

Verano South Pod A

Planned Unit Development Amendment No. 2

(P20-213)

City Council Meeting
January 25, 2021
Holly F. Price, AICP, Planner III



The application proposes a 2nd amendment to the PUD (Planned Unit Development) document and concept plan for Verano South Pod A.

Applicant – Cotleur & Hearing / Daniel Sorrow

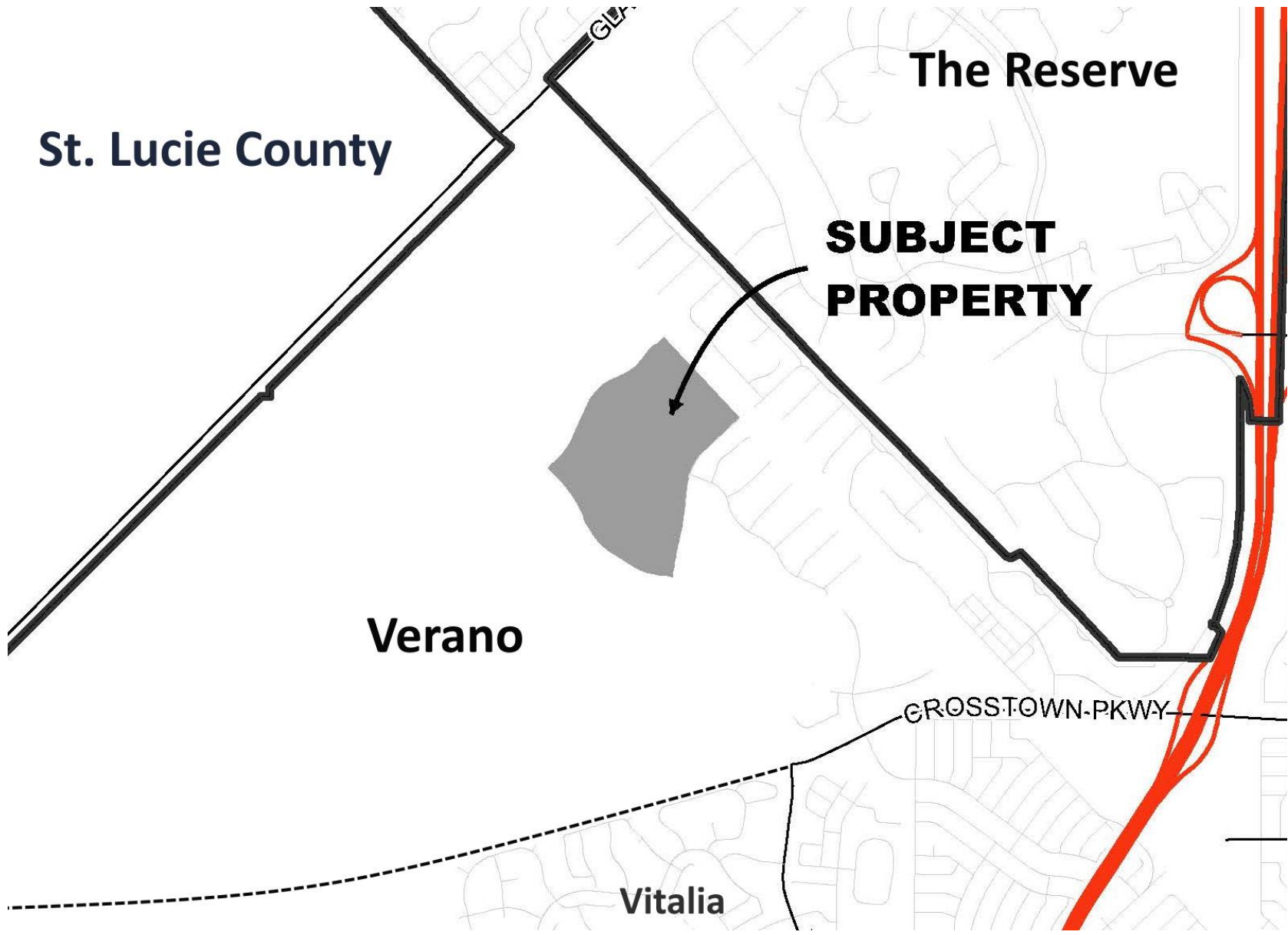
Owner – Verano Development, LLC

- Verano is a Development of Regional Impact (DRI) of approximately 3,004 acres.
- DRI includes multifamily and single-family residences with golf courses, commercial/office development, open space, and country club amenities.
- The original Verano South Pod D PUD was approved as a low density single-family residential development with recreation areas, open space, lakes, and roads to access these uses.
- This proposed PUD application proposes a maximum of 350 units on 147.414 acres, or 2.4 dwelling units per acre.

