

# VERANO SOUTH POD E PLAT NO. 2

## Final Subdivision Plat and Construction Plans (P21-154)

City Council Meeting

March 28, 2022

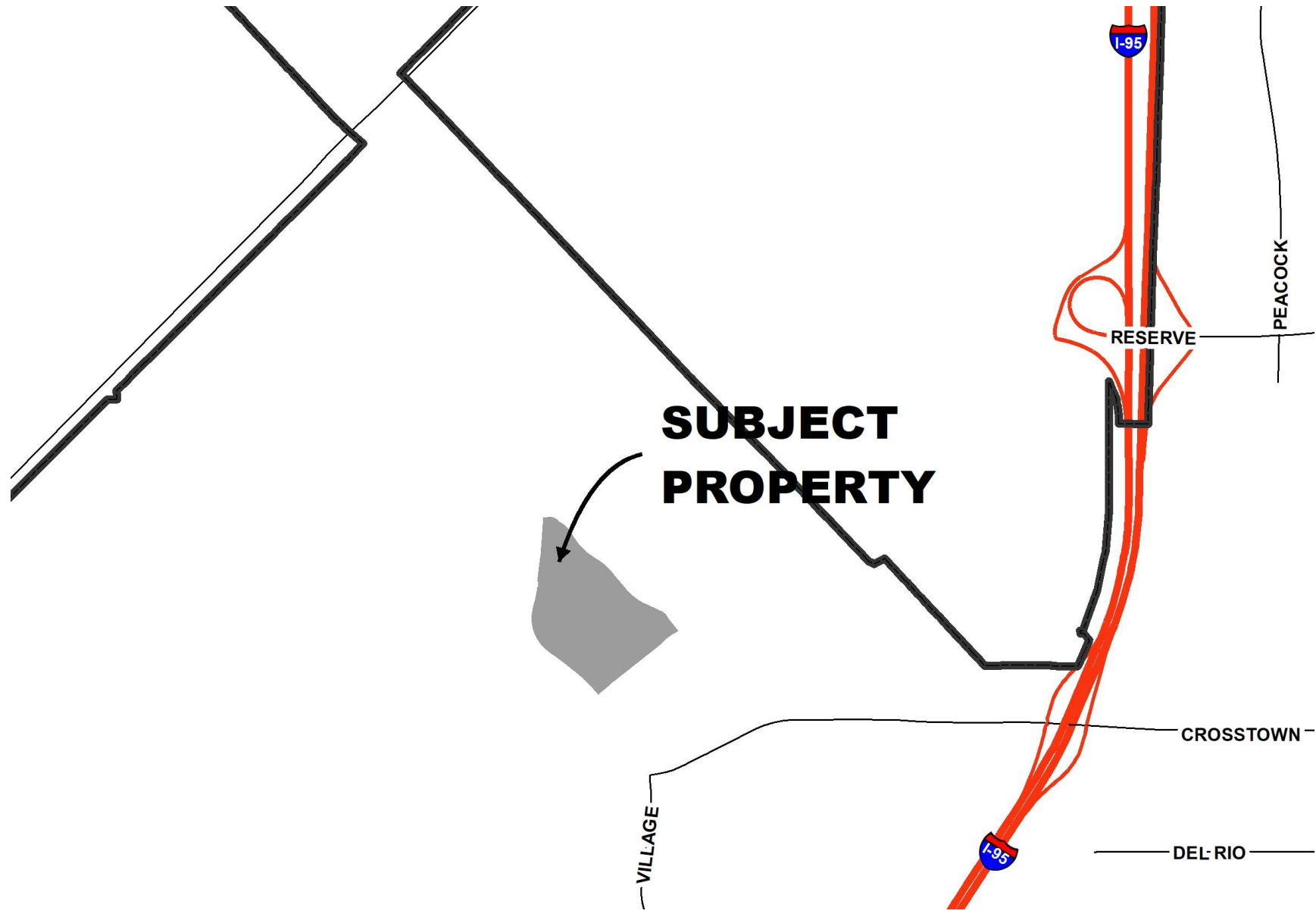
Holly Price, AICP, Senior Planner



The application is for a Preliminary Plat with Construction Plans that is 75.99 acres in area. The project proposes 215 single-family lots and 1 lake along with roads and utility infrastructure.

