

Verano South, Pod D, Plat No. 2
Final Subdivision Plat
with Construction Drawings
(P21-018)

City Council Meeting

April 26, 2021

Holly F. Price, AICP, Planner III



This preliminary subdivision plat includes:

- **159 single-family residential lots**
- 3 open space tracts
- 65.1 acres

This application proposes revisions to the previously approved Verano South Pod D, Plat 2 (P20-041). In August of 2020, the PUD zoning for Pod D was amended to allow 5' side yard setbacks instead of 6' side yard setbacks. With the reduction in the required side yard setbacks, the proposed number of lots for Pod D, Plat 2 has been increased from 152 lots to 160 lots. The applicant is proposing to add 8 lots.

Applicant: Coteleur & Hearing / Daniel Sorrow

Owner: Verano Development, LLC

Land Use: Residential Golf Course (RGC)

Zoning: Planned Unit Development (PUD)

REQUESTED APPLICATION

CityofPSL.com



Note:
Location and configuration of all development parcels, lakes, open space and golf will be fully delineated during the permitting process.



Verano Preliminary Master Plan Map H Exhibit B 09.13.2017

Leg



Development of Regional Impact

The proposed preliminary plat is part of the overall Verano Development of Regional Impact (DRI) that is 3,004 acres in size and includes a mix of uses:

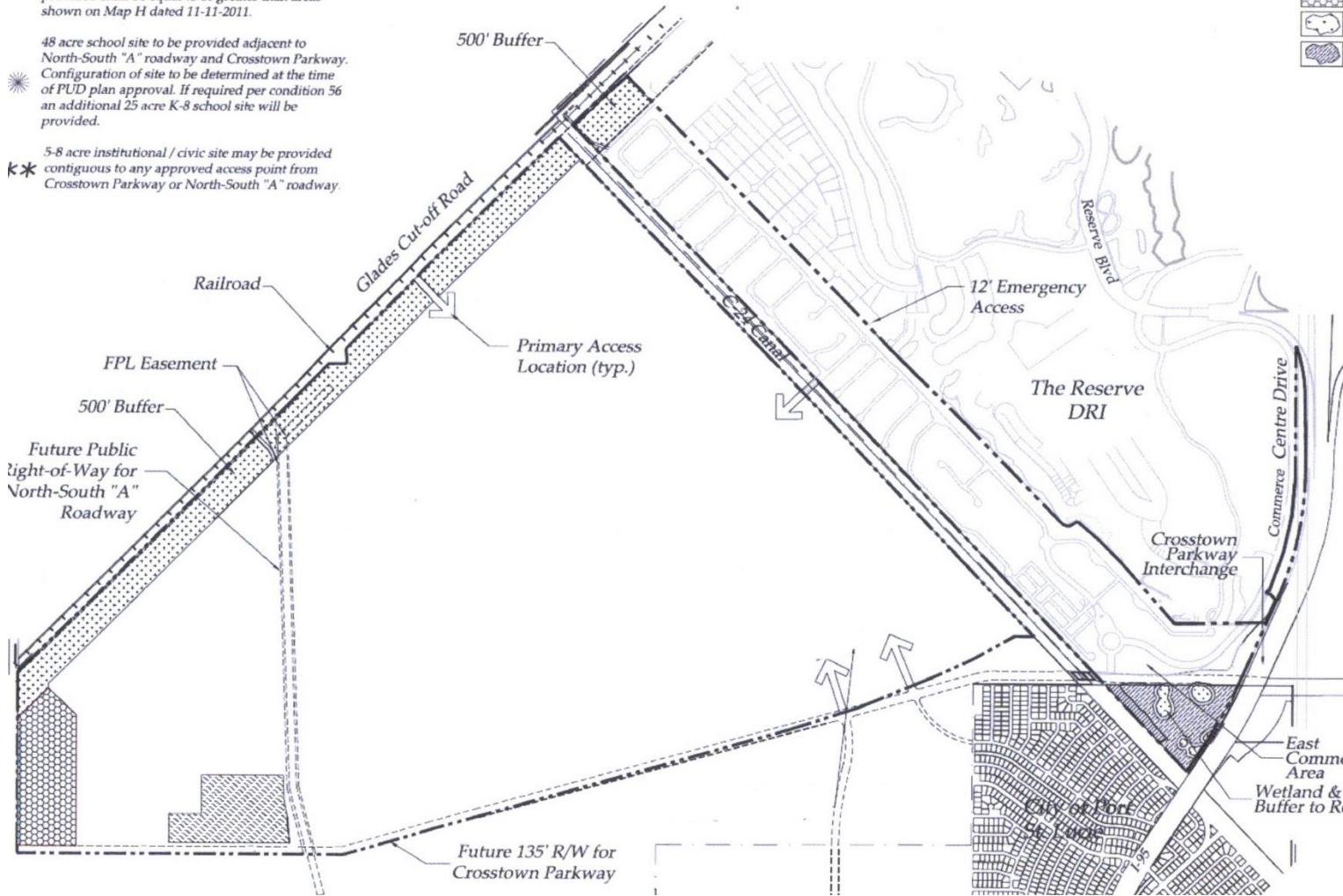
- Commercial
- Multifamily
- Single-family
- Golf Course
- Public School
- Public Park

