

Verano South PUD 1 POD G Plat No. 2

FINAL SUBDIVISION PLAT APPLICATION WITH
CONSTRUCTION PLANS

(P22-019)

City Council Meeting September 26, 2022

INCORPORATED

CityofPSL.com



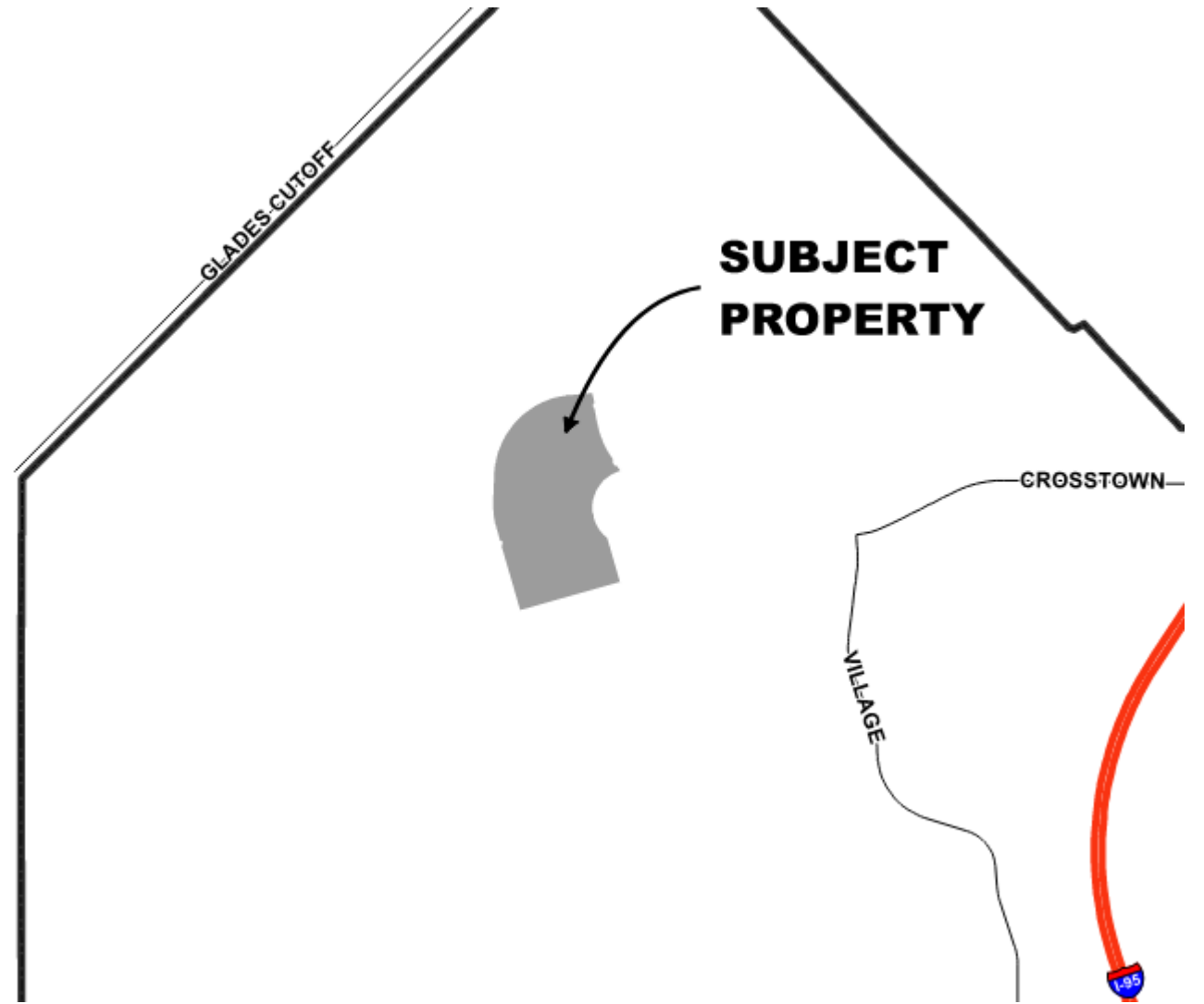
Requested Application:

This 127.17-acre final subdivision plat is proposed to create:

- Water Management tracts
- Open space tracts
- Private road right-of-way
- Future Development Tract
- 275 single family lots, 50 duplex lots and 206 townhome lots



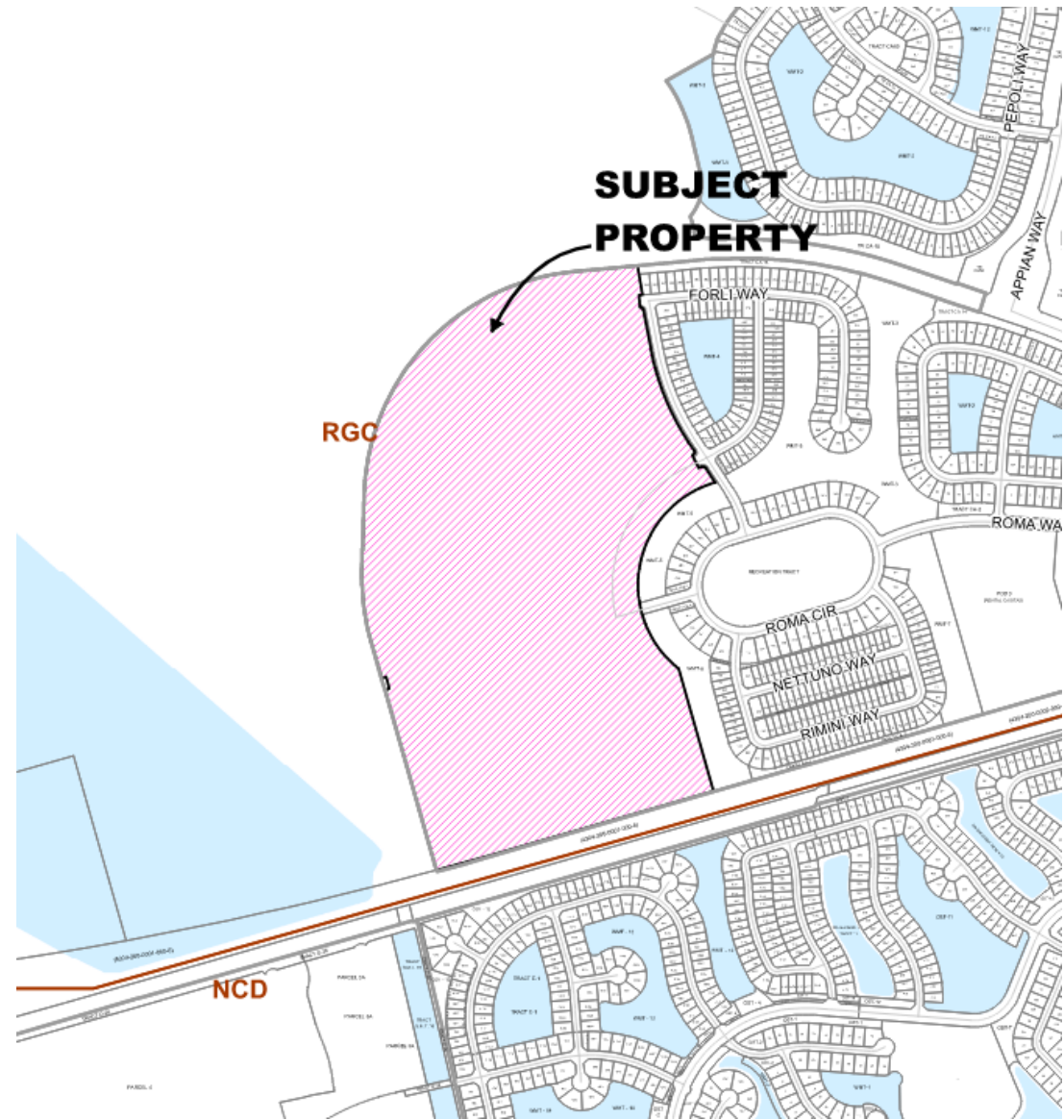
Subject property



