

# **Verano South Pod D**

## **Planned Unit Development Amendment No. 4**

### **(P22-211)**

Planning and Zoning Meeting  
January 2, 2024



## Overview:

Owner – Verano Development, LLC

Applicant – Cotleur & Hearing / Daniel Sorrow

This is the fourth amendment to the Verano South Pod D PUD document. This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD D to increase the acreage by approximately 72 acres, from 299 to 371 acres, and increase the permitted number of dwelling units from 702 to 1,040 units.

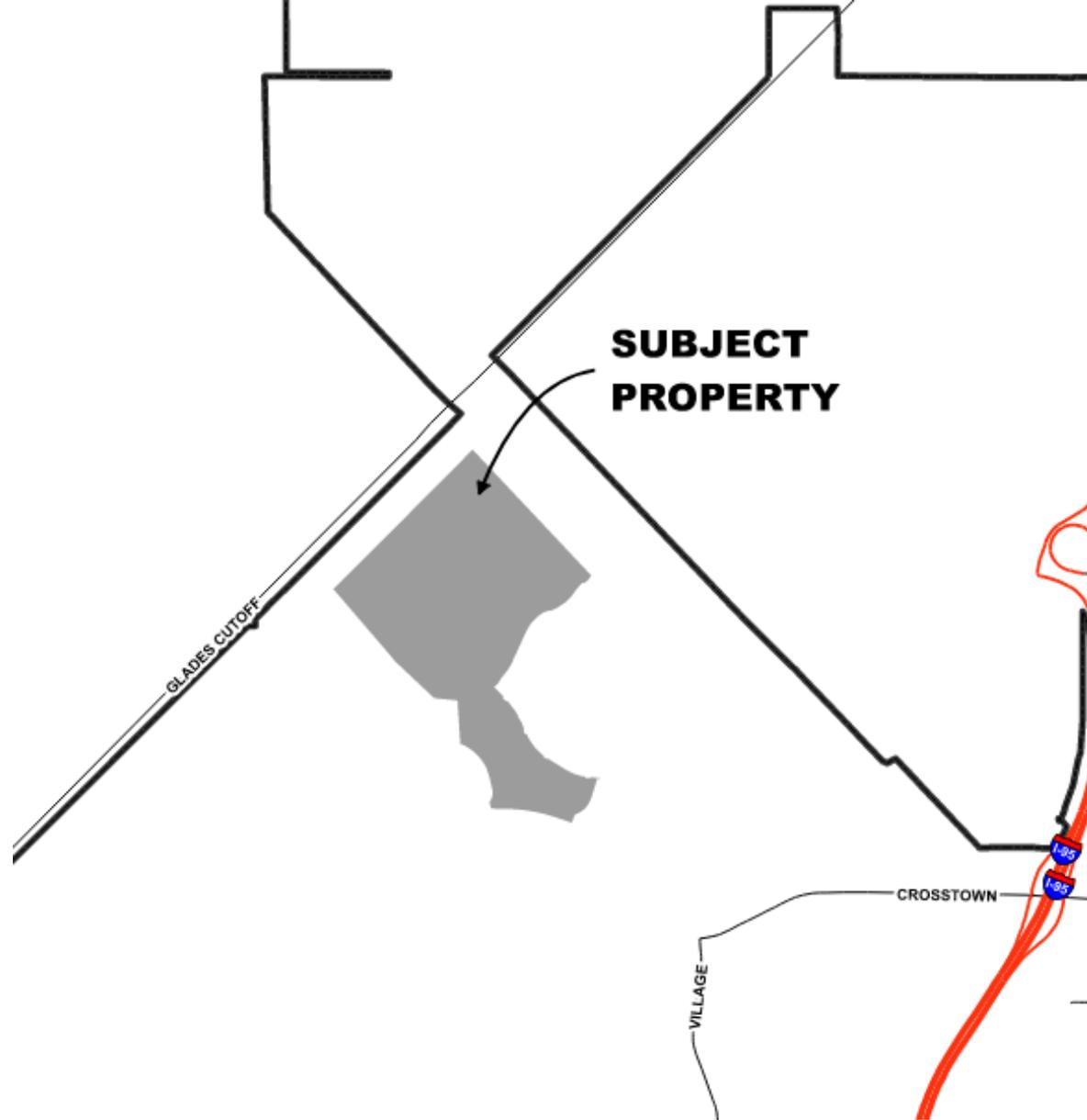
- Verano is a Development of Regional Impact (DRI) of approximately 3,004 acres.
- DRI includes multifamily and single-family residences with golf courses, commercial/office development, open space, and country club amenities.
- This proposed PUD application proposes a maximum of 1,040 units on 372 acres, or 2.80 dwelling units per acre.