This is the 2nd amendment to the Verano South Pod A PUD. The major change to this amendment is:

- Changed the parking requirements for all single-family development to have at least two (2) parking spaces.
- Changed the requirements for all duplexes with single-car garages to have at least one (1) parking space in the garage and one exterior parking space in the driveway per unit.
- The previous PUD required 2 garage parking spaces and 2 exterior parking spaces.
- **The number of garage parking spaces and exterior parking spaces may be reduced, since single family units would not be required to have a driveway (or exterior parking spaces) and the duplex villas may have a single-car garage and one exterior space.**



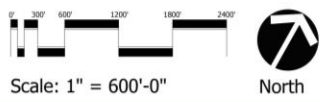
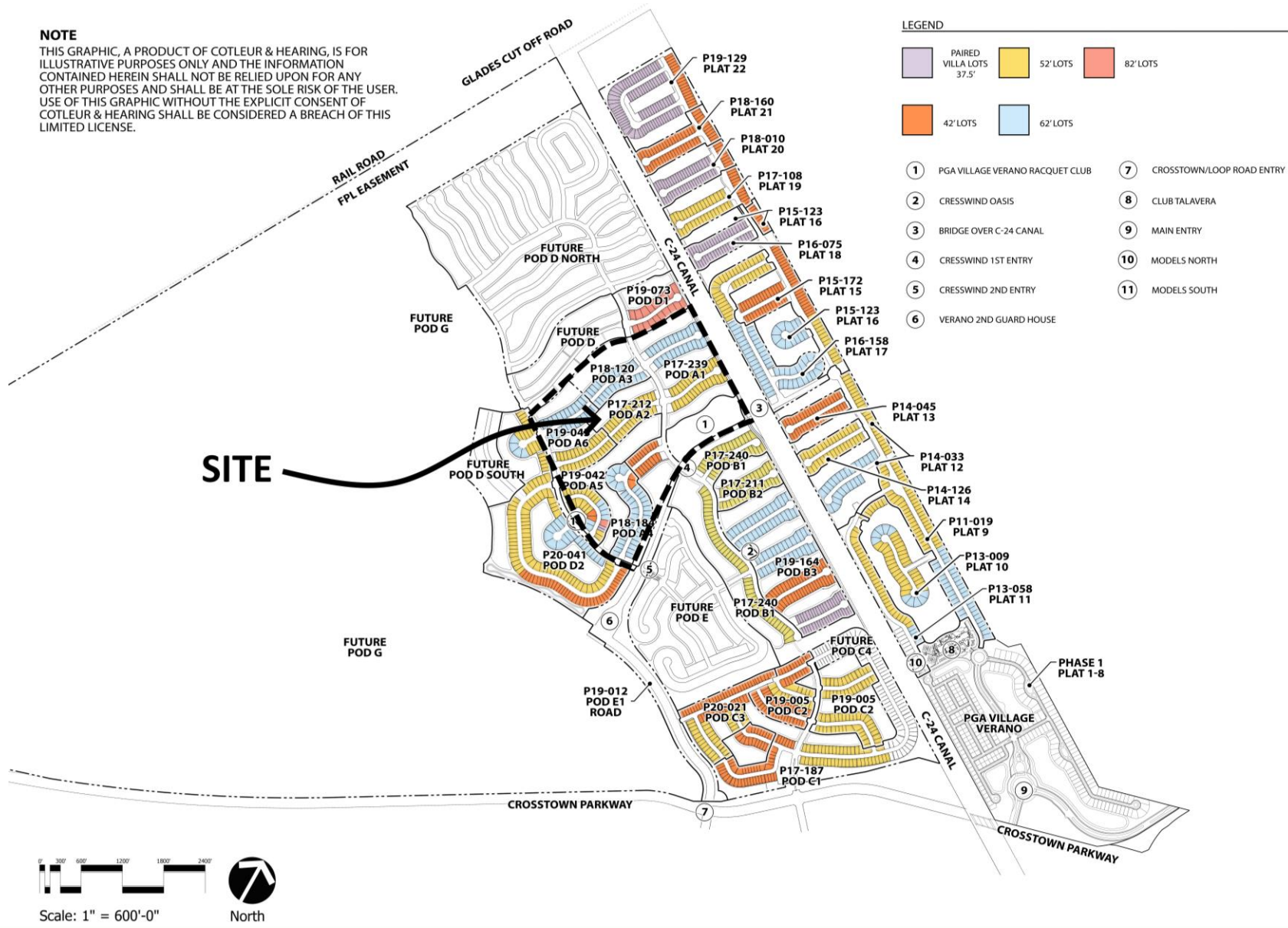


