

Verano South, Pod G, Plat No. 2
Preliminary Subdivision Plat and Construction Plans
(P21-040)

City Council Meeting

May 24, 2021

Holly F. Price, AICP, Planner III



Preliminary subdivision plat that creates:

- **302 single-family residential lots**
- **108 Villa Duplex Lots**
- **3) Lakes**
- **1) Multifamily parcel (19.09 acres)**

Applicant: Cotleur & Hearing / Daniel Sorrow, Agent

Owner: Verano Development, LLC

Size: 127.17 acres



Note:
Location and configuration of all development parcels, lakes, open space and golf will be fully delineated during the permitting process.

Open space requirements to remain in effect per the latest development order. Total open space provided shall be equal to or greater than areas shown on Map H dated 11-11-2011.

48 acre school site to be provided adjacent to North-South "A" roadway and Crosstown Parkway. Configuration of site to be determined at the time of PUD plan approval. If required per condition 56 an additional 25 acre K-8 school site will be provided.

5-8 acre institutional / civic site may be provided contiguous to any approved access point from Crosstown Parkway or North-South "A" roadway.



Verano Preliminary Master Plan Map H Exhibit B 09.13.2017

Leg

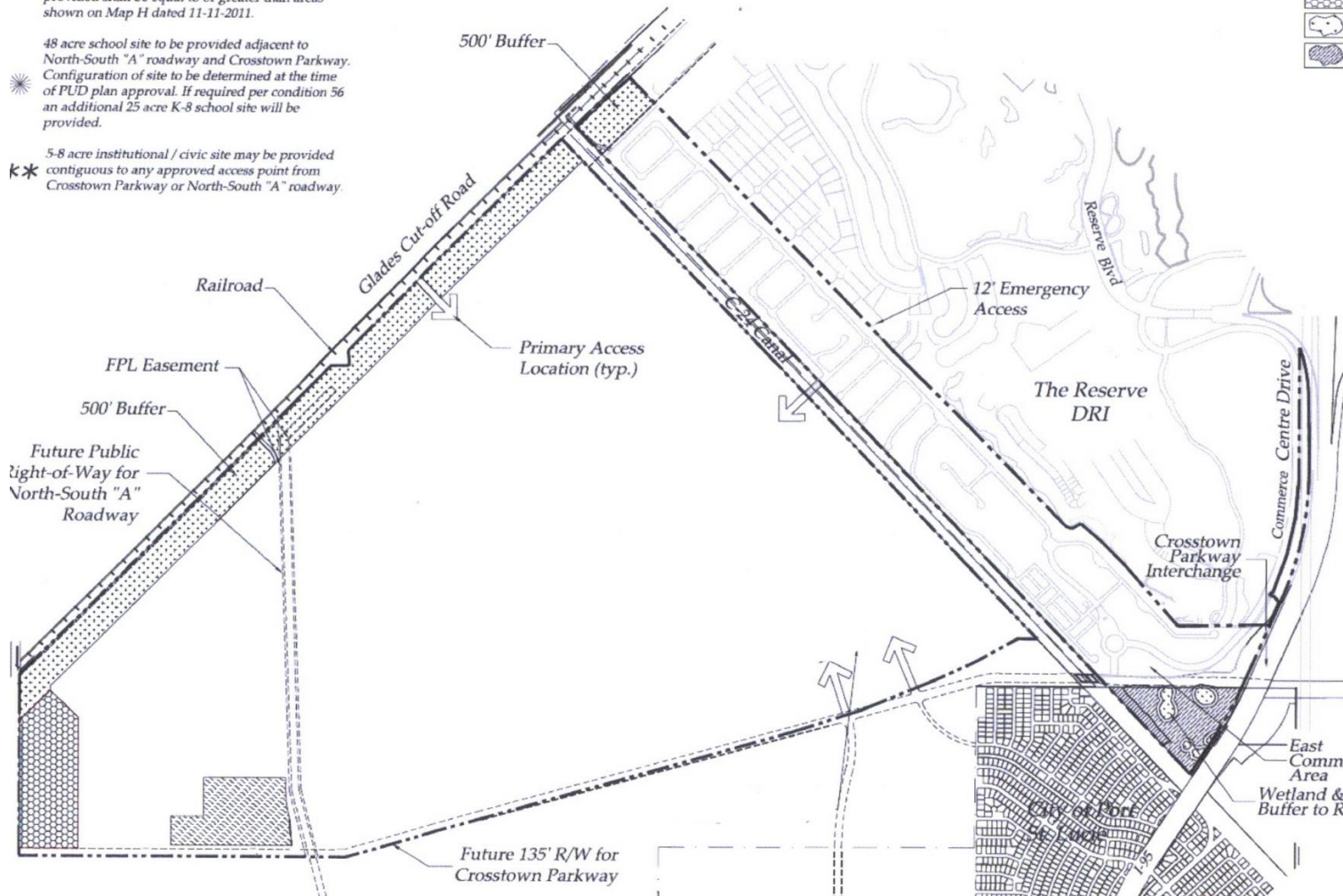


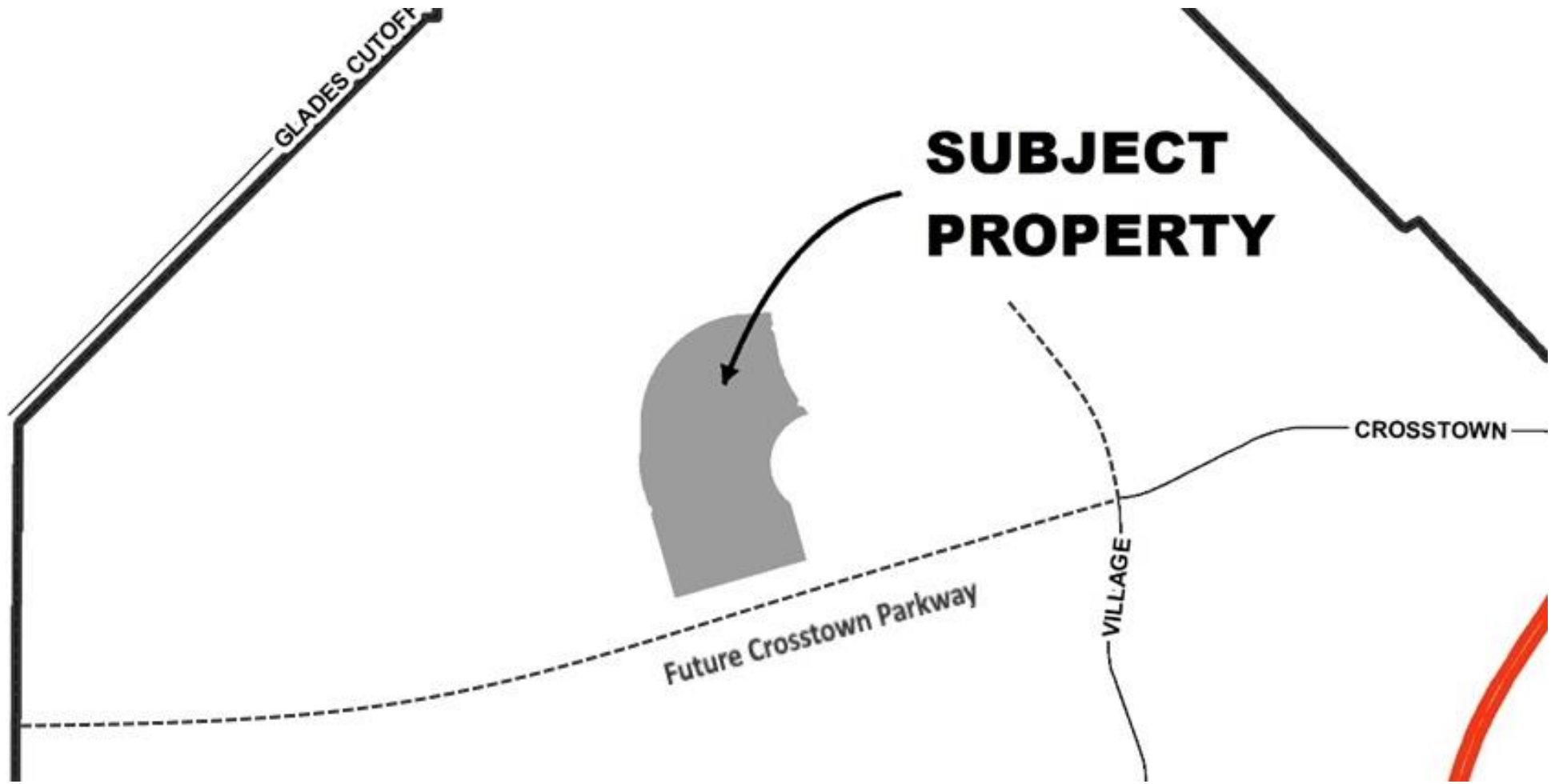
Development of Regional Impact

The proposed preliminary plat is part of the overall Verano Development of Regional Impact (DRI) that is 3,004 acres in size and includes a mix of uses:

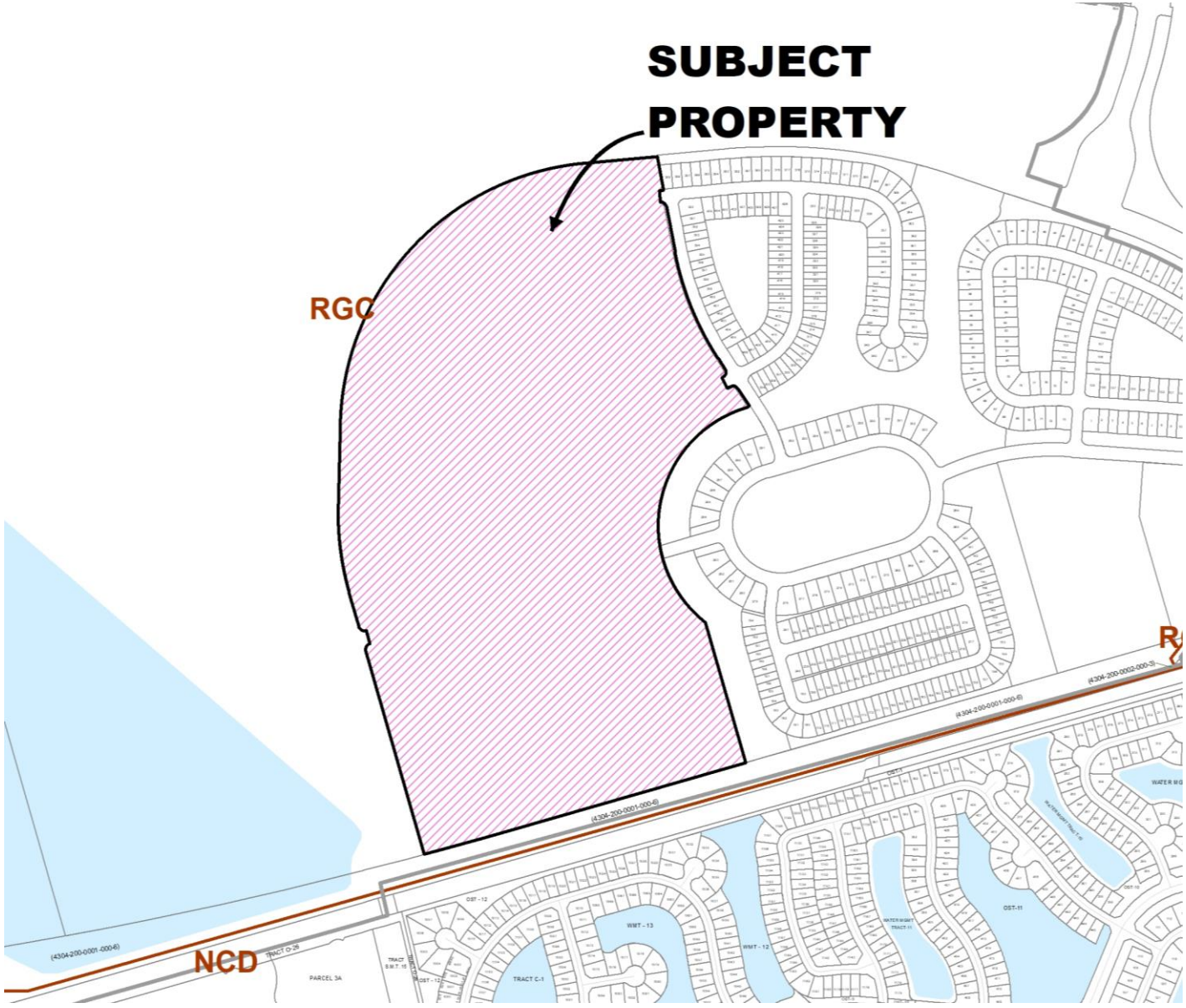
- Commercial, Office, Institutional
- Multifamily
- Single-family
- Golf Course
- Public School
- Public Park

Most of the proposed development in the DRI consists of single-family development.



