

# DEL WEBB AT TRADITION PLAT NO. 5A

PRELIMINARY SUBDIVISION PLAT

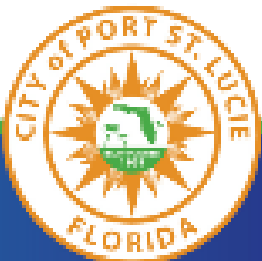
(P21-016)

City Council Meeting – July 26, 2021

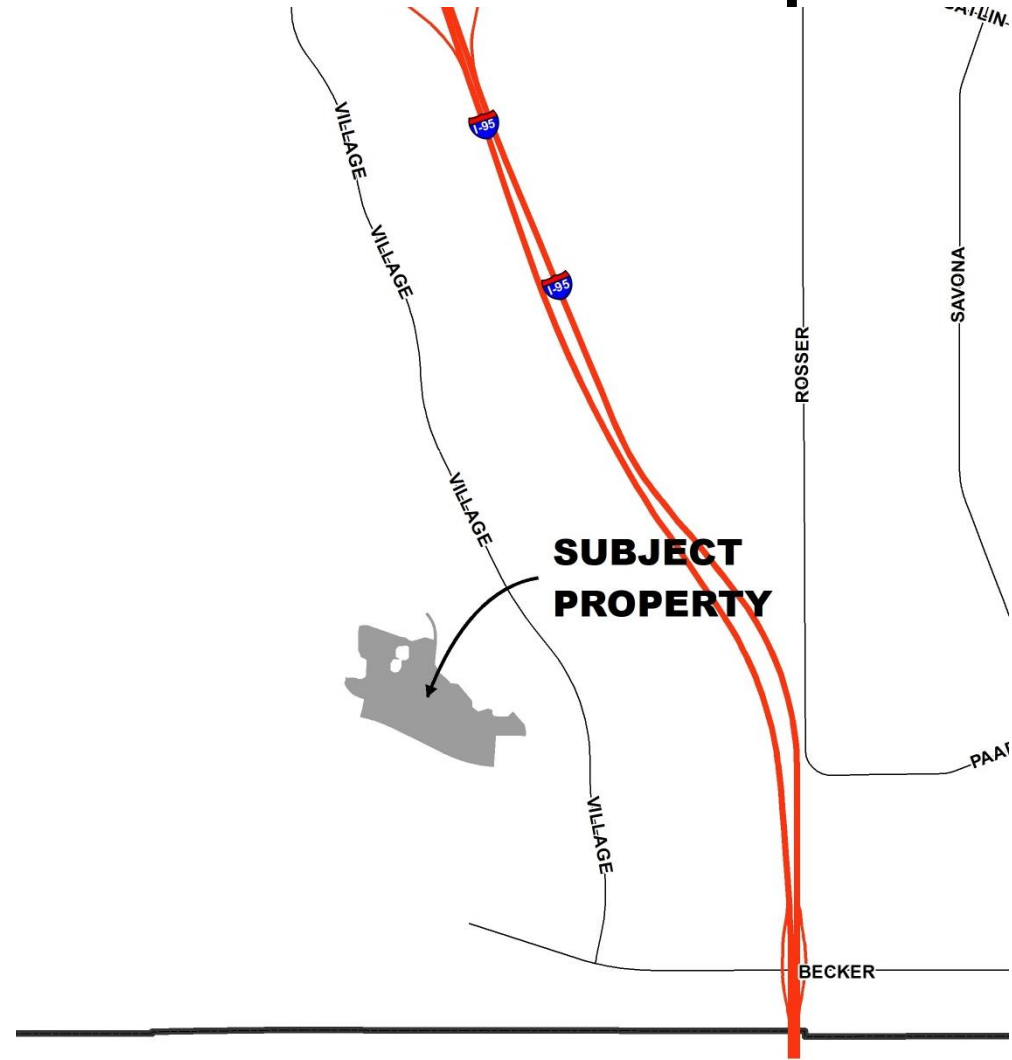


