

VERANO SOUTH POD D PLAT NO. 4
Preliminary Subdivision Plat
and Construction Plans
(P21-004)

City Council Meeting
April 26, 2021
Holly Price, AICP, Planner III



This application is for a **Preliminary Plat with Construction Plans:**

Area: 87.24 acres;

Lots: 268 lots: 140 single-family lots, 128 duplex lots;

Other: 4 lakes along with roads and utility infrastructure.

Applicant: Coteleur-Hearing / Daniel Sorrow
Property Owner: Verano Development, LLC
Future Land Use: RGC (Residential Golf Course)
Zoning: PUD (Planned Unit Development)

REQUESTED APPLICATION

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

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.

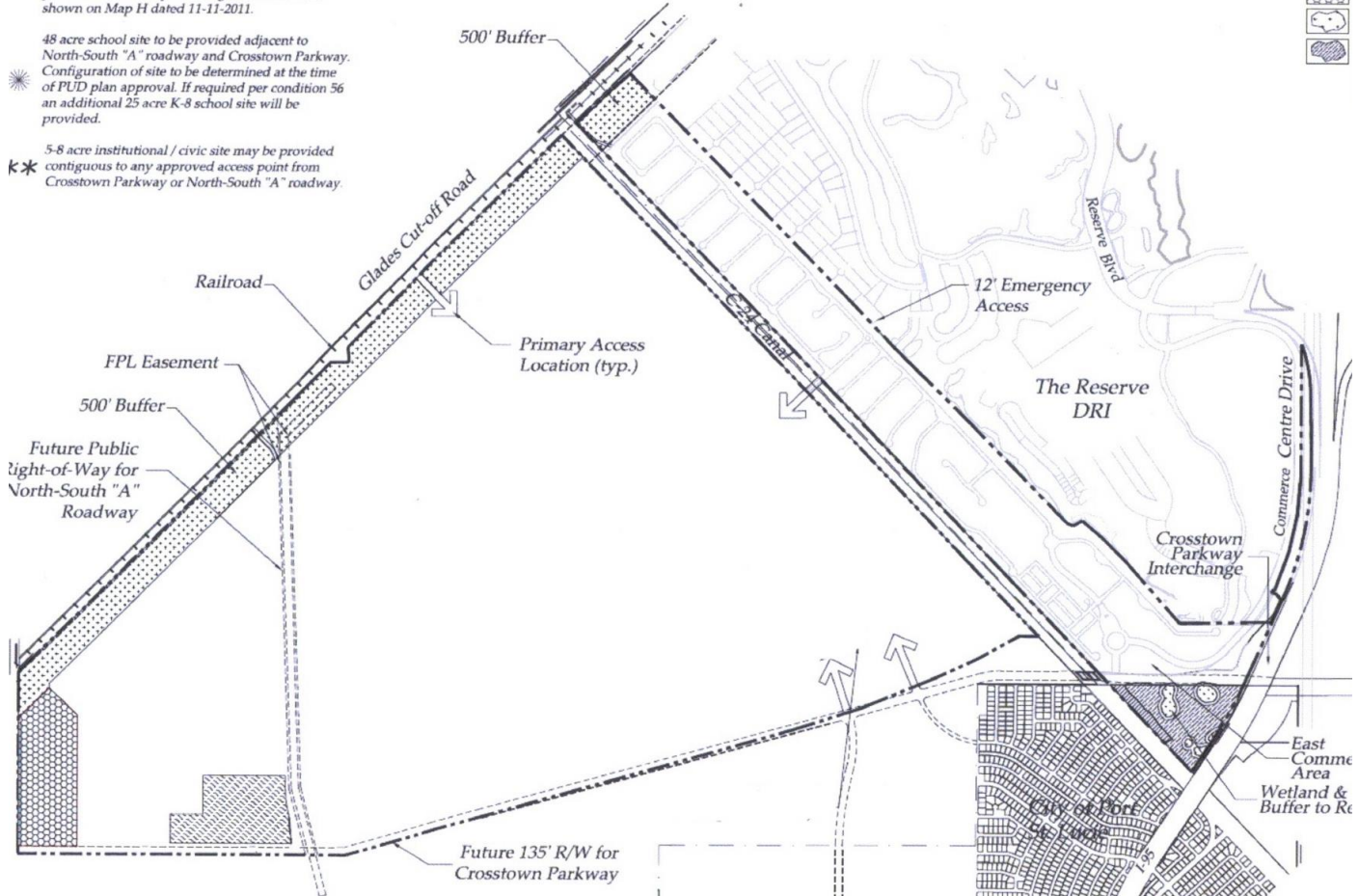
48 acre school site to be provided adjacent to North-South "A" roadway and Crosstown Parkway. Configuration of site to be determined at the time of PUD plan approval. If required per condition 56 an additional 25 acre K-8 school site will be provided.

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



Verano Preliminary Master Plan Map H Exhibit B 09.13.2017

Legend



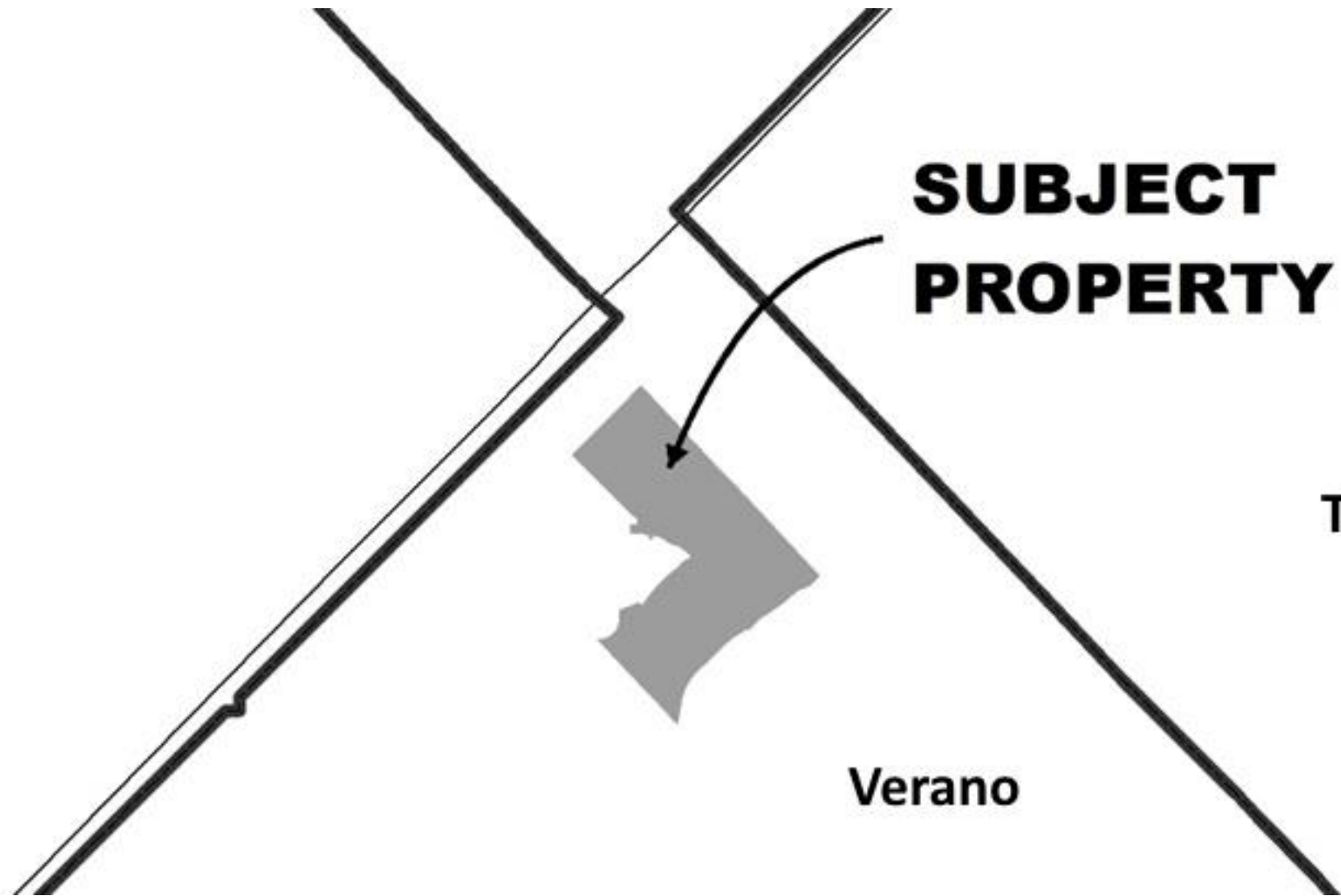
Development of Regional Impact

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

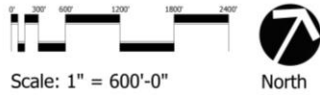
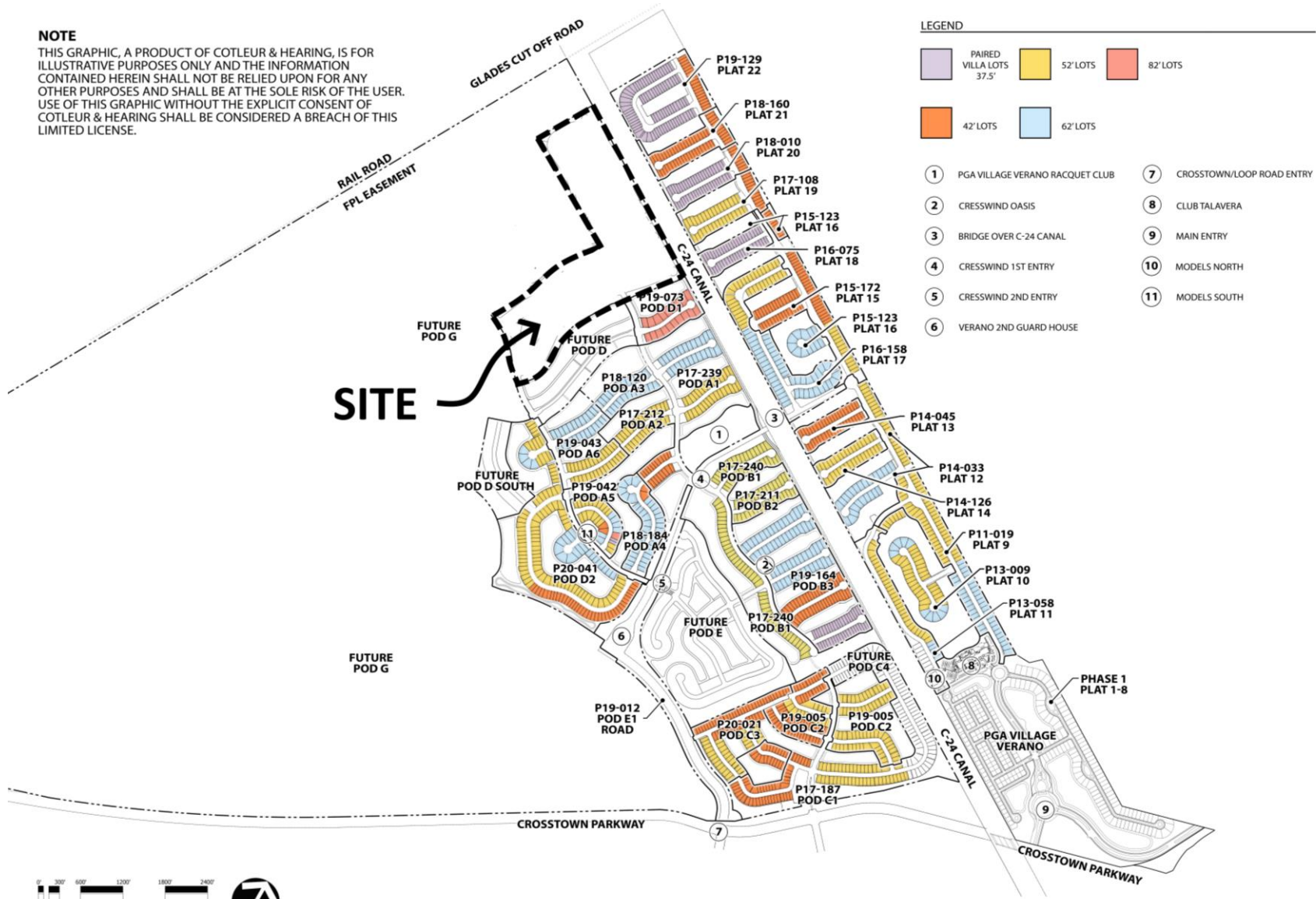
Most of the proposed development in the DRI consists of single-family development.