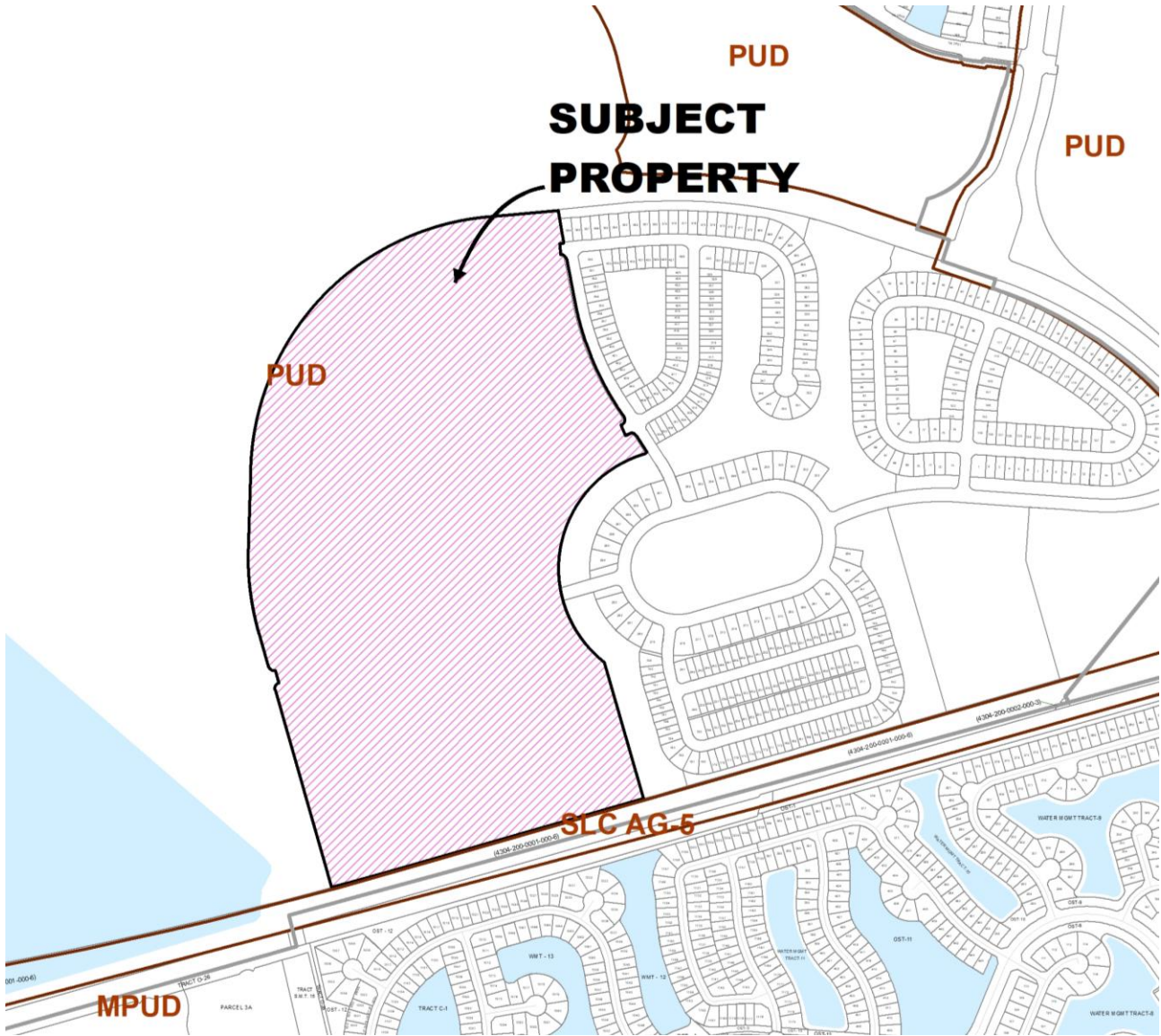


SUBJECT PROPERTY



LAND USE MAP







AERIAL MAP

CityofPSL.com



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 = 376 Trips

Single-Family Residential

PM Peak = 587 Trips

Residential Townhouse

PM Peak = 183 Trips

Total Trips = 1,146

(based on COs issued last year)

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



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.



The Planning and Zoning Board recommended approval for this preliminary subdivision plat with construction drawings on May 4, 2021.

