

Verano South POD G Plat No. 3

PRELIMINARY AND FINAL SUBDIVISION PLAT
APPLICATION WITH CONSTRUCTION PLANS

(P21-206)

City Council Meeting February 14, 2022



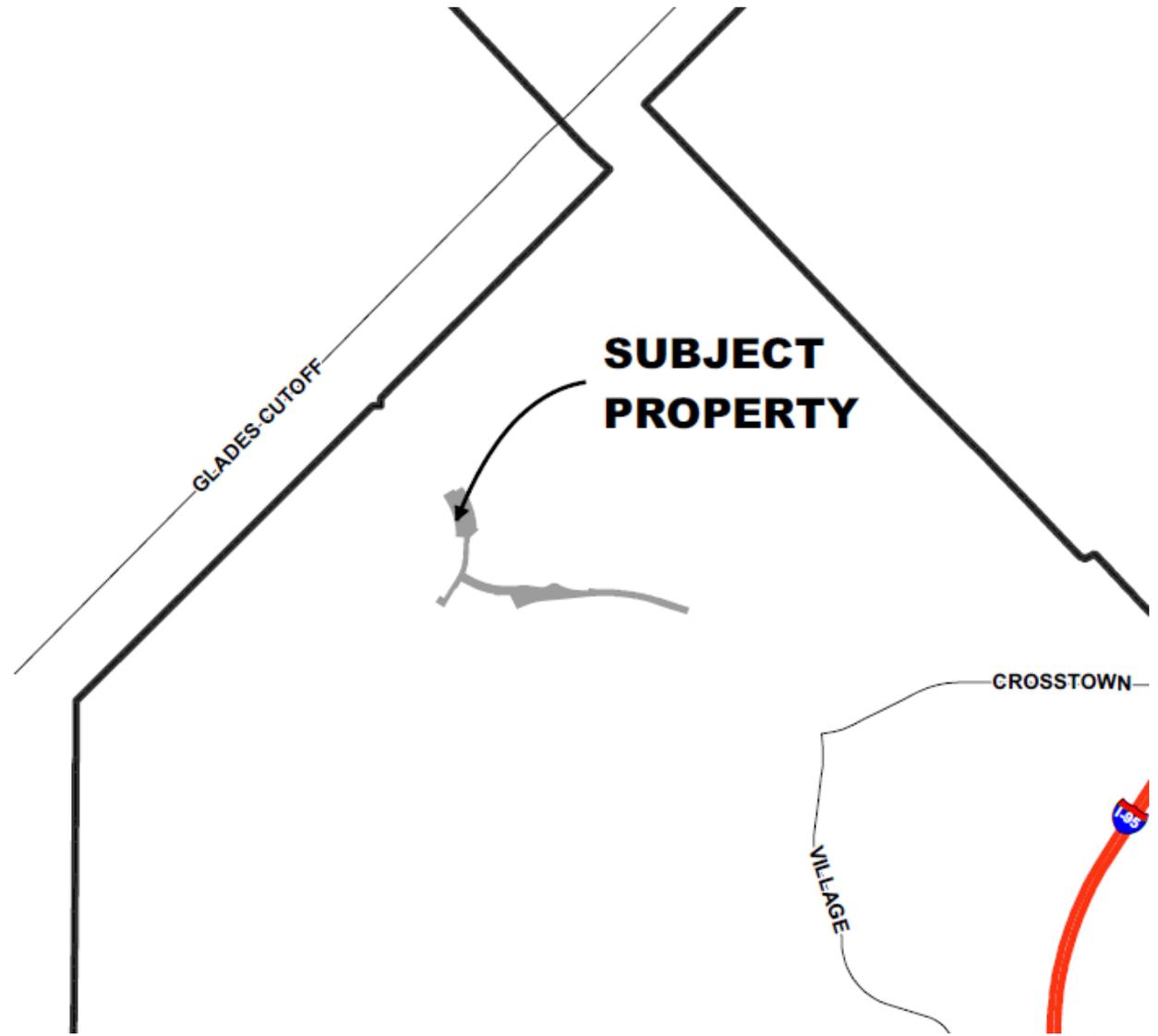
Requested Application:

This 22.6-acre preliminary and final subdivision plat is proposed to create:

