

MEMORANDUM

TO: Bridget Kean, Deputy Director, Planning & Zoning

FROM: Diana Spriggs, P.E., Assistant Public Works Director

DATE: March 24, 2025

SUBJECT: P22-093 Tradition DRI Amendment
Traffic Generation & Circulation Approval

This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated March 10, 2025 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd with the below edits to the Tradition Development of Regional Impact (DRI).

Under the obligation of timing for the improvements for the Tradition Parkway and Community Boulevard roundabout, the improvement from the existing 1-lane roundabout to a 2-lane roundabout and turning over the improvements to the City must be completed by April 1, 2026.

Under the traffic signal warrant analysis for the Tradition Parkway and Community Boulevard roundabout, Tradition will be required to submit the analysis to the City in 2025 as part of the DRI Biennial reporting going forward.

We are adding timing to the obligation for Fernlake Avenue to Westcliffe Lane as a 2 lane roadway so that it must be constructed prior to the 100th residential building permit within the Brynlie Subdivision Plat.

Also, an addition of certain timing for the platting and conveyance of Westcliffe lane to N/S A, including the roundabout at Westcliffe Lane and N/S A is prior to the start of site work on Phase 1 of the Parcel 4B development, Tradition Plat No. 4 (P24-175 Proposed Lotis Site Plan) The road must be constructed and turned over to the City prior to the start of vertical construction on that site.