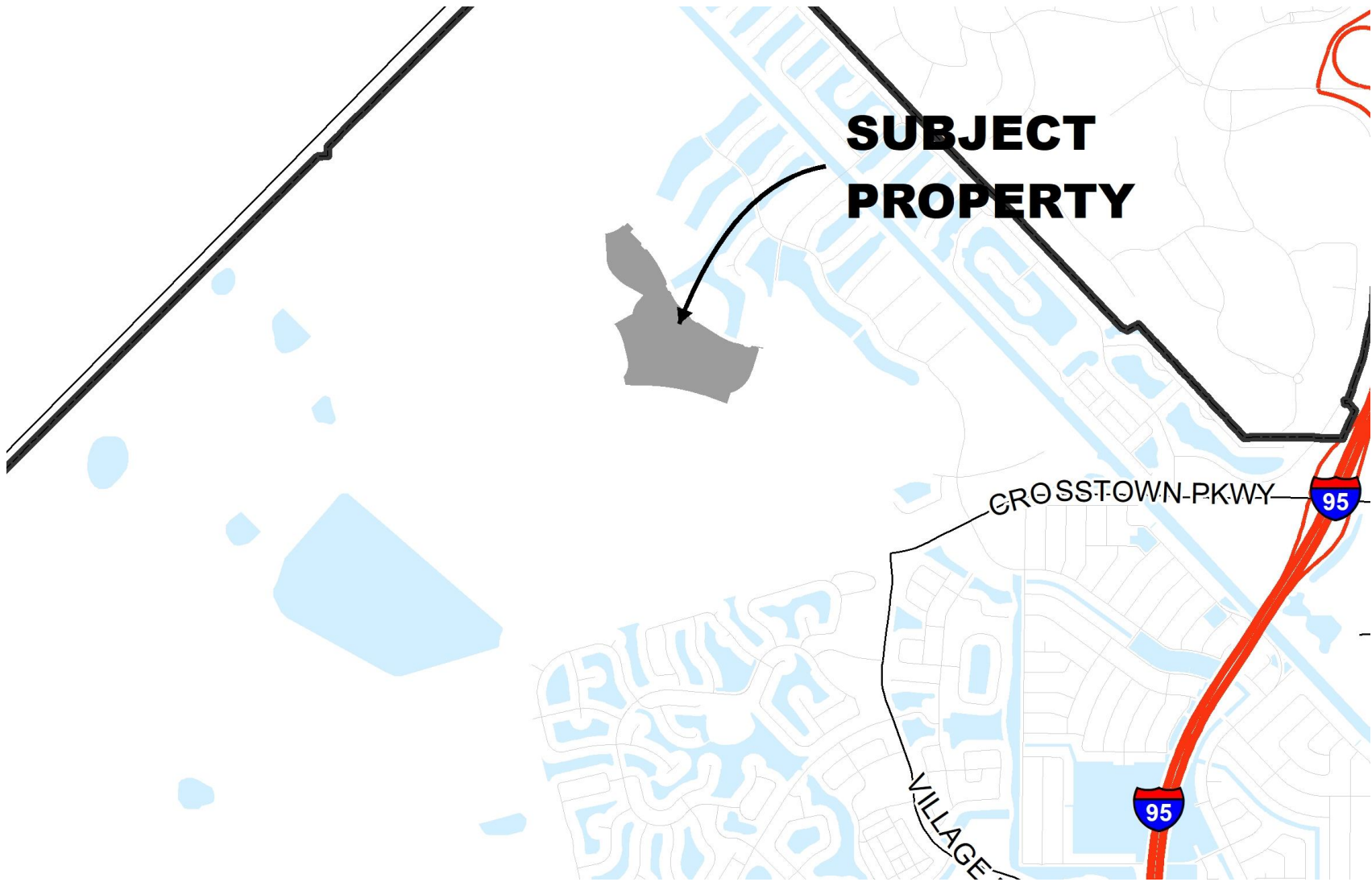
Most of the proposed development in the DRI consists of single-family development.