Applicant: Coteleur-Hearing / Daniel Sorrow  
Property Owner: Verano Development, LLC  
Future Land Use: RGC (Residential Golf Course)  
Zoning: PUD (Planned Unit Development)



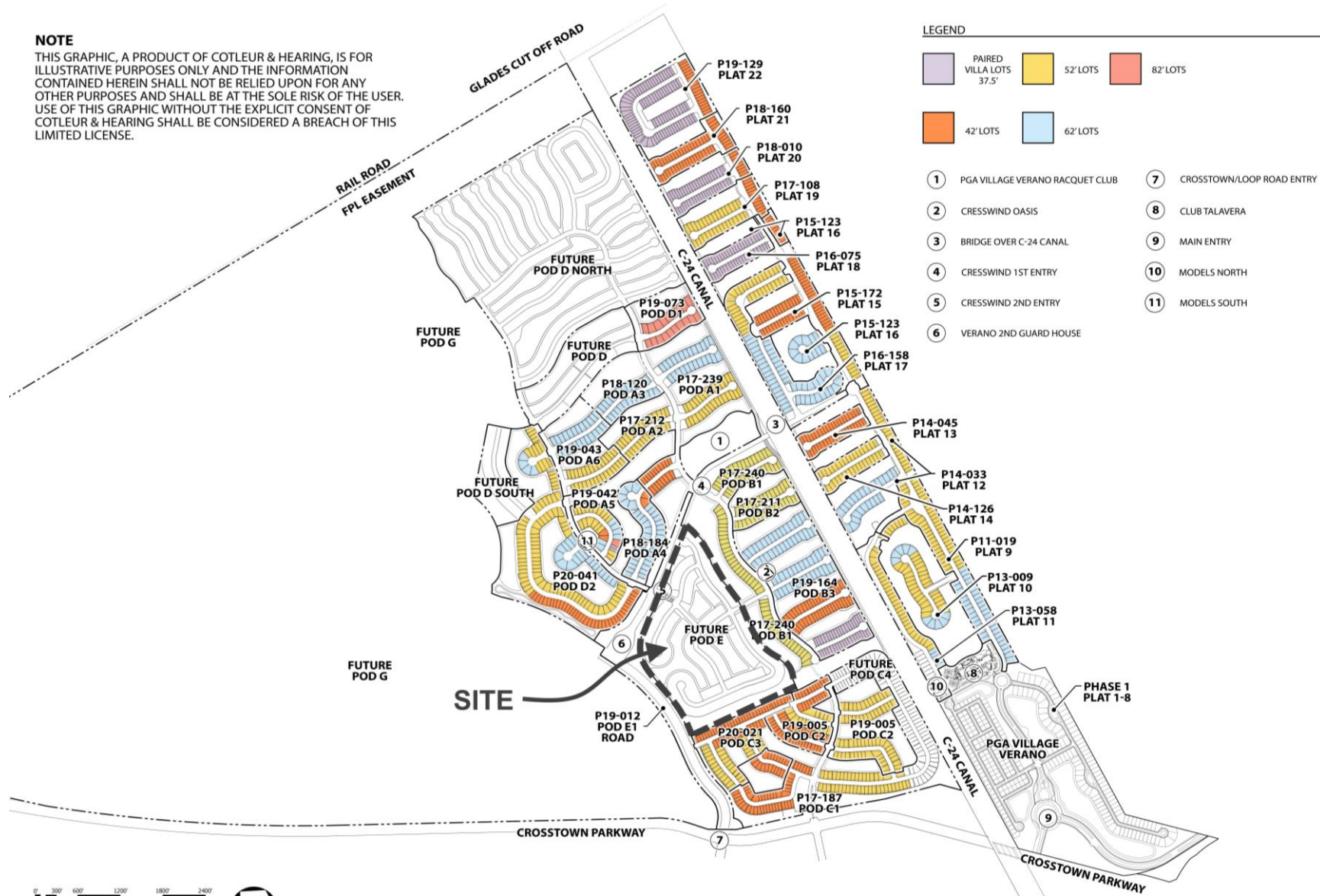


# LOCATION MAP

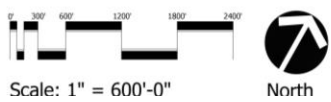


**NOTE**

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- LEGEND**
- PAIRED VILLA LOTS 37.5'
  - 52' LOTS
  - 82' LOTS
  - 42' LOTS
  - 62' LOTS
- 1 PGA VILLAGE VERANO RACQUET CLUB
  - 2 CRESSWIND OASIS
  - 3 BRIDGE OVER C-24 CANAL
  - 4 CRESSWIND 1ST ENTRY
  - 5 CRESSWIND 2ND ENTRY
  - 6 VERANO 2ND GUARD HOUSE
  - 7 CROSSTOWN/LOOP ROAD ENTRY
  - 8 CLUB TALAVERA
  - 9 MAIN ENTRY
  - 10 MODELS NORTH
  - 11 MODELS SOUTH

