

Riverland Parcel B Plat Eight

PRELIMINARY AND FINAL SUBDIVISION PLAT
APPLICATION WITH CONSTRUCTION PLANS

(P21-275)

City Council Meeting March 28, 2022



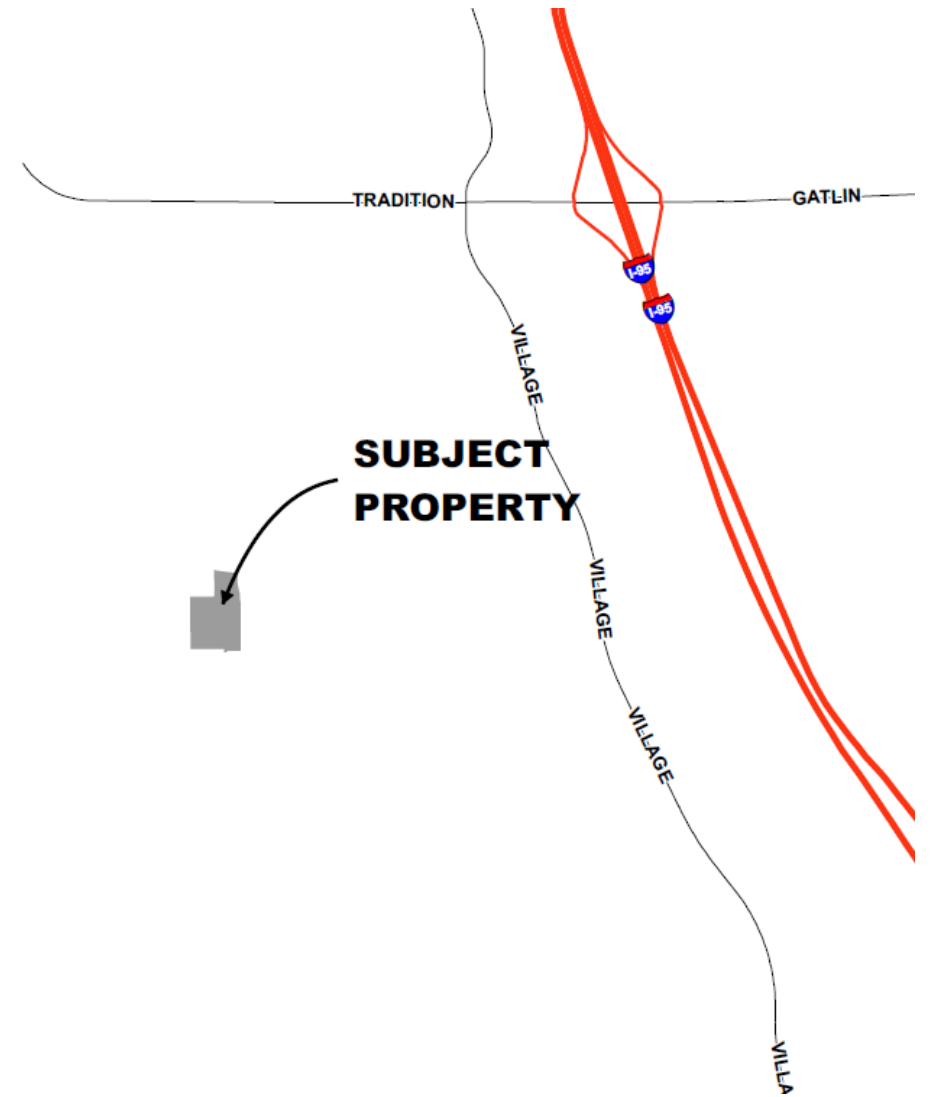
Requested Application:

This 28.09 acre preliminary and final subdivision plat is proposed to create:

