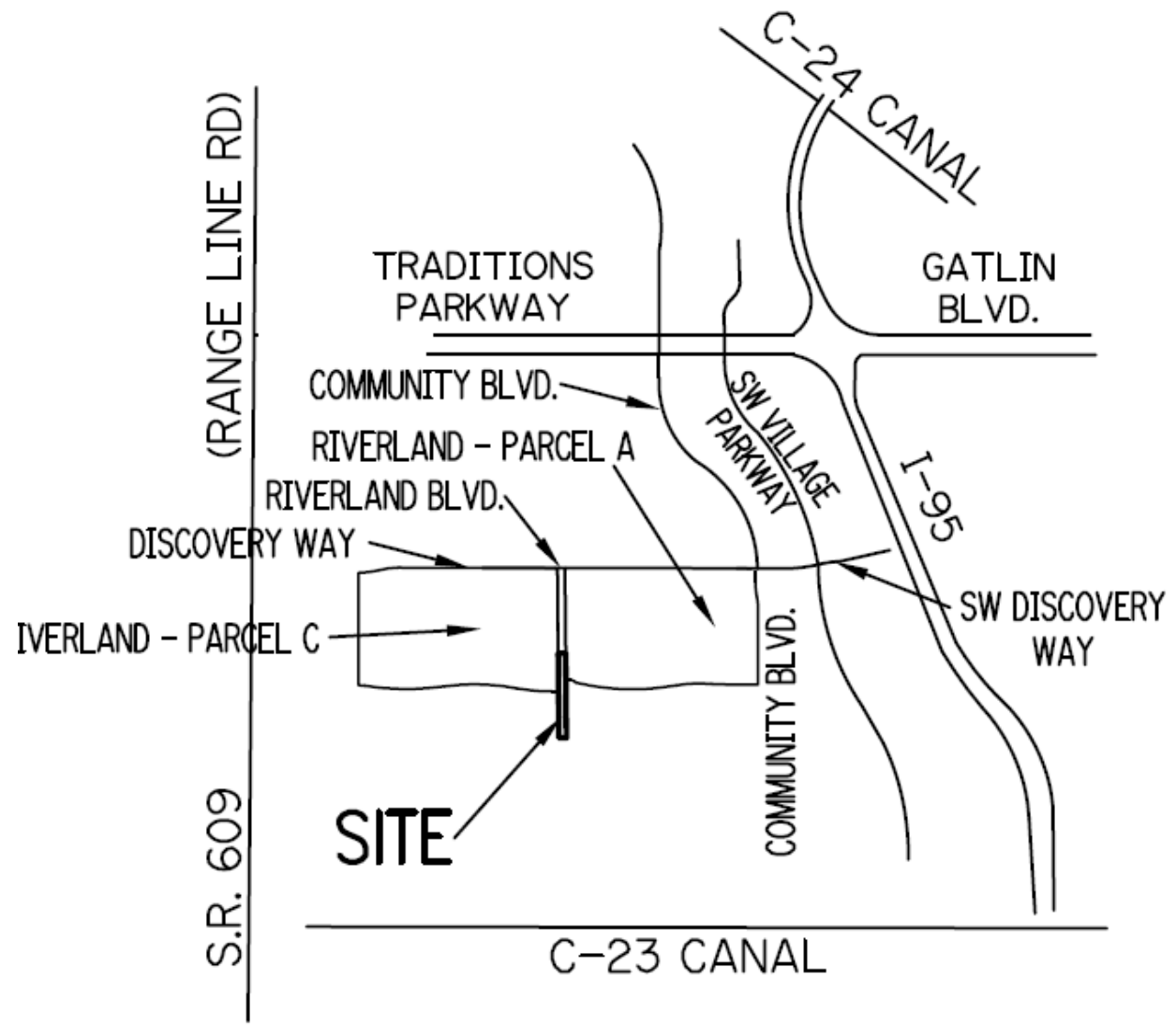


# Land Use



# 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.



# Traffic Impact Analysis

- Received August 2020
- Report completed by Simmons & White for Riverland
- Reviewed by City Staff
- 3<sup>rd</sup> party consultant (WGI, Inc.) hired by City to review
- Found to be consistent with the MPUD





# Latest Trip Counts

1,293 Building Permits issued as of 5/28/21

## Age Restricted

PM Peak = 438 Total Trips

- No additional roadway requirements are triggered at this time.
- DRI requirement for 2 lanes of Riverland Blvd. (N/S B) from Discovery to E/W 3 is not triggered until either 5,660 dwelling unit COs or 6,305 Total Net External PM Peak Hour trips whichever comes later.
- At this time, Riverland is constructing more roadway than the DRI currently requires.

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



# Recommendation

Site Plan Review Committee recommended approval at their meeting of December 9, 2020.

