

MEMORANDUM

TO: Francis Forman – Planner III, Planning & Zoning

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

DATE: February 14, 2025

SUBJECT: Riverland Parcel D – Plat 8 (P24-075)
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by Simmons & White dated April 11, 2022 for Riverland Parcel D 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.

When looking at Net External Peak trips, Parcel A gave approval for 309 age restricted PM Peak hour trips. Parcel B gave approval for 949 total (age-restricted housing, multi-family and commercial) PM Peak hour trips. Parcel C gave approval for 345 age restricted PM Peak hour trips. Parcel D is proposed to include 369 age restricted PM Peak hour trips.

This would bring Riverland to a Total of 1,972 Net External PM Peak Hour Trips for all of Riverland so far approved with the additional approval of Parcel D that this Plat is part of. Including all 4 Parcels (A, B, C, & D), Riverland would include a total of 4,637 age restricted single family homes, 130,000sf Commercial, and 261 Multi-family dwelling units for all of the currently approved Riverland.

The next roadway trigger for construction is the extension of Community Blvd south from Marshall Parkway (E/W 3) to Hegener (FKA Paar) Drive. The trigger for this portion of roadway is at 2,000 dwelling units or 2,023 New External PM Peak Hour trips, whichever comes last.

Based on Building permits let by the building department as of 1/30/2025 for the entire Riverland Development, 3,344 dwelling units have been permitted. With the Age Restricted trip counts from the ITE Trip Generation Manual, 10th edition, this equates to 1,343 PM Peak hour trips currently permitted.

No additional roadway construction is triggered at this time.

Public Works would like to recommend a condition of approval to include:

1. A bond in legally sufficient form and amount must be submitted.
2. The plat will not be recorded until conditions have been satisfied.