

**Verano South, Pod G, Plat No. 1
Preliminary & Final Subdivision Plat
(P20-157)**

City Council Meeting

February 8, 2021

Holly F. Price, AICP, Planner III

This preliminary and final subdivision plat application includes:

- **193.35 acres** in area.
- **436 residential lots, 7 water management tracks**, along with roads and utility infrastructure.
- Sites for 10.71 acres of recreation, 8.3 acres for commercial, 16.43 acres for single-family rental casitas, and 20.58 acres for 3-story multifamily development (Pod 2).

Applicant: Cotleur & Hearing / Daniel Sorrow

Owner: Verano Development, LLC

Size: 193.35 acres

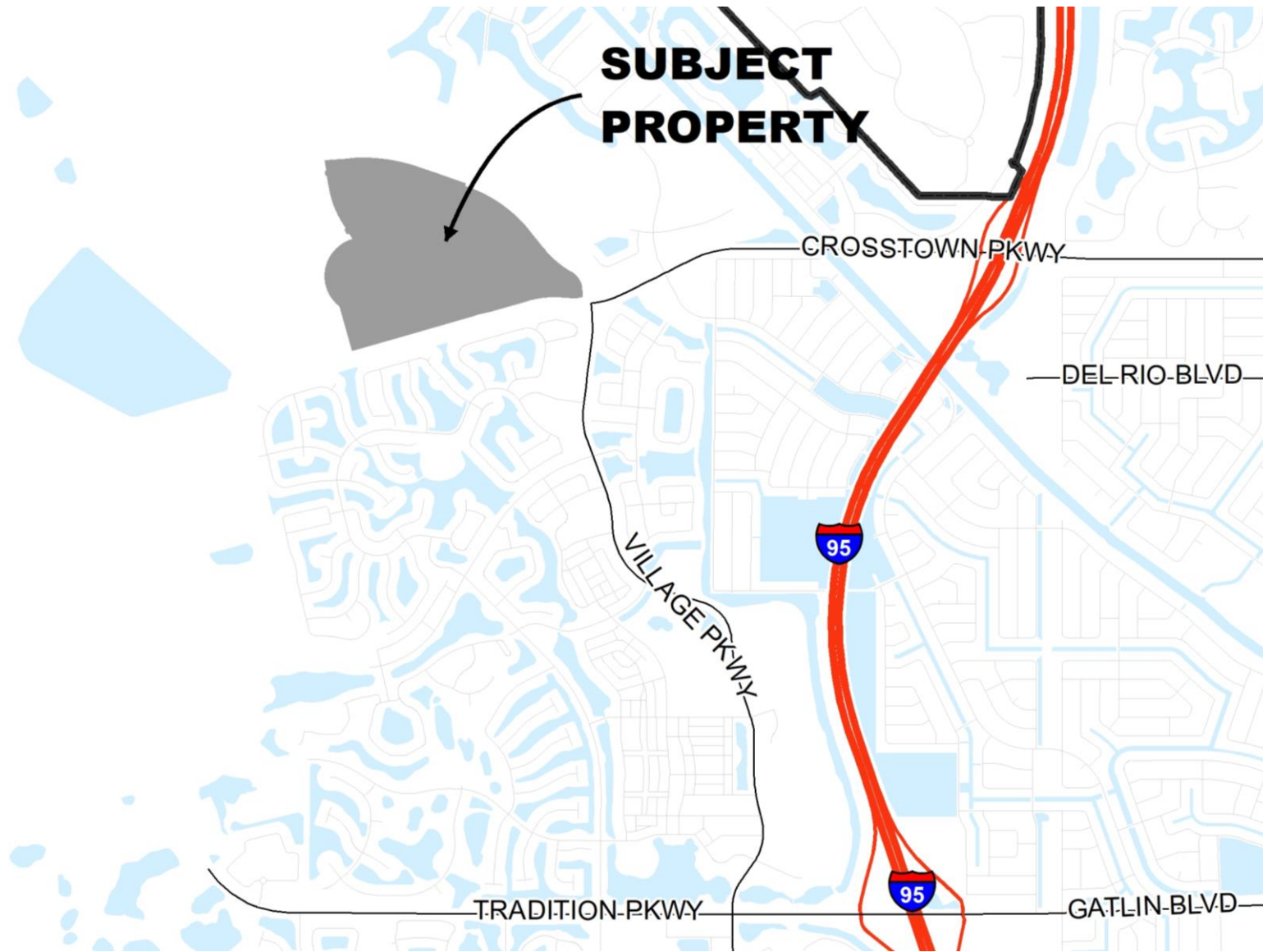
Land Use: Residential Golf Course (RGC)

Zoning: Planned Unit Development (PUD)