The recently approved modifications to the PUDs listed below, effectively reducing the number of units per PUD, is enabling the allocation of those units to this POD D in furtherance of the approved DRI.

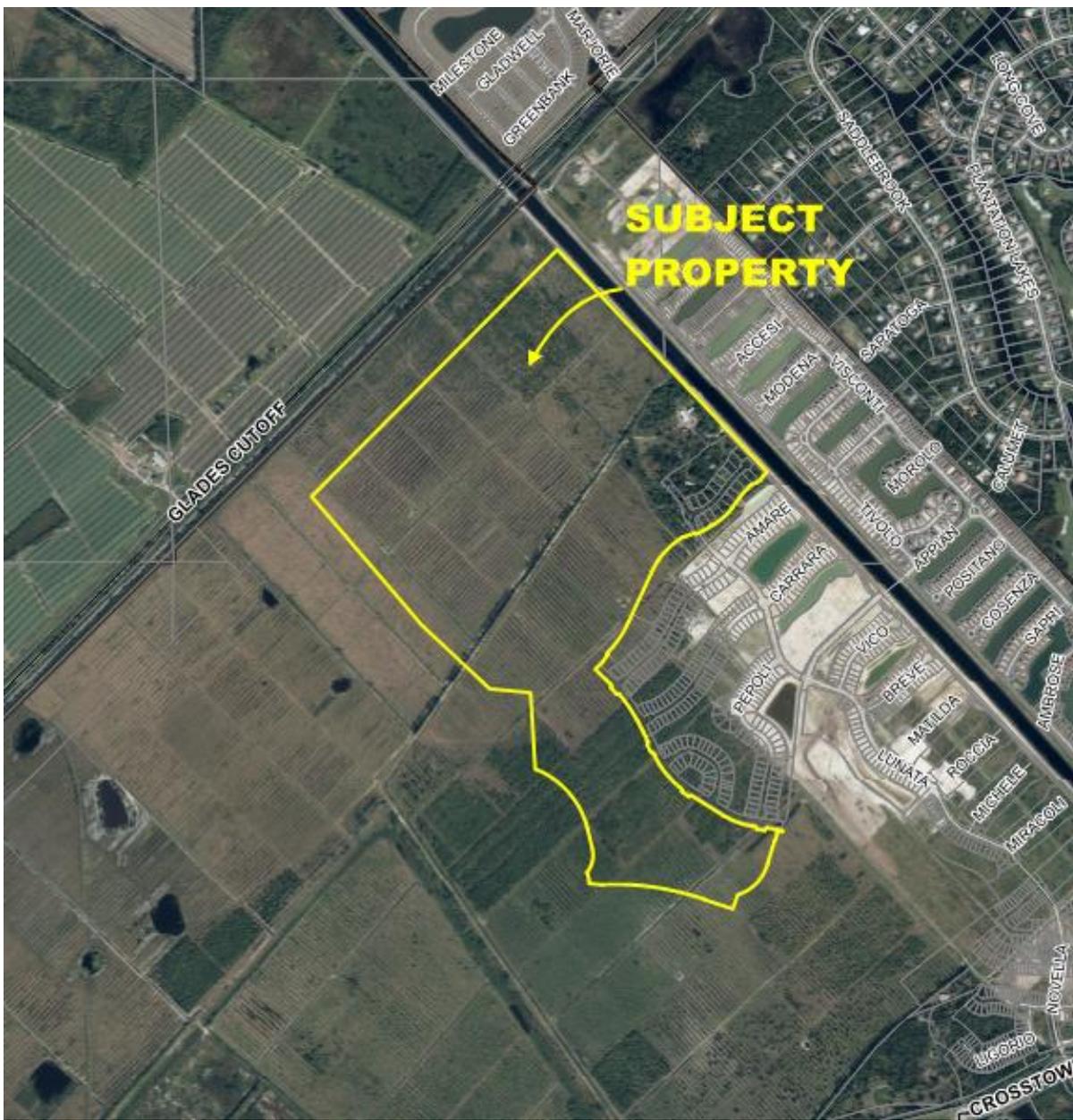
<b>PUD</b>	<b>Current No. of permitted Units</b>	<b>Proposed Maximum Units</b>
<b>Verano PUD 1</b>	1200	1037
<b>Verano South POD A</b>	350	276
<b>Verano South POD B</b>	260	245
<b>Verano South POD C</b>	450	429
<b>Verano South POD E</b>	317	215
<b>Total reduction in number of units = 375</b>		





# LOCATION MAP





AERIAL

CityofPSL.com



**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.



## Recommendation:

The Site Plan Review Committee recommended approval at their meeting of July 27, 2023.

Staff recommends approval of this request.