

# **Verano South PUD G Plat 4**

FINAL SUBDIVISION PLAT APPLICATION  
(P22-213)

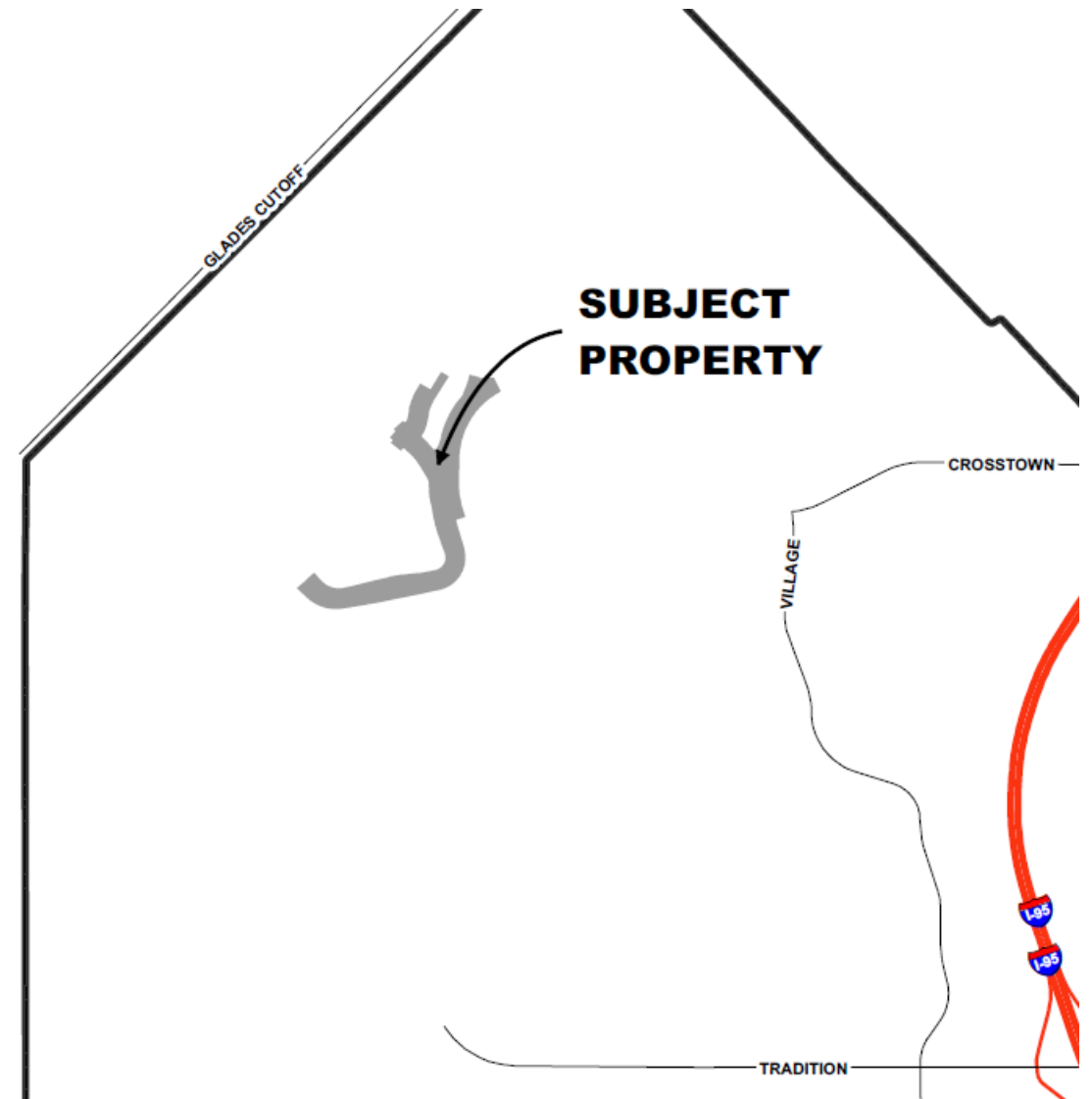
City Council Meeting February 13, 2023



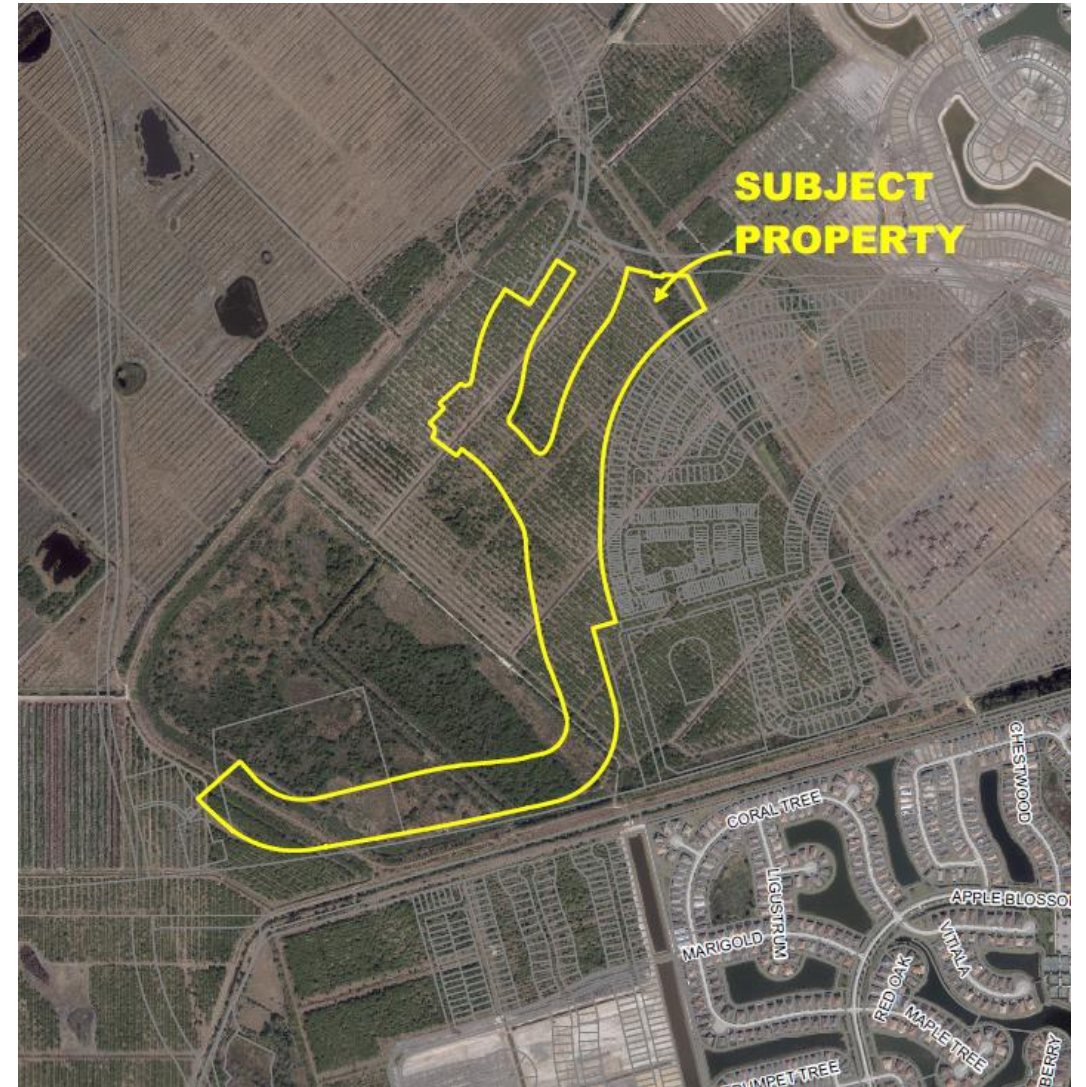
# Requested Application:

Request for approval of a final plat with construction plans that is 78.37 acres in area. The project proposes a final plat for 224 single family lots, open space tracts, and private road ROW tracts dedicated to the Aster Creek Country Club POA.

# Subject property

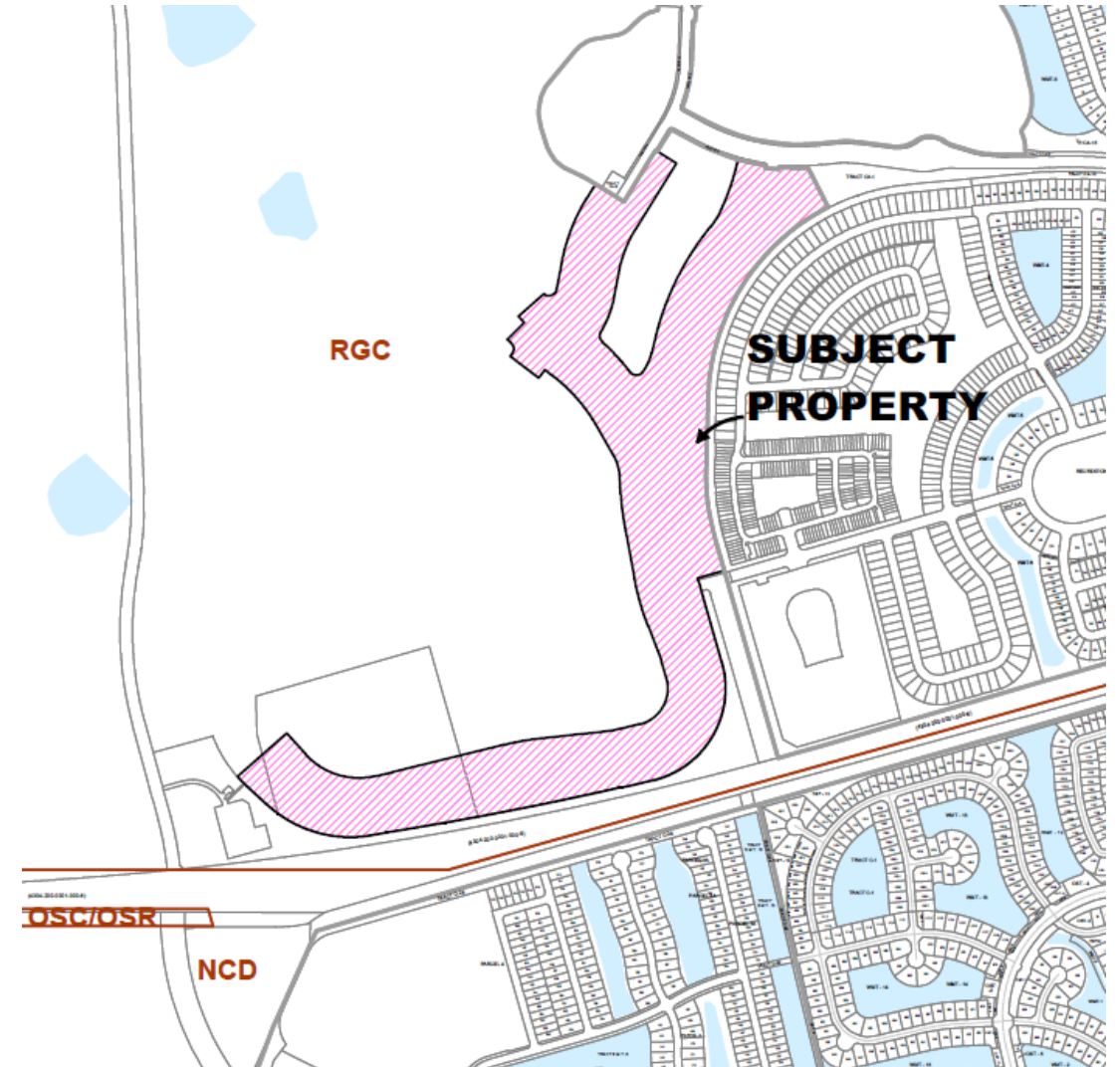


# Aerial

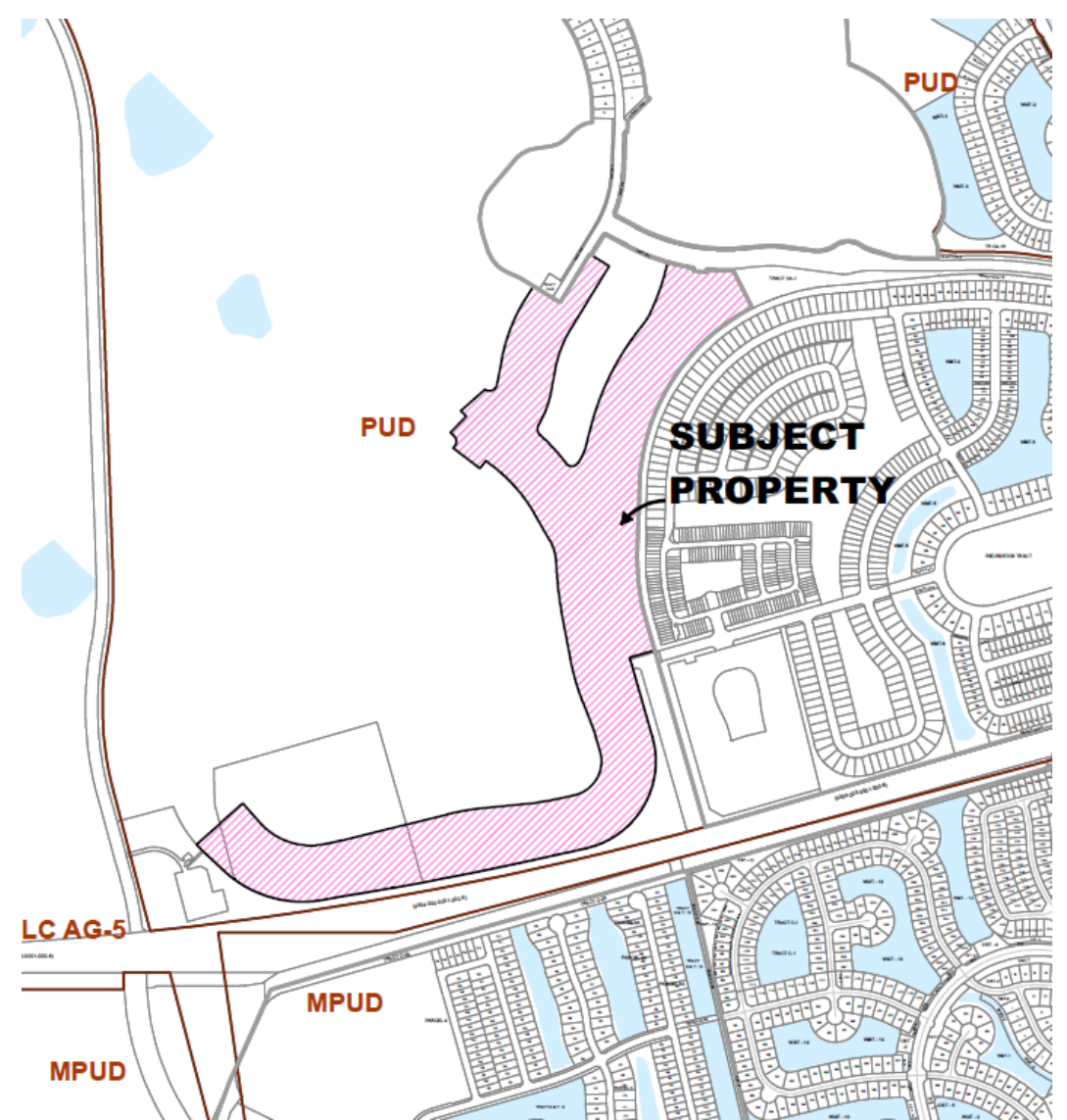




# Land Use



# Zoning



# Traffic Review

This subdivision plat application has been reviewed by the Public Works Department and the transportation elements of the project were found in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The estimated PM Peak Trip count for the Verano development is over 3,000 as of July 2022. According to the DRI, the 2- lane extension of Crosstown Parkway to North-South A is required at 5,023 PM Peak hour trips. 2 lane roadway of North-South A from

Crosstown north to the southern most residential access is required prior to the first Certificate of Occupancy being issued on the west side of North-South A.

The total proposed dwelling units for the entire Verano DRI is now 7,046 dwelling units resulting in a potential of 8,230 PM Peak hour trips at buildout.

# Traffic Impact Analysis

- This development is contained within the Verano DRI area.
- Received latest Traffic Statement Update June 2022
- Statement completed by MacKenzie Engineering & Planning, Inc. for Kolter Communities
- Reviewed by City Staff
- Found to be consistent with the PUD and DRI.
- Quantity of lots proposed is 1 less in this plat than previously approved, therefore traffic trips from previous approval goes down.





# Roadway Commitments

- This development is currently at over **3,000 PM Peak hour trips** as of latest Biennial Report through July 2022 estimation received from developer.
- The total proposed dwelling units for entire DRI is now 7,046 units resulting in a potential of 8,230 PM Peak hour trips at buildout.
- DRI Roadway commitments are:
  - 2-lane Crosstown Parkway - Village Parkway to North-South A (N/S A) - **5,023 PM Peak hour trips**
  - 2-lane N/S A – Crosstown Parkway to southern most Verano residential access – **Prior to 1<sup>st</sup> residential Certificate of Occupancy west of N/S A**



# Recommendation

The Site Plan Review Committee recommended approval at their meeting of July 27, 2022.