Open space requirements to remain in effect per the latest development order. Total open space provided shall be equal to or greater than areas shown on Map H dated 11-11-2011.

48 acre school site to be provided adjacent to North-South "A" roadway and Crosstown Parkway. Configuration of site to be determined at the time of PUD plan approval. If required per condition 56 an additional 25 acre K-8 school site will be provided.

5-8 acre institutional / civic site may be provided contiguous to any approved access point from Crosstown Parkway or North-South "A" roadway.





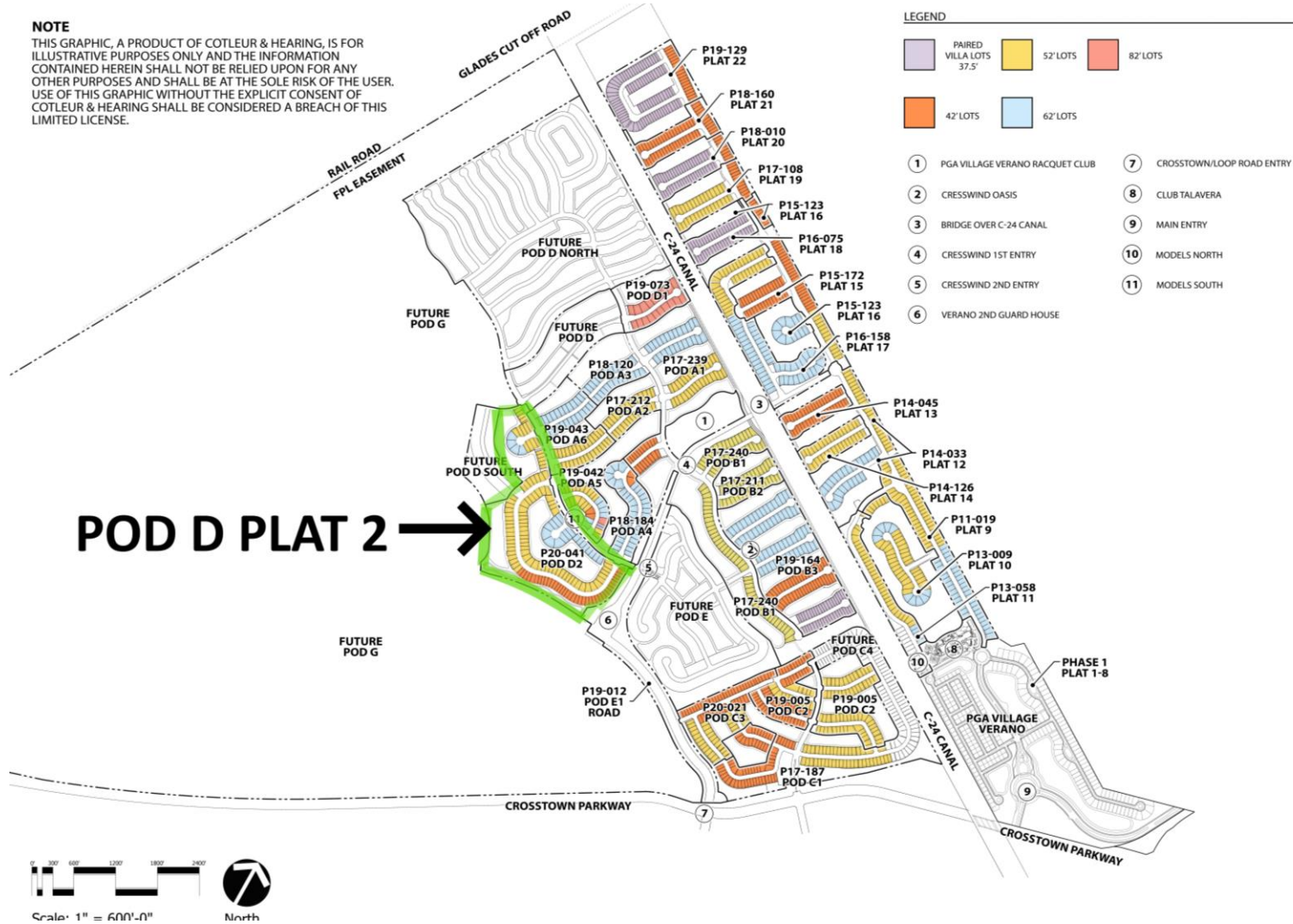
LOCATION MAP

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NOTE