# Proposed Project

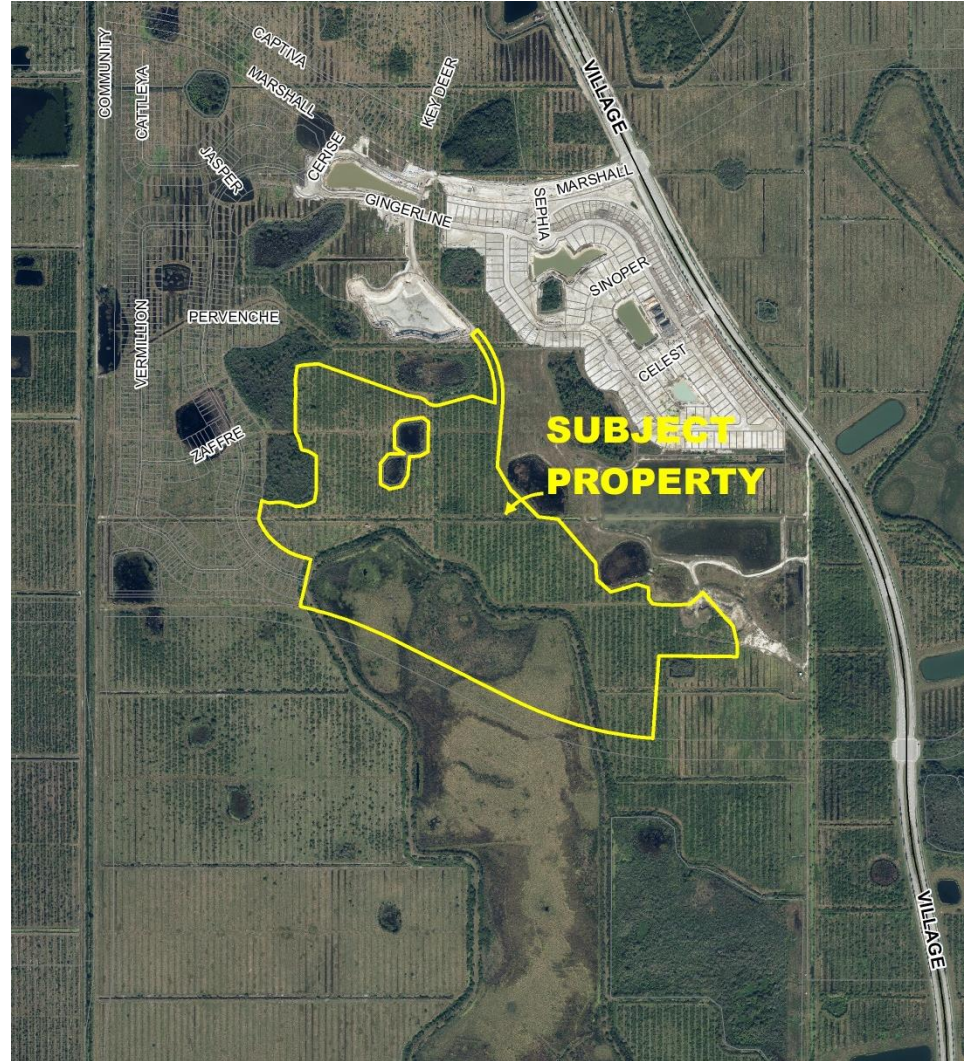
The proposed plat consists of 95 residential lots, private roads, open space tracts, and a water management tract.