REQUESTED APPLICATION

CityofPSL.com





LOCATION MAP

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NOTE

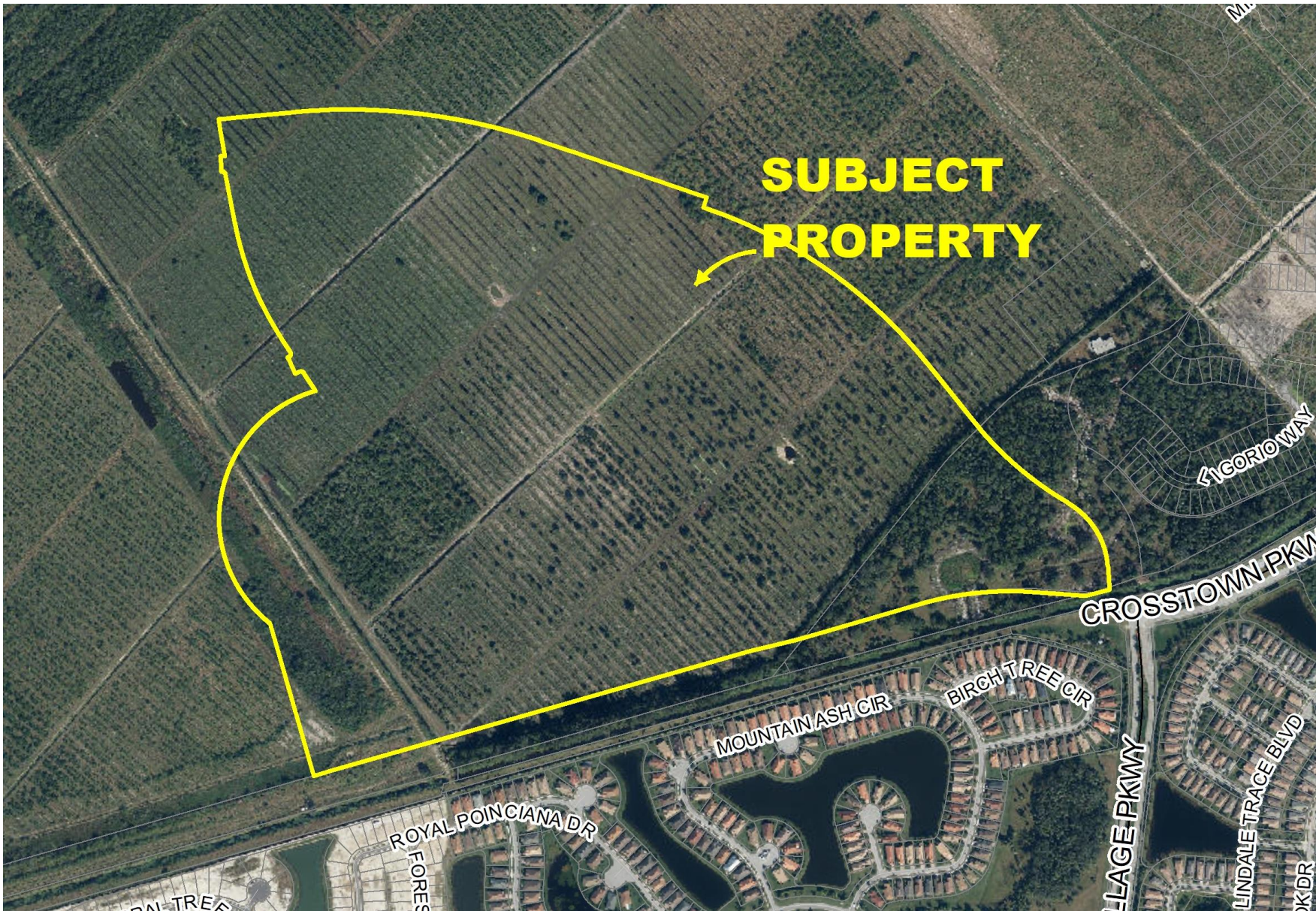
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OVERALL DEVELOPMENT MAP

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AERIAL MAP

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Applicant Request for Special Approval for Cul-de-sac Exceeding 1,000 feet: The Planning and Zoning Board approved this request. The maximum permitted length for a street cul-de-sac as per Section 156.098 of the Subdivision Code is 1,000 feet. The applicant is requesting special permission from the Planning and Zoning Board to allow the cul-de-sac length of Forli Way to exceed 1,000 feet by 160 feet. The proposed street cul-de-sac is 1,160 feet in length.

PUBLIC ART

The applicant has provided a bond to ensure funds are available to address the Public Art requirement for Verano Pods A, B, C, D, E, and part of Pod G (P18-162). The applicant has agreed to provide a major piece, or pieces, of art to be installed in a prominent or public place.

If additional public art is due for this subdivision plat that is not covered under Resolution 20-R10, the developer must elect one of the following assessment methods within ninety (90) days of the issuance of a site work permit for this subdivision plat:

- a. Option 1. On-site Artwork.
- b. Option 2. Contribute to Fund.
- c. Option 3. On-site Artwork and Contribute to Fund.



- The project has been found to **be in compliance with Chapter 160, City Code**, regarding provision of adequate public facilities **and the Verano Development of Regional Impact (DRI)** for all Development Order requirements.



RECOMMENDATION

- The **Planning and Zoning Board recommended approval** of the application for a Preliminary Plat on December 1, 2020.
- The applicant requested to change the application to a Preliminary and Final Plat after the application was reviewed and approved by Planning and Zoning Board.
- The Planning and Zoning Department sent the application back to the Site Plan Review Committee on December 9, 2020 for review as a Preliminary and Final Subdivision Plat and the committee recommended approval.