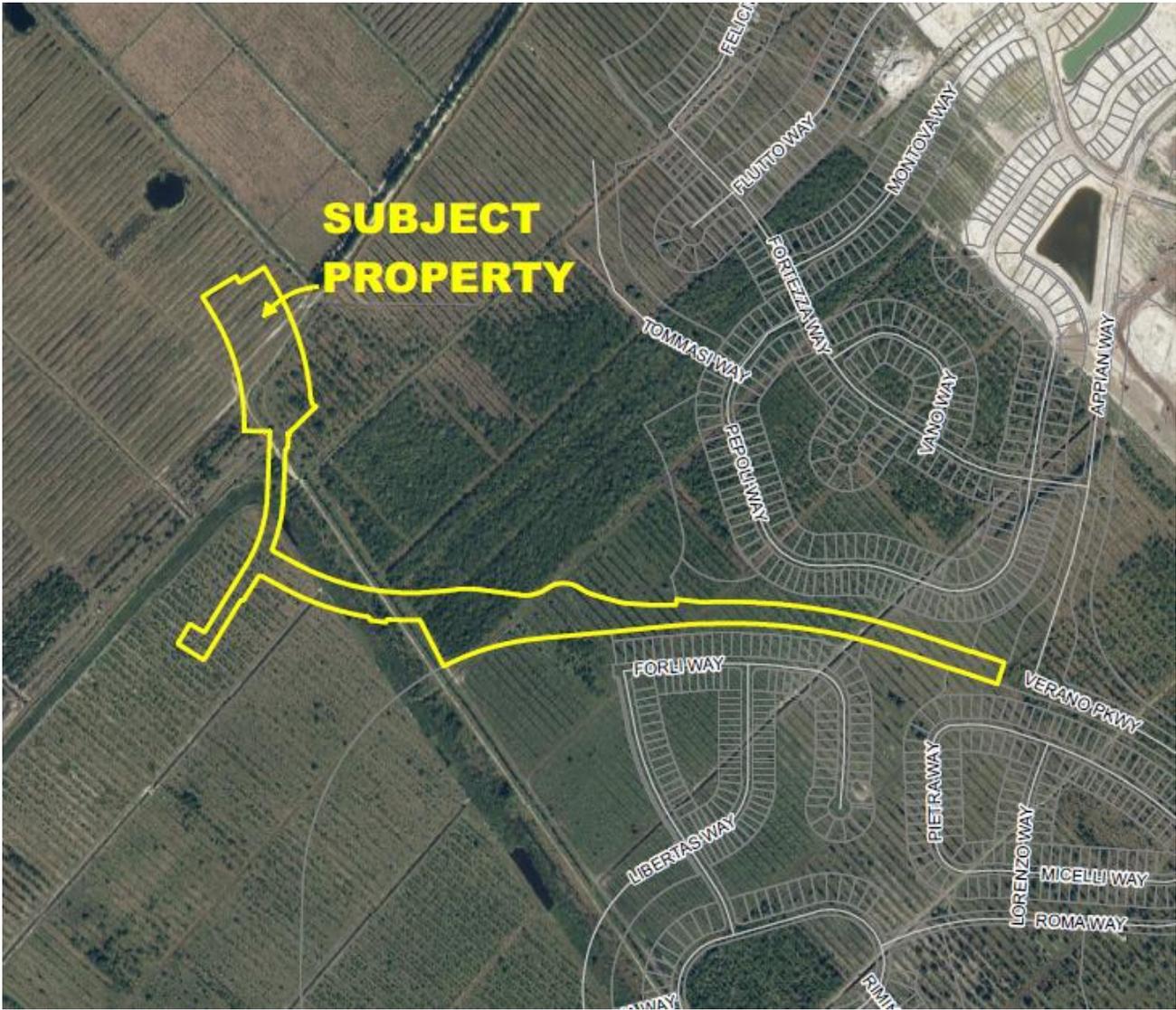
- 21 model home lots
- Open space tracts
- Private road right-of-way dedicated to the VERANO PROPERTY OWNERS ASSOCIATION, INC.