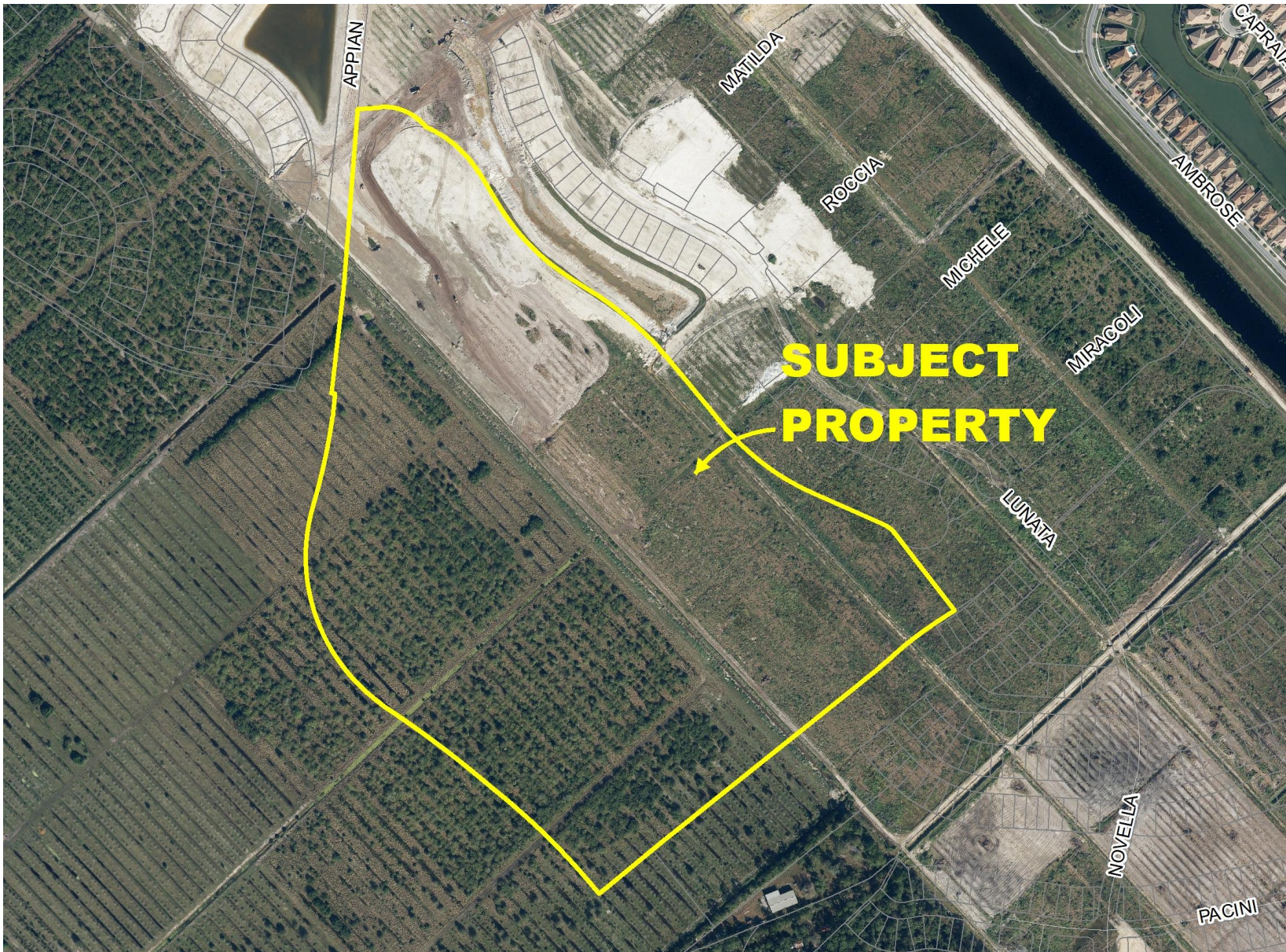


# OVERALL DEVELOPMENT MAP

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AERIAL

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## -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 review.
- Source: Institute of Transportation Engineers (ITE), Trip Generation, 8<sup>th</sup> Edition.



The final plat has been reviewed for compliance with Chapter 160, City Code, and the Verano Development of Regional Impact (DRI) Development Order, to ensure the provision of adequate public facilities and services are available with the development impacts.

This project is found to be in compliance.





The Site Plan Review Committee reviewed the request for a final plat with construction plans on August 11, 2021 and recommended approval.

**RECOMMENDATION**

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