

Verano South PUD 1 D Plat 5

**FINAL SUBDIVISION PLAT APPLICATION
(P22-173)**

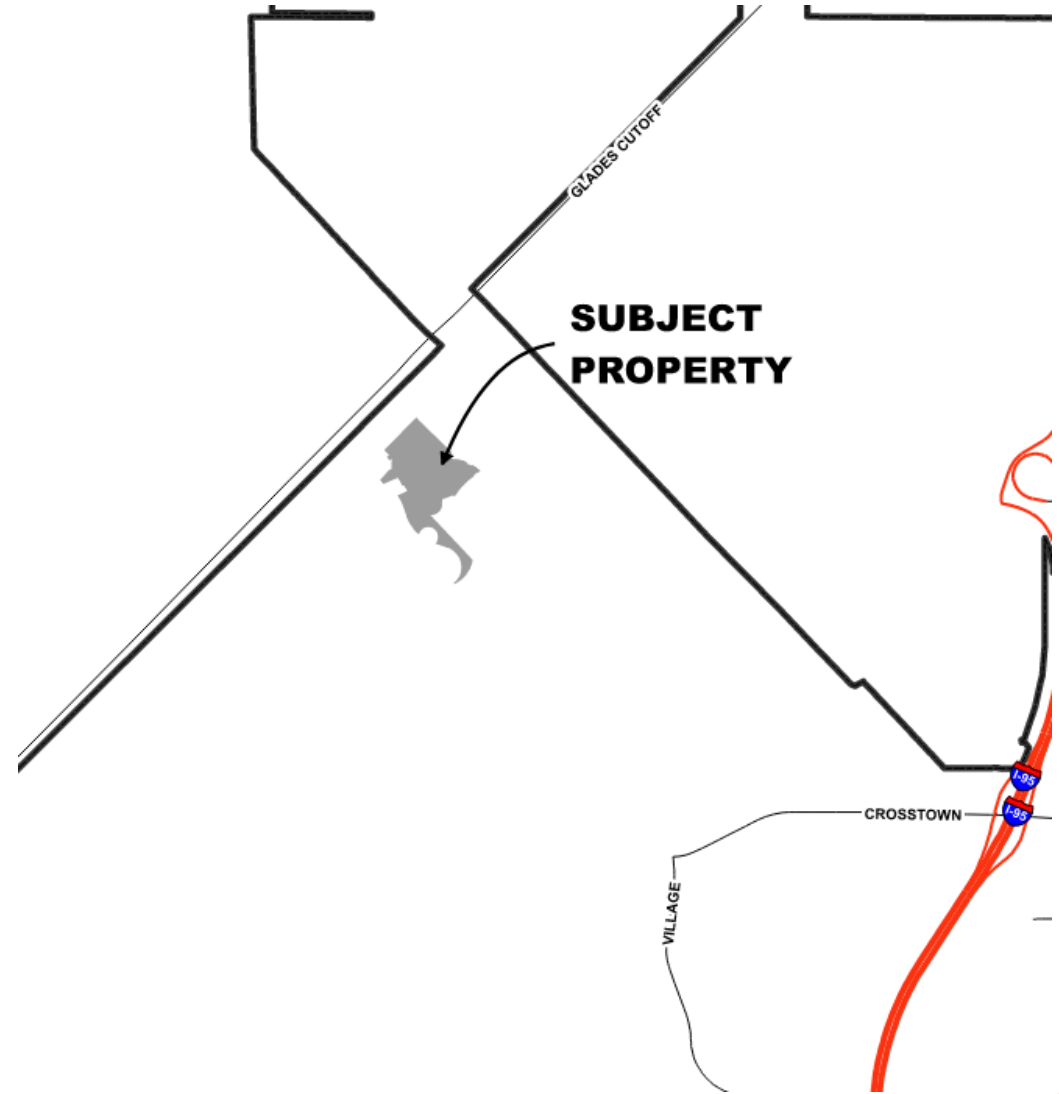
City Council Meeting January 23, 2023



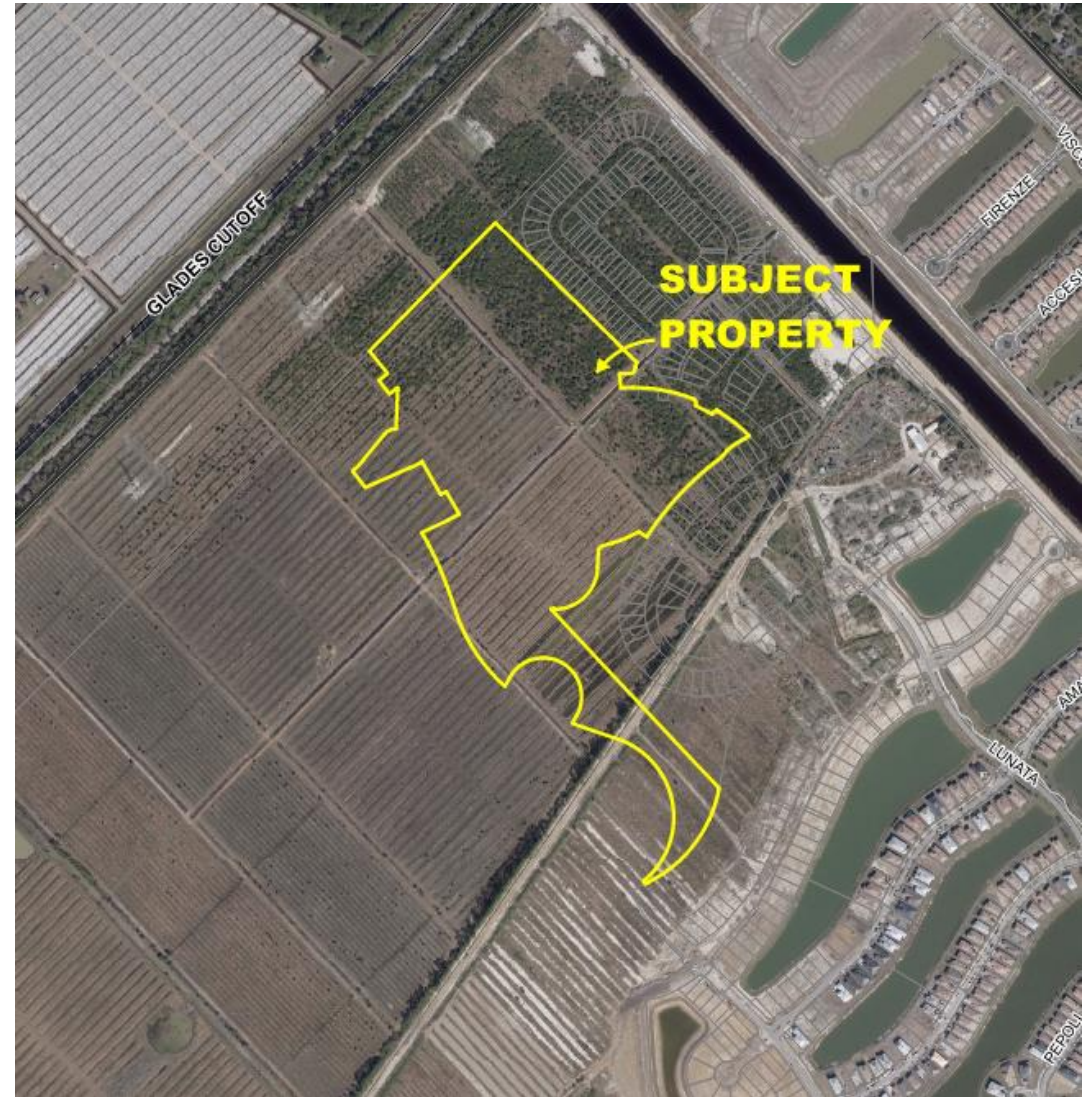
Requested Application:

Request for approval of a final plat with construction plans that is 55.08 acres in area. The project proposes to provide 144 single family lots.

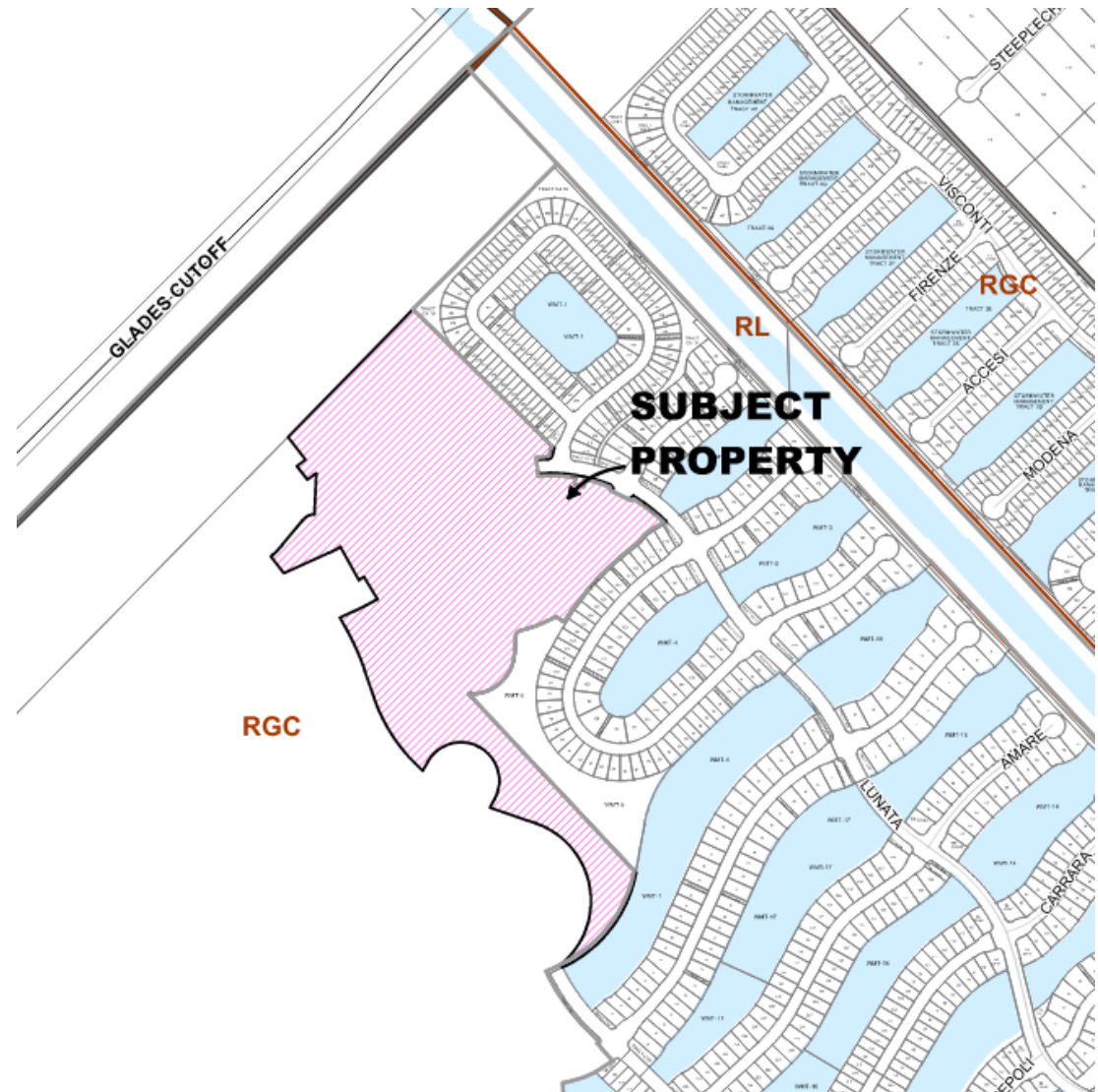
Subject property



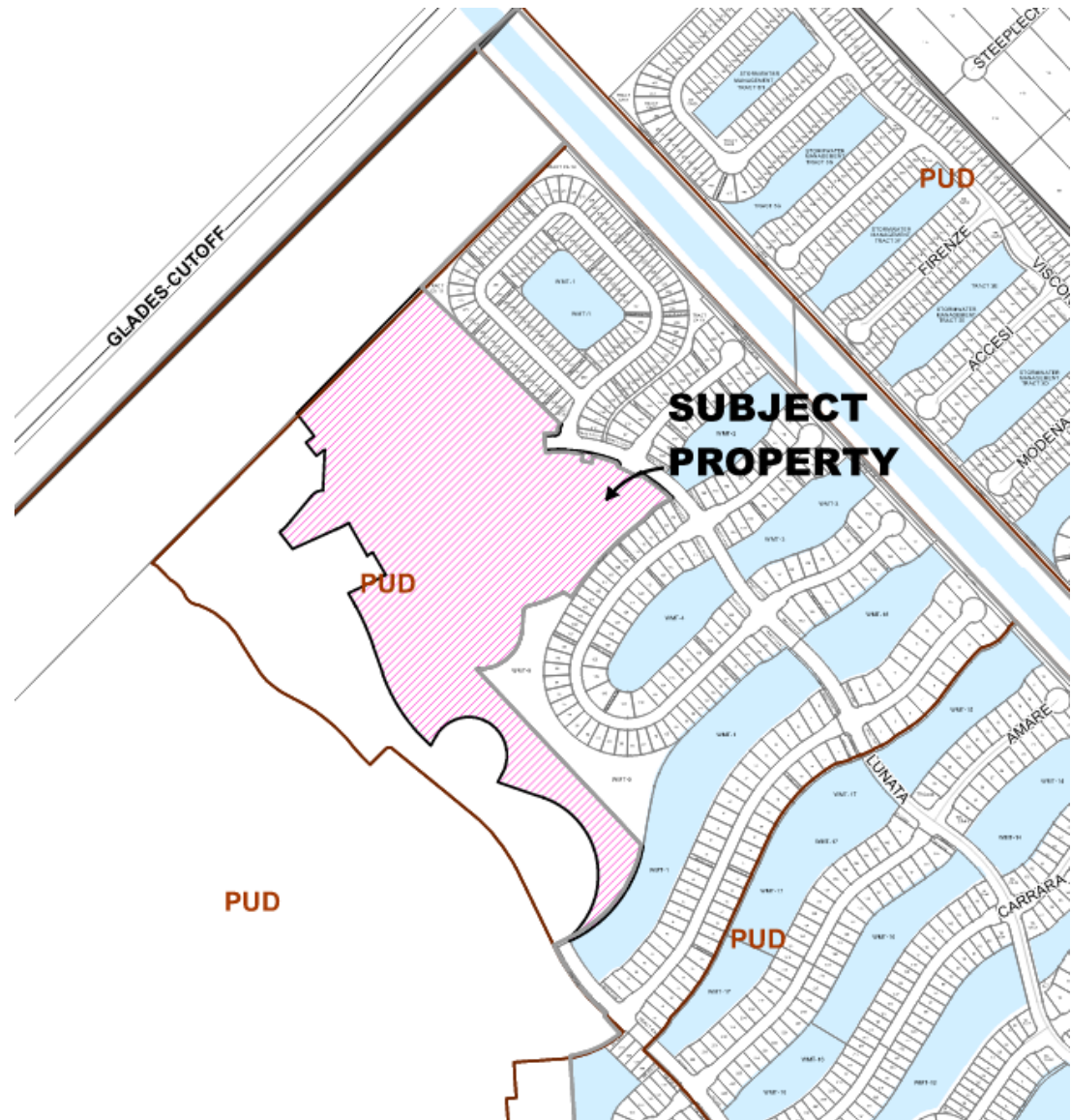
Aerial



Land Use



Zoning



Concurrency Review

The project has been reviewed for compliance with PGA Village (Verano) Development of Regional Impact Development Order regarding provision of adequate public facilities.

The Public Works Department found the transportation elements of the project to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, Public Works Policy 19-01pwd and the latest Development Order for the referenced project.



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 does not change from previously approved plat, therefore traffic trips from previous approval does not change.



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 1st residential Certificate of Occupancy west of N/S A**



Recommendation

The Site Plan Review Committee recommended approval at their meeting of June 8, 2022.