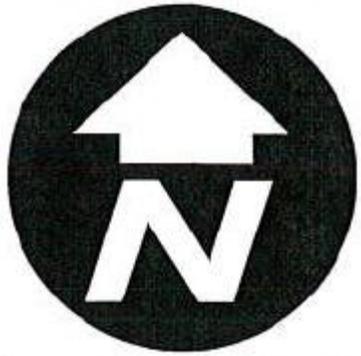
Subject property



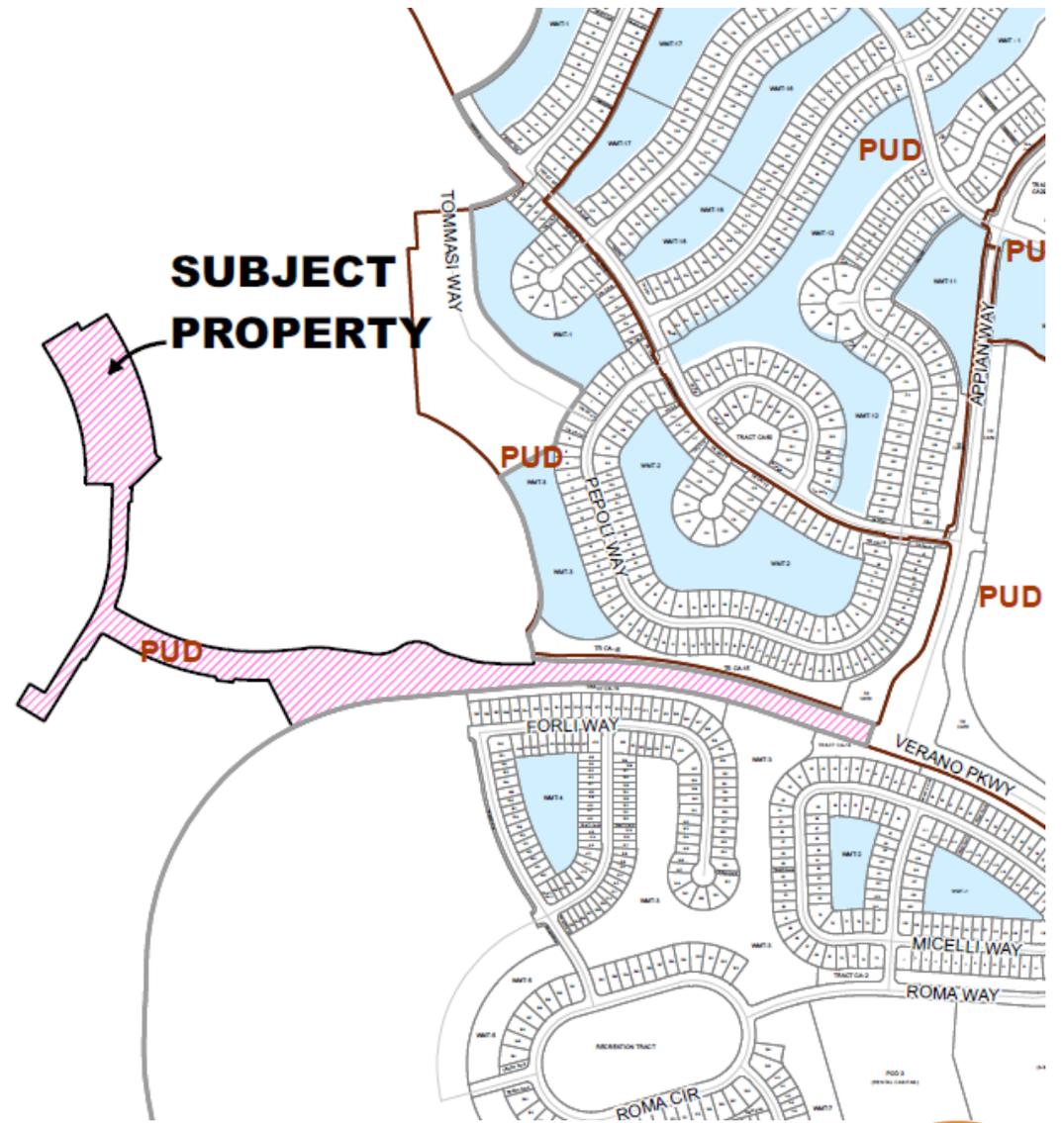
Aerial



Land Use



Zoning



Concurrency Review

The project has been reviewed for compliance with PGA Village (Verano) Development of Regional Impact Development Order regarding provision of adequate public facilities.

The Public Works Department found the transportation elements of the project to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, Public Works Policy 19-01pwd and the latest Development Order for the referenced project.



Traffic Impact Analysis

- This development is contained within the Verano DRI area.
- Received latest Biennial Report March 2020
- Report completed by MacKenzie Engineering & Planning, Inc. for Kolter Communities
- Reviewed by City Staff
- Found to be consistent with the DRI



Latest Trip Counts

Shopping Center

PM Peak = 403 Trips

Single-Family Residential

PM Peak = 1,429 Trips

Residential Townhouse

PM Peak = 187 Trips

Total Trips = 2,019

(based on estimated building permits,
November 2021)

- No additional roadway requirements are triggered at this time.
- Improvements required within the current DRI have already been completed beyond what is required per the current trip counts.
- 5,023 total PM peak hour trips triggers 2 lane extension of Crosstown to North-South A which is currently under design.

Source: Institute of Transportation Engineers (ITE), Trip Generation, 8th Edition.

Public Art

To meet the public art requirement, the Developer has agreed to provide a grouping of five agave sculptures at the northeast corner of the future Verano Parkway and Crosstown Parkway. This artwork was approved by City Council on January 27, 2020.



Recommendation

The Planning and Zoning Board recommended approval at their meeting of December 7, 2021.

