

Verano South Pod D

Planned Unit Development Amendment No. 3

(P20-214)

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



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

Applicant – Cotleur & Hearing / Daniel Sorrow

Owner – Verano Development, LLC

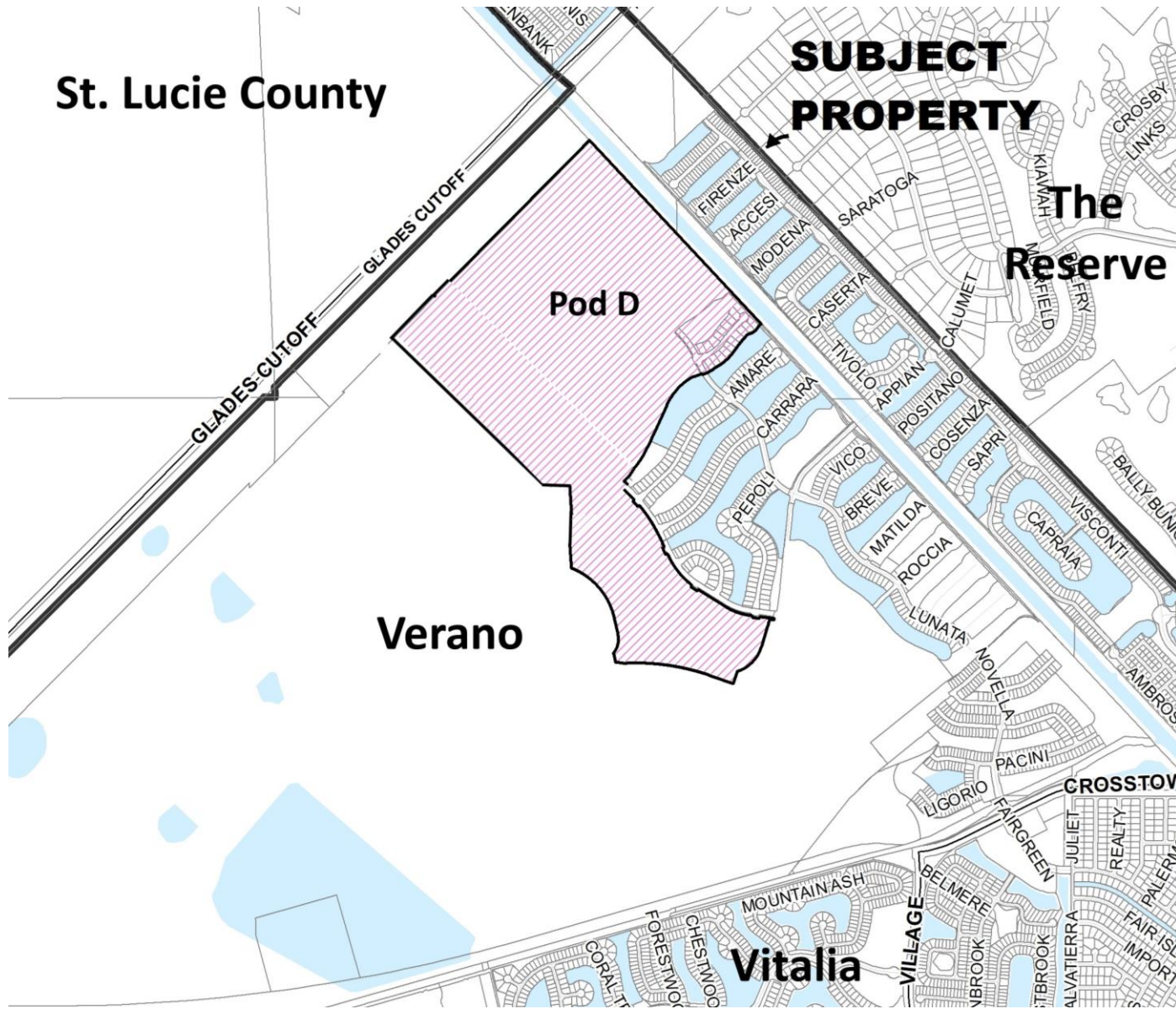


- Verano is a Development of Regional Impact (DRI) of approximately 3,004 acres.
- The DRI includes multifamily and single-family residences with golf courses, commercial/office development, open space, and country club amenities.
- The original Verano South Pod D PUD was approved as a low density single-family residential development that encompassed approximately 298.73 acres and allowed for a total of 699 dwelling units, recreation areas, open space, lakes, and roads to access these uses.
- The projected density for Verano South Pod D is 2.35 dwelling units per acre which allows a maximum of 702 units on 298.73 acres.

