

North-South “A” Roadway Plat

PRELIMINARY AND FINAL SUBDIVISION PLAT
APPLICATION WITH CONSTRUCTION PLANS

(P22-023)

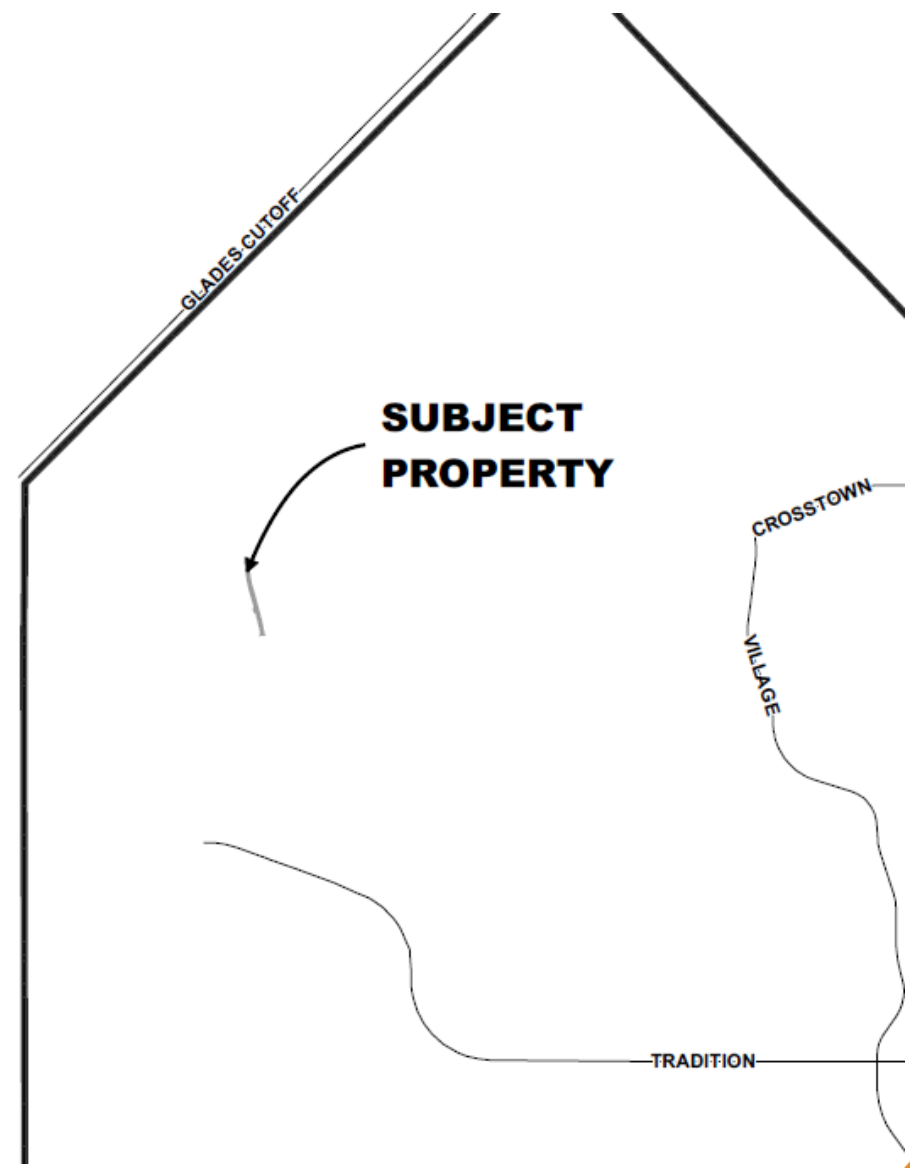
City Council Meeting June 26, 2023

INCORPORATED

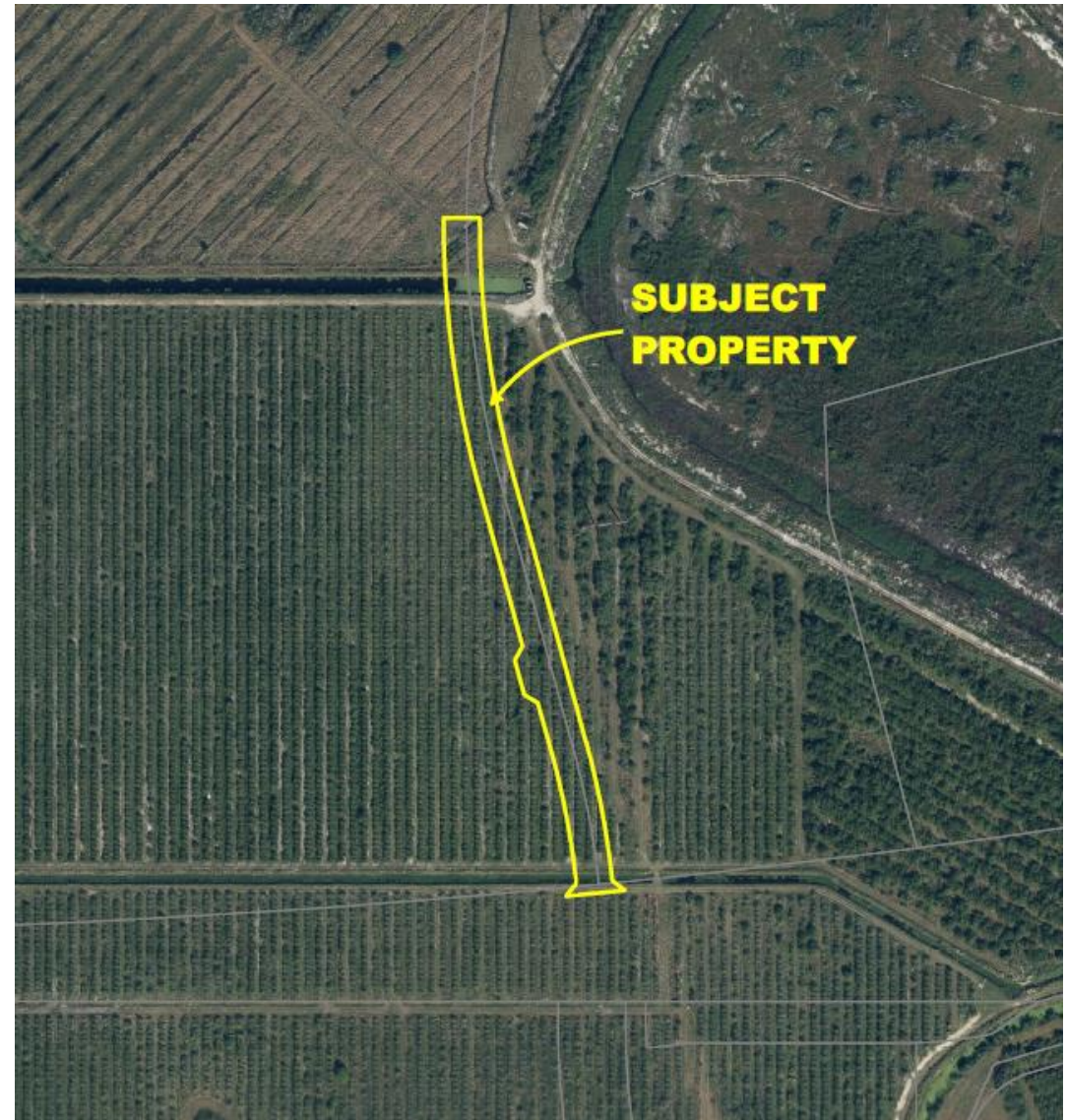
CityofPSL.com



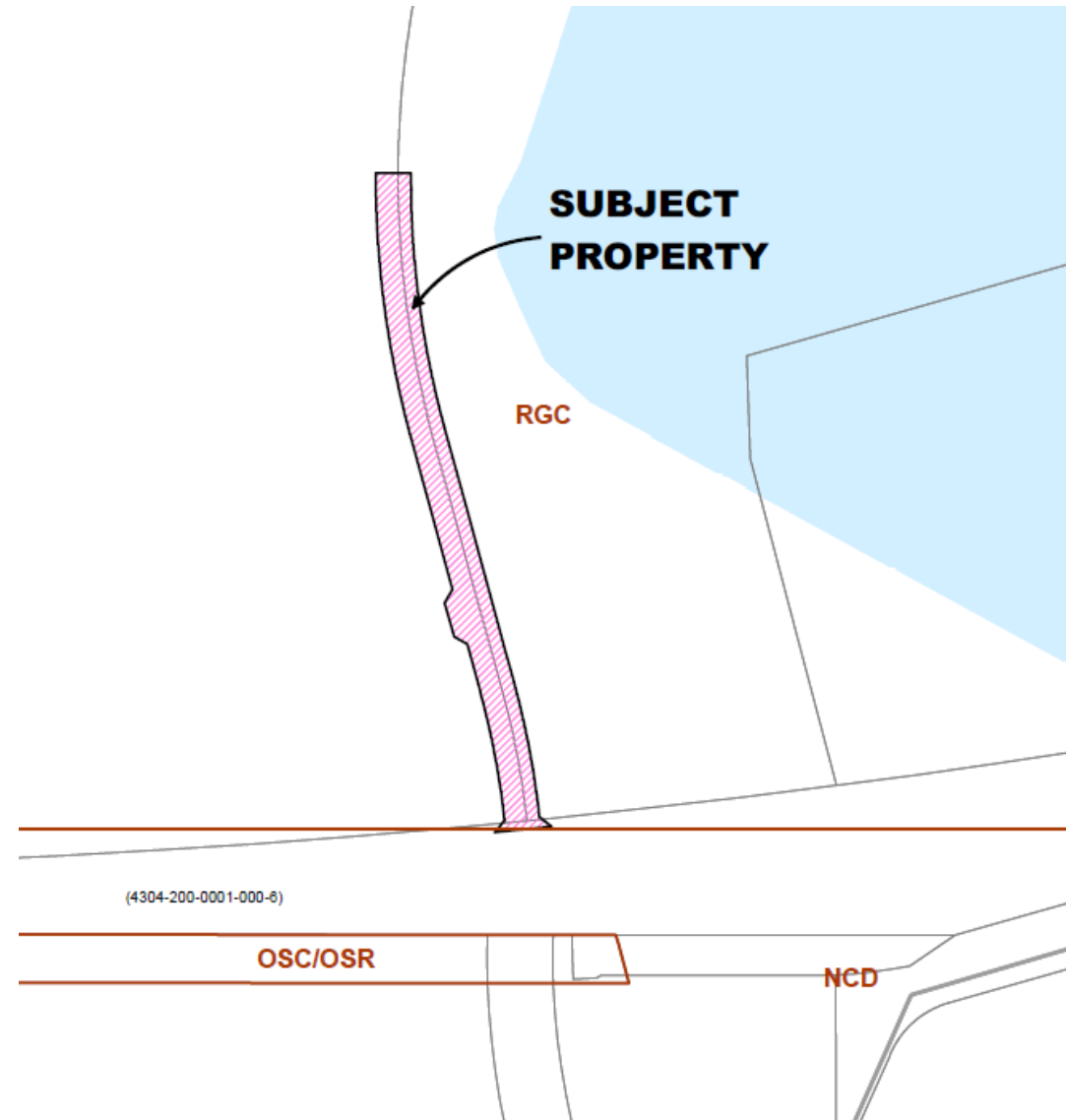
Subject property



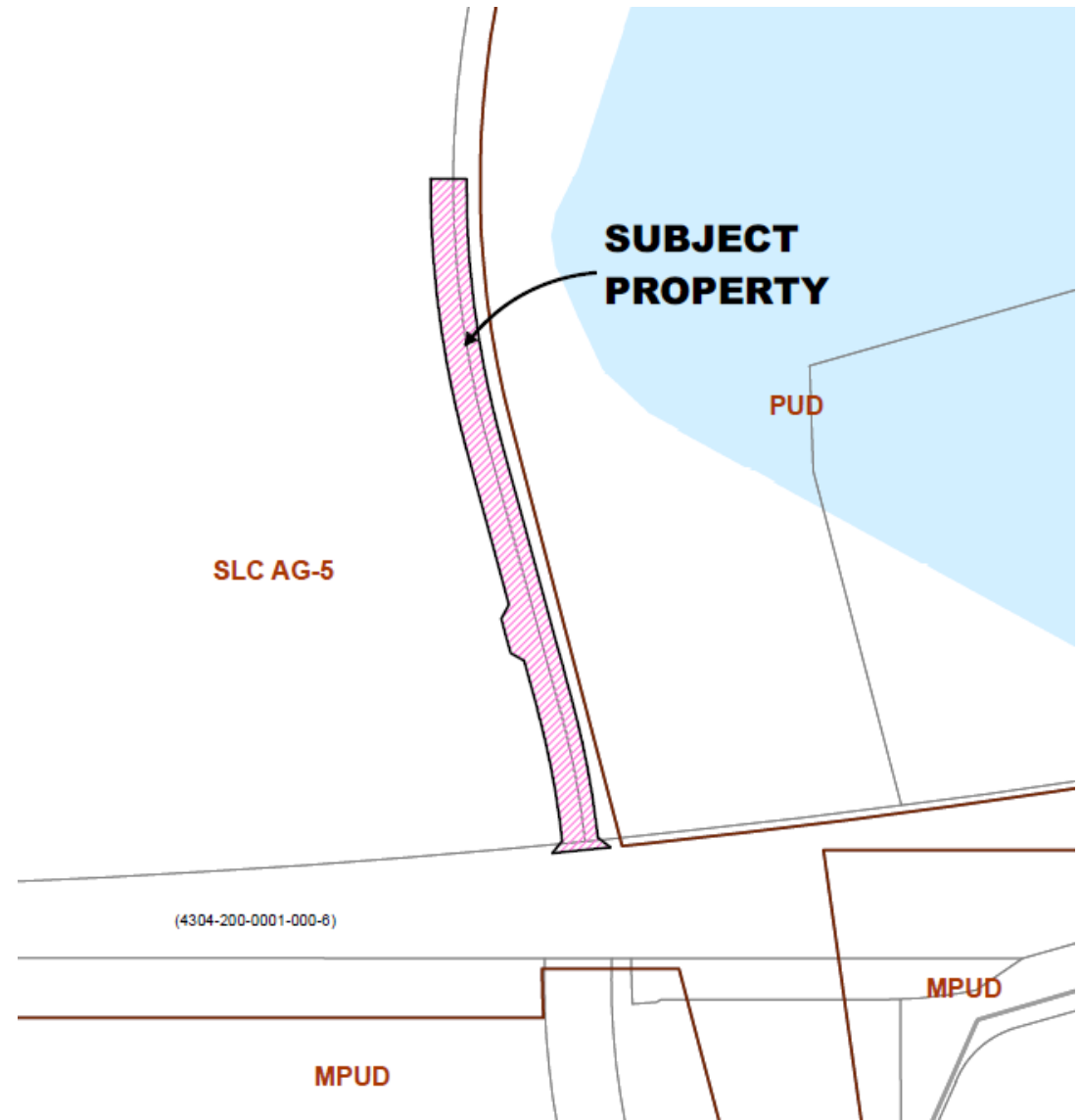
Aerial

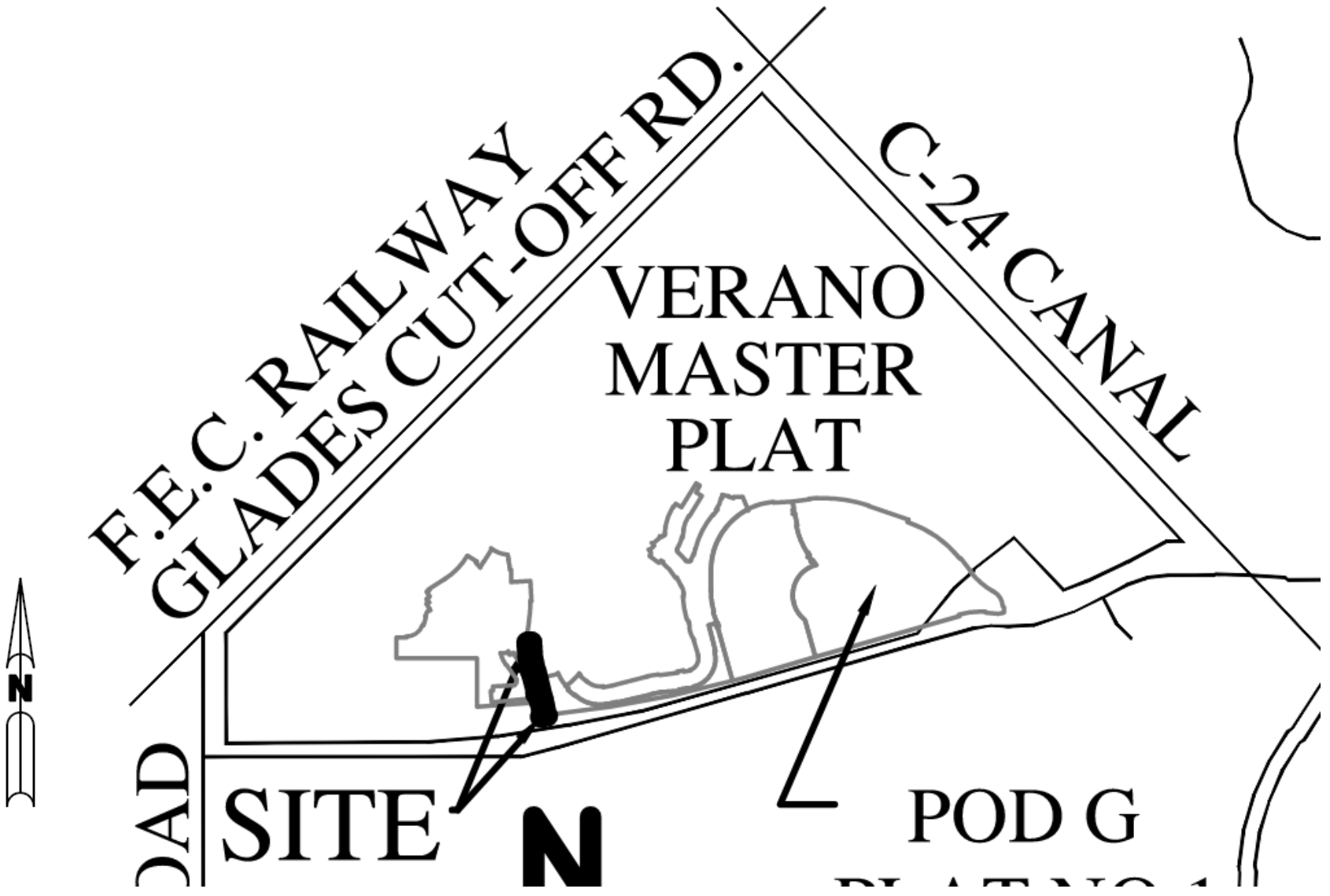


Land Use



Zoning





Traffic Impact Analysis

- This development is contained within the Verano DRI area.
- Received latest Traffic Statement Update June 2022
- Statement completed by MacKenzie Engineering & Planning, Inc. for Kolter Communities
- Reviewed by City Staff

- Found to be consistent with the PUD and DRI.



Roadway Commitments

- This development is currently at over **3,000 PM Peak hour trips** as of latest Biennial Report through July 2022 estimation received from developer.
- The total proposed dwelling units for entire DRI is now 7,046 units resulting in a potential of 8,230 PM Peak hour trips at buildout.
- DRI Roadway commitments are:
 - 2-lane Crosstown Parkway - Village Parkway to North-South A (N/S A) - **5,023 PM Peak hour trips**
 - This application is for the 2-lane N/S A – Crosstown Parkway to southern most Verano residential access – **Prior to 1st residential Certificate of Occupancy west of N/S A**



Recommendation

Site Plan Review Committee recommended approval at their meeting of February 9, 2022.