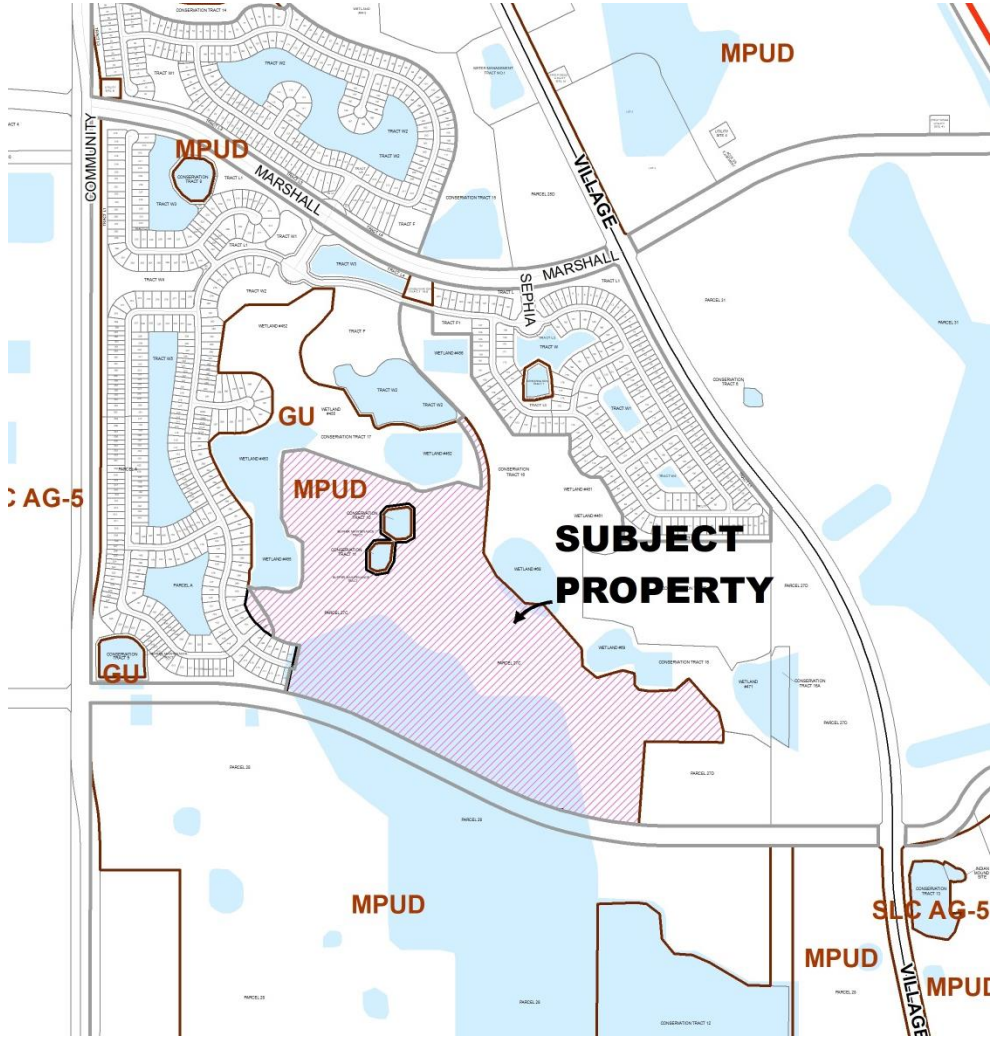
# Location Map



# Aerial Map



# Zoning Map



# Traffic Impact Analysis

- Received March 2018
- Report completed by Kimley Horn & Associates for Pulte
- Reviewed by City Staff
- Found to be consistent with the Southern Grove DRI
- Traffic Circulation was reviewed by Staff and found to be in compliance with Public Works Policy #19-01



# Latest Trip Counts

Currently approved plats for Del Webb and Heron Preserve:

- Del Webb Plats 1-4 = 558 lots
  - Heron Preserve Ph. 1 = 216 lots
  - Heron Preserve Ph. 2a = 108 lots
  - Del Webb Plat 5a = 95 lots
- Total = 977 lots

Current Traffic Analysis includes 939 lots

An updated Traffic Analysis will be required prior to any future phases going forward.

# Impacts and Findings

This project has been reviewed for compliance with the Southern Grove DRI development order to ensure that adequate public facilities and services are available concurrent with the development's impacts and was found to be in compliance.





# Recommendation

The Site Plan Review Committee reviewed the request at their February 10, 2021 meeting and recommended approval.