This is the third amendment to the Verano South Pod D PUD. The major change included with this amendment is:

- Revising the layout of the Pod D Master Concept Plan.
- Updated acreage data in Exhibit 5, Site Information.



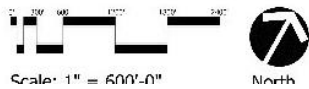


LOCATION MAP



NOTE

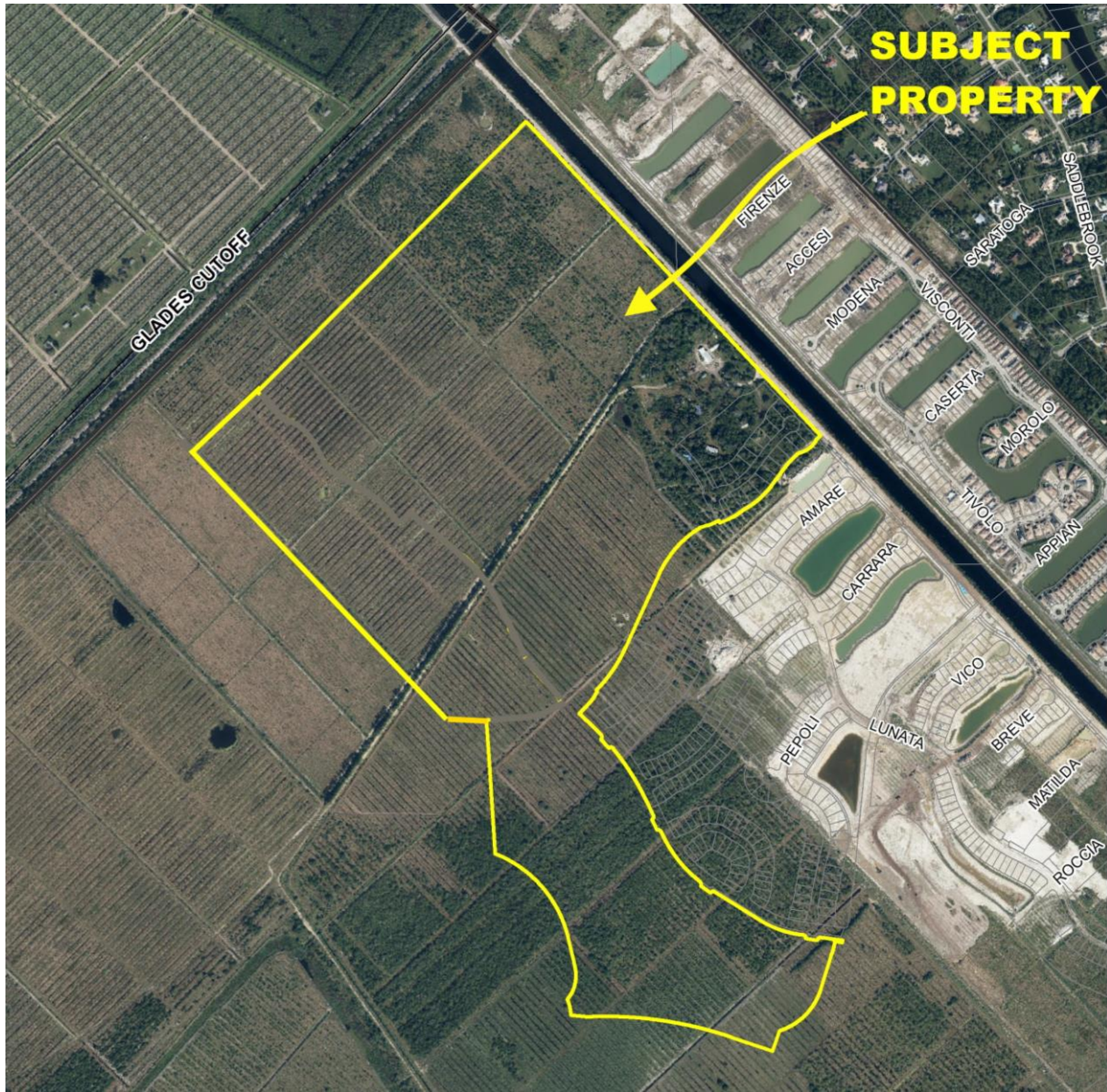
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GENERAL DEVELOPMENT MAP

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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 2 Pod D is 2.35 dwelling units per acre, or 702 units.
- This PUD also includes 1.73 acres for recreational uses, 33.77 acres for open space and 85.26 acres for lakes.



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

RECOMMENDATION

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