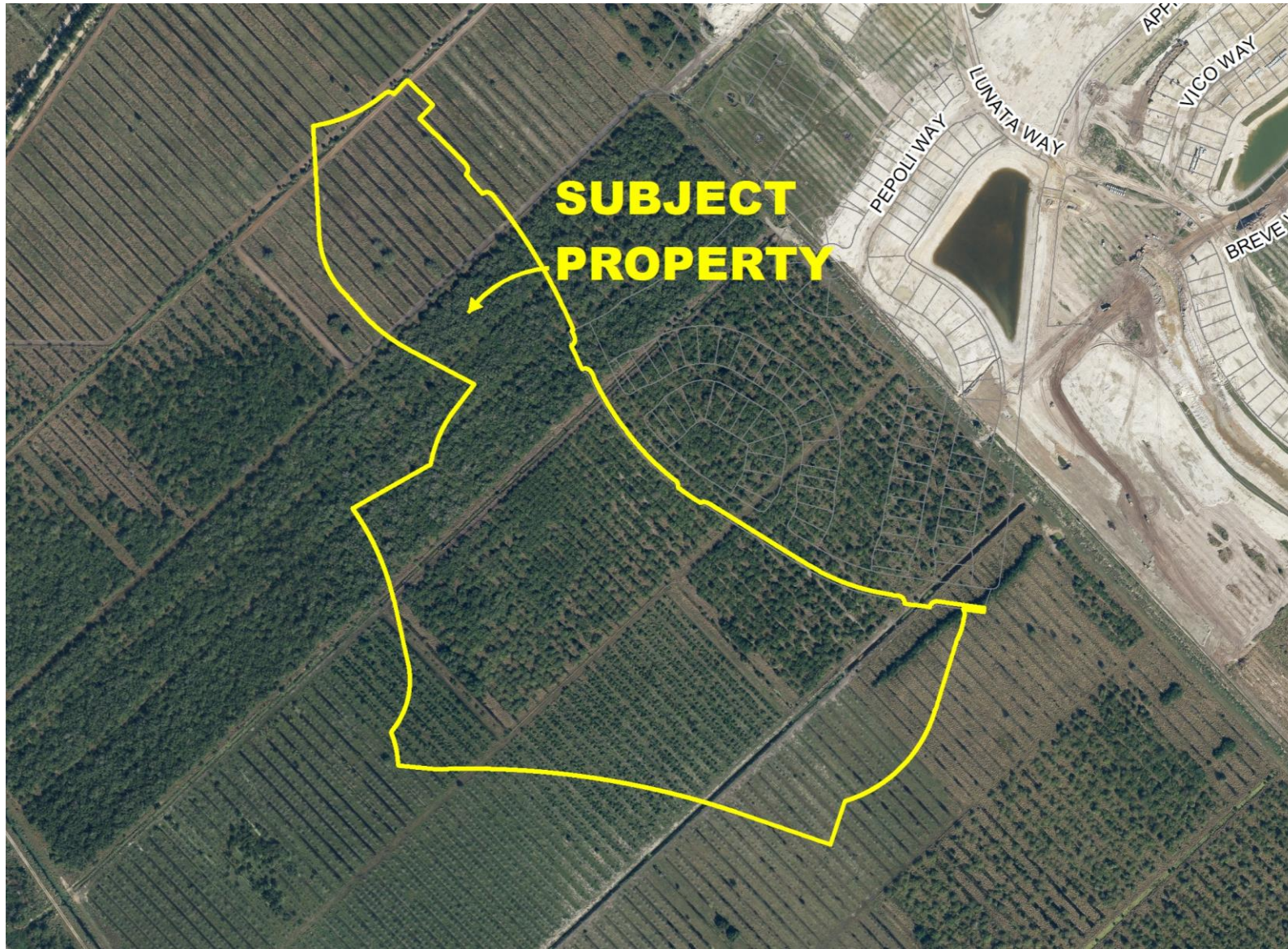
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DEVELOPMENT MAP

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AERIAL MAP

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- The project has been found to **be in compliance with Chapter 160, City Code**, regarding provision of adequate public facilities **and the Verano Development of Regional Impact (DRI)** for all Development Order requirements.



The **Site Plan Review Committee (SPRC)** recommended approval of this final subdivision plat with construction drawings on February 24, 2021.

RECOMMENDATION

CityofPSL.com