LOCATION MAP



NOTE

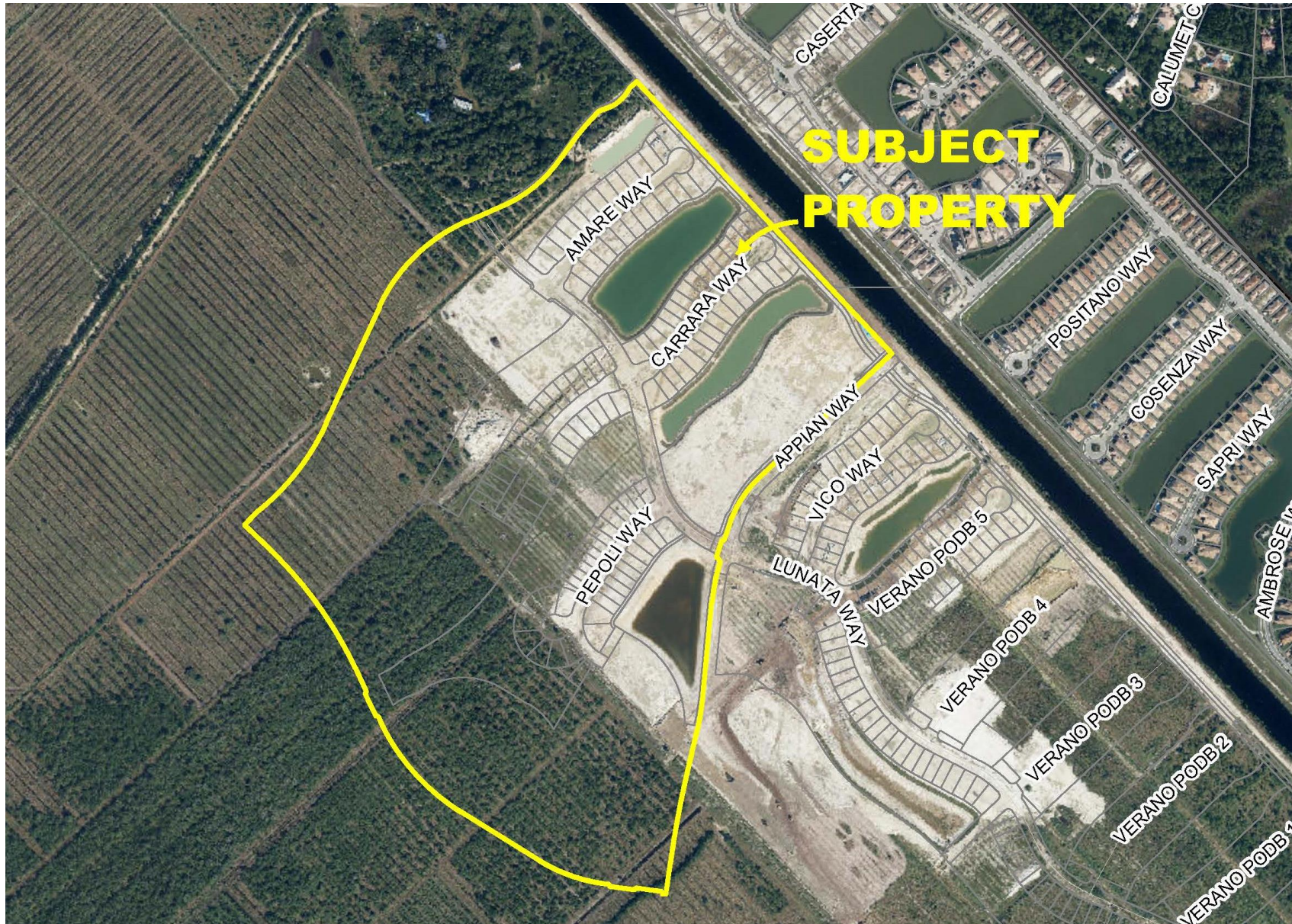
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GENERAL DEVELOPMENT MAP

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AERIAL

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This PUD amendment is consistent with the direction and policies of the Comprehensive Plan.

- As per Comprehensive Plan Policy 1.1.4.10 RGC (Residential Golf Course), a maximum density of 5 dwelling units per acre is allowed. The maximum density proposed for Verano South PUD Pod A is 2.4 dwelling units per acre, or 350 dwelling units.
- This PUD also includes 42.14 acres for lakes.



The Planning and Zoning Board
recommended approval of the PUD
on January 5, 2021.

RECOMMENDATION

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