NOTE

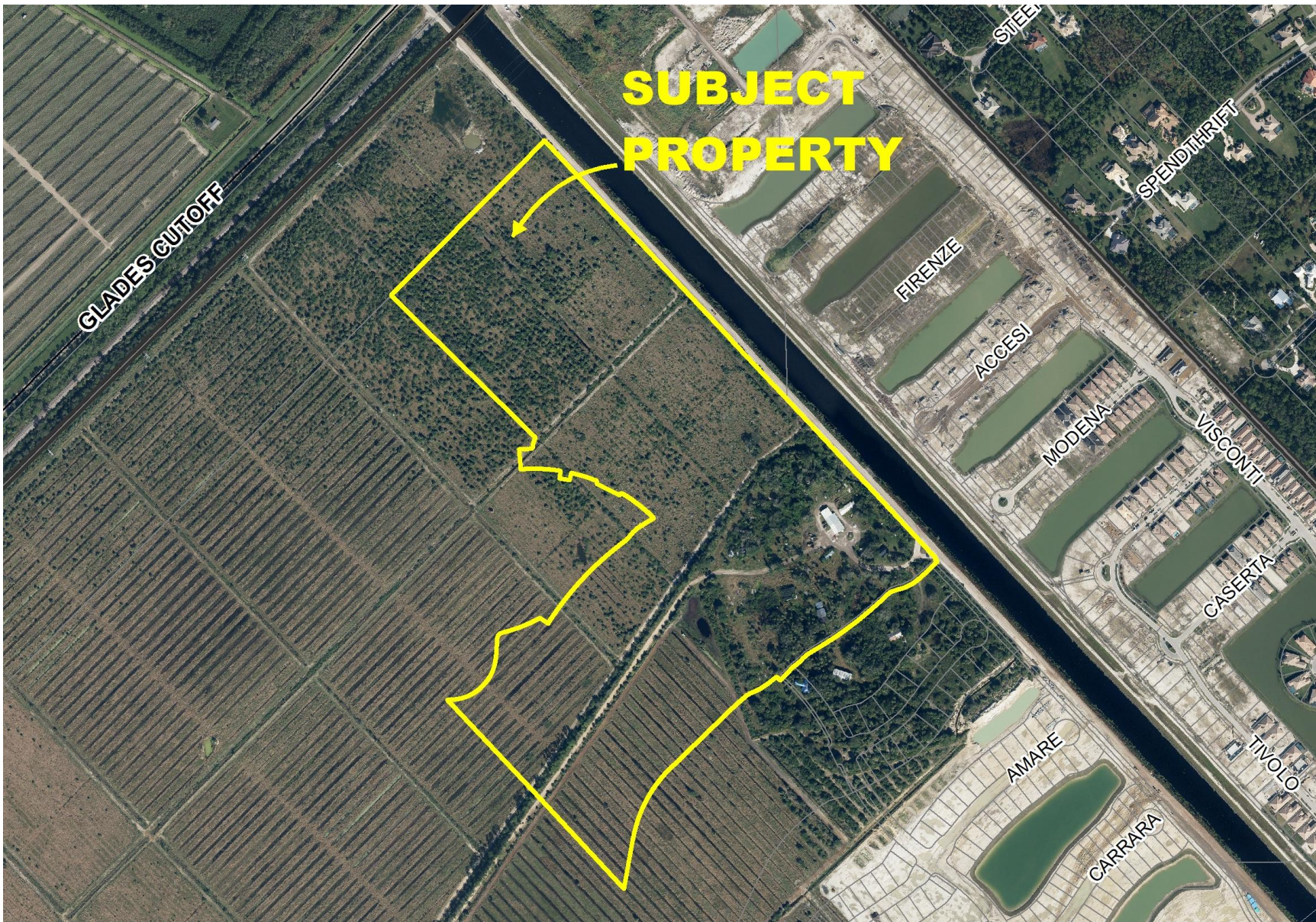
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OVERALL DEVELOPMENT MAP

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AERIAL

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The preliminary plat has been reviewed for compliance with Chapter 160, City Code, and the Verano Development of Regional Impact (DRI) Development Order, to ensure the provision of adequate public facilities and services are available with the development impacts.

This project is found to be in compliance.



The Planning and Zoning Board reviewed the request for a preliminary plat with construction plans on March 2, 2021 and recommended approval.

RECOMMENDATION

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