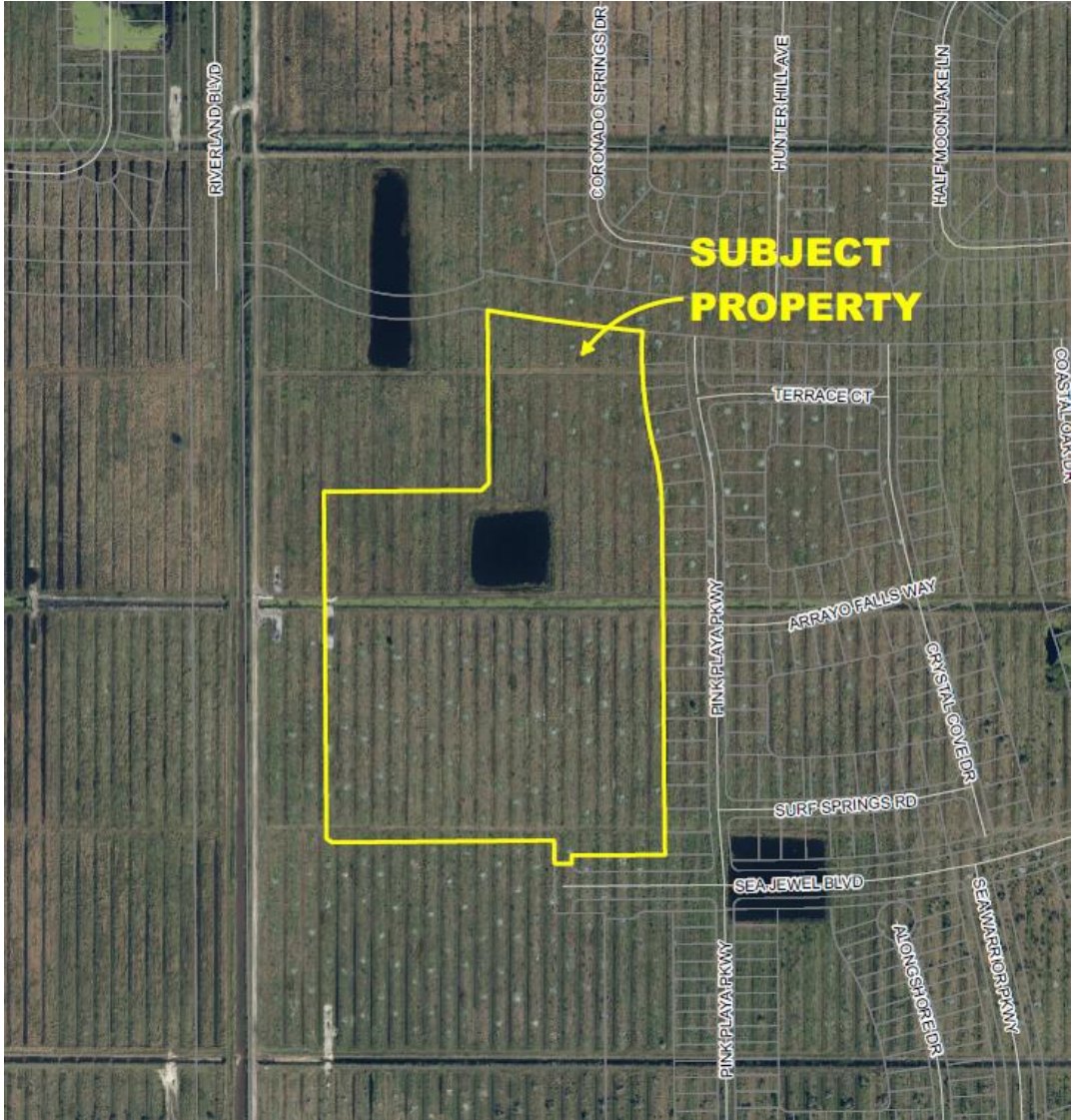
- 125 single family lots
- Water management tracts
- Open space tracts
- Private road right-of-way dedicated to the Riverland Parcel B Homeowners Association.



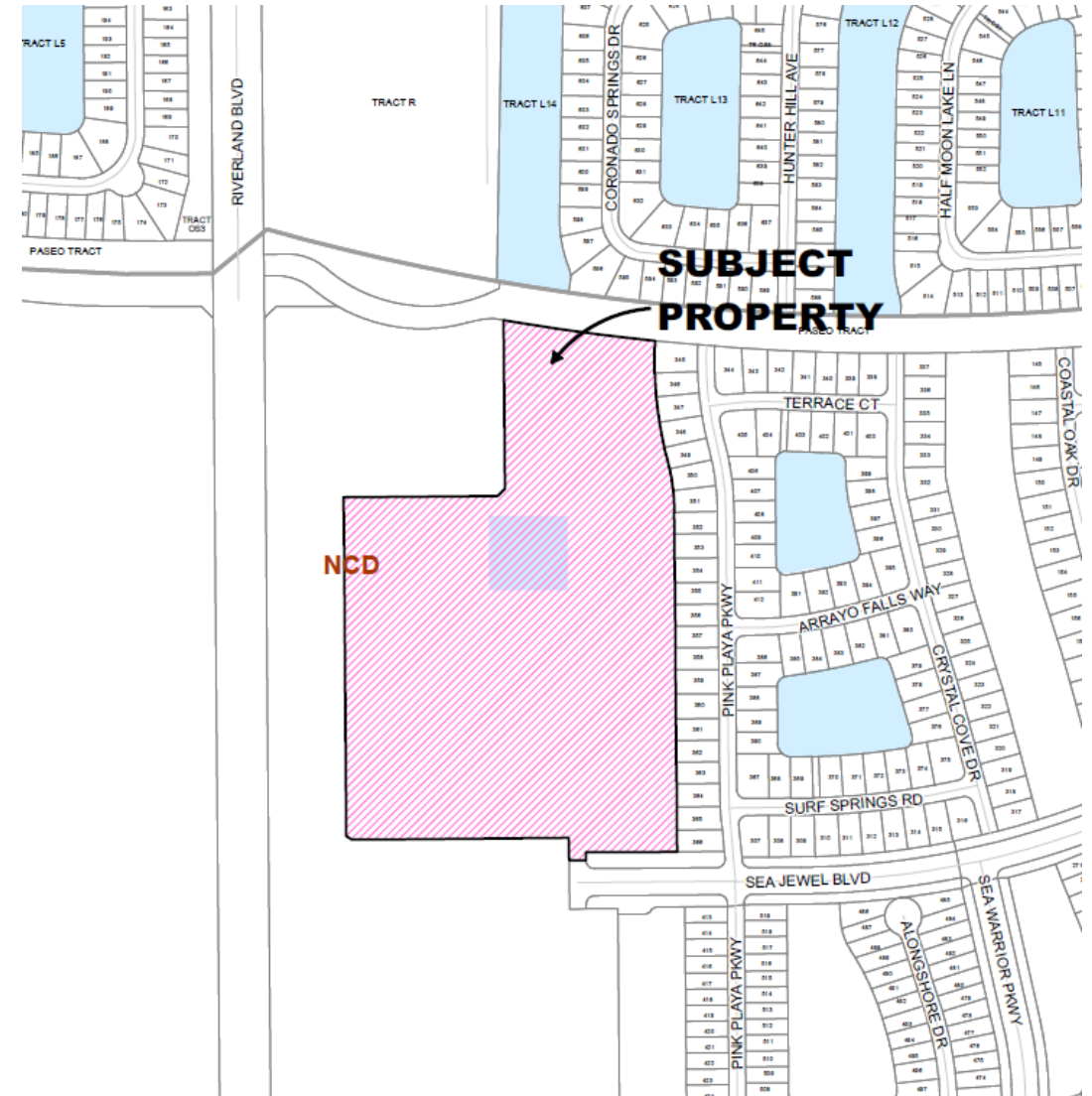
Subject property



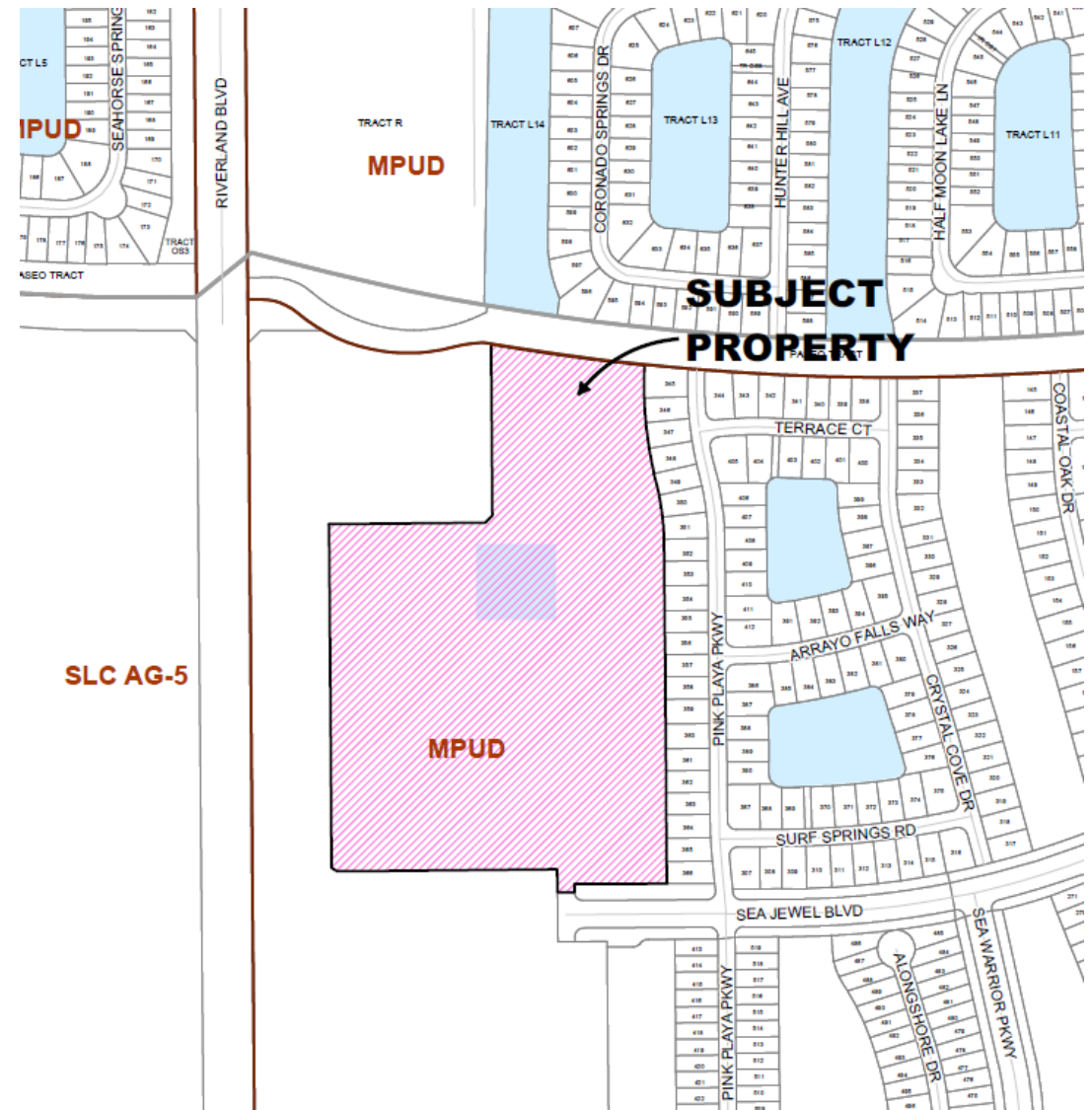
Aerial



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.

The Public Works Department found the transportation elements of the project to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, Public Works Policy 19-01pwd and the latest Development Order for the referenced project



Traffic Impact Analysis

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



Latest Trip Counts

1,779 Building Permits issued as of 2/25/22

Age Restricted

PM Peak = 712 Total Trips

- No additional roadway requirements are triggered at this time.
- DRI requirement for 2 lanes of Community Blvd. from Discovery to E/W 3 is not triggered until either 700 dwelling unit COs or 828 Total Net External PM Peak Hour trips whichever comes later.
- However, Riverland has started construction from Community Blvd. going South to E/W 3 already.

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



Public Art

The applicant has indicated that they will be submitting an extension request to the Public Art deadline as per Section 162.14 of the Art in Public Places Code. Their objective is to join the requirements of both Parcel B MPUD and Riverland Center MPUD and provide a single art piece.



Recommendation

Site Plan Review Committee recommended approval at their meeting of December 8, 2021.

