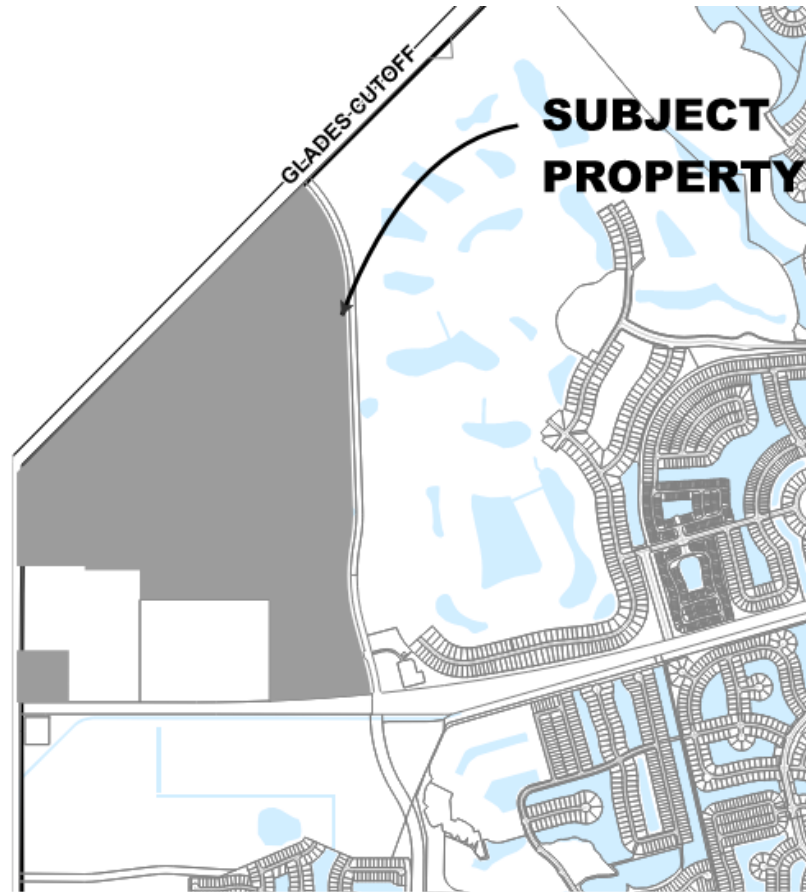




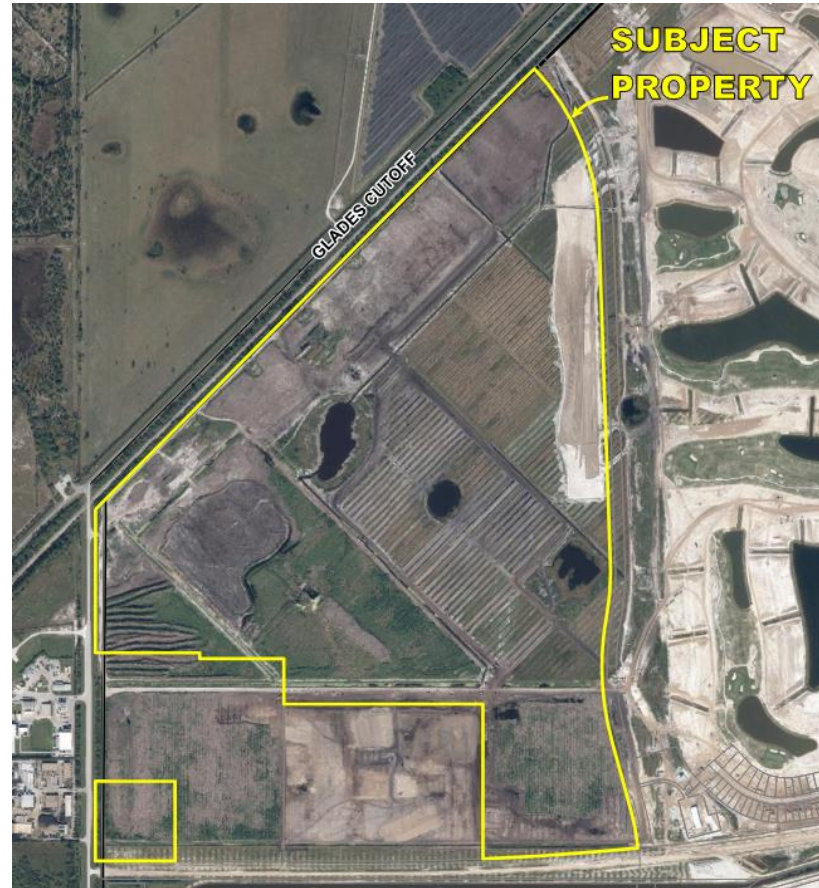
Verano South POD H

PUD Amendment Application
(P25-096)
City Council Meeting – January 26, 2026

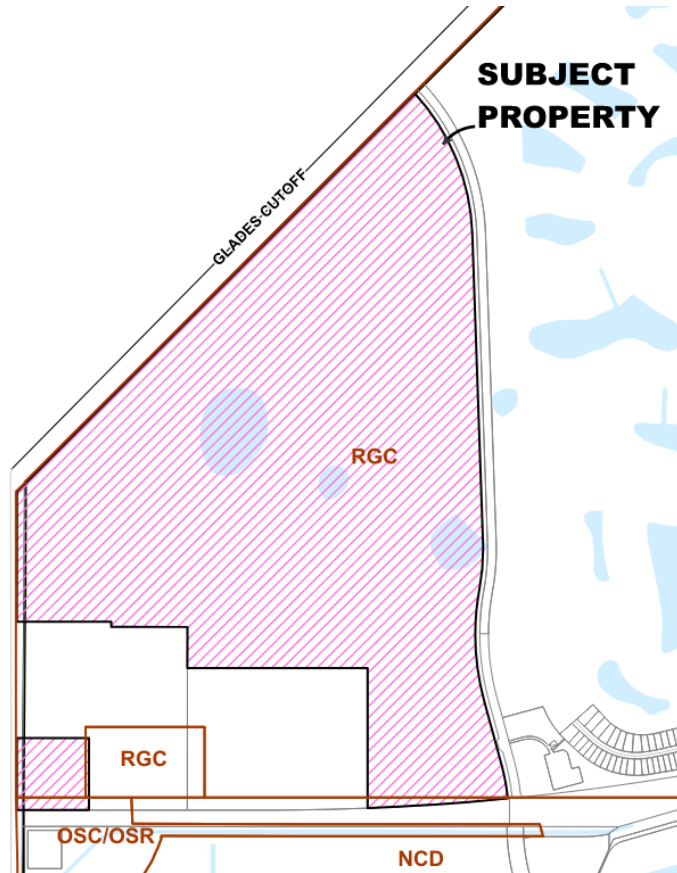
Location Map



Location Map



Aerial Map



Proposed Project

An application for the 1st Amendment to the Verano South POD H Planned Unit Development (PUD) to update the permitted uses and update the street tree requirements.

The Verano South POD H PUD was first approved in 2024 (P21-070) per Ordinance #24-01. The future land use designation for the project is RGC (Residential Golf Course) and is located within the Verano Development of Regional Impact (DRI).

Proposed Update

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. The current PUD does not specify any institutional permitted uses.

The applicant is proposing to add a 24- hour free standing emergency department as a permitted use. Institutional land uses are consistent with the RGC lands use designation.

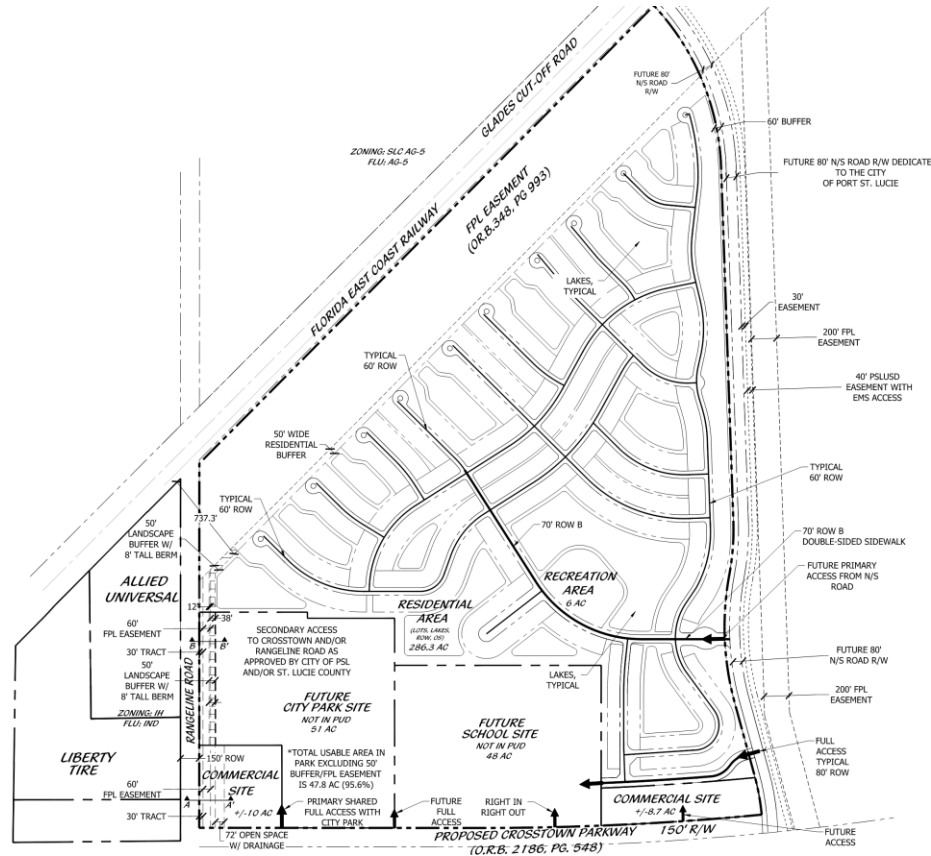
The proposed use does not change any of the non-residential entitlements of the Verano DRI.

Proposed Update

The proposed street tree change is to change the current requirement of one large street tree per lot to be changed to permit large and medium street trees to be proposed with a maximum distance separation consistent with the City's Subdivision Regulations. This provides flexibility for the developer as they respond to site conditions while still meeting the intent of having street trees installed.

The update also includes language that if utility or driveway conflicts occur, the applicant may request further tree spacing or alternate acceptable locations prior to planting. Proving that the overall number of street trees required on a street may not be reduced.

PUD Concept Plan



Impacts and Findings

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 RGC (Residential Golf Course) allows for the free-standing emergency room as an institutional use. The proposed amendment is also consistent with the non-residential entitlements of the Verano DRI. The proposed PUD supports City's Goal of a Smart & Connected City.

Recommendation

The Planning and Zoning Board recommended approval of the proposed PUD document at the August 5, 2025, Planning and Zoning Board meeting. Due to a DRI requirement needing to be addressed this project was placed on hold and is now ready to move forward for final review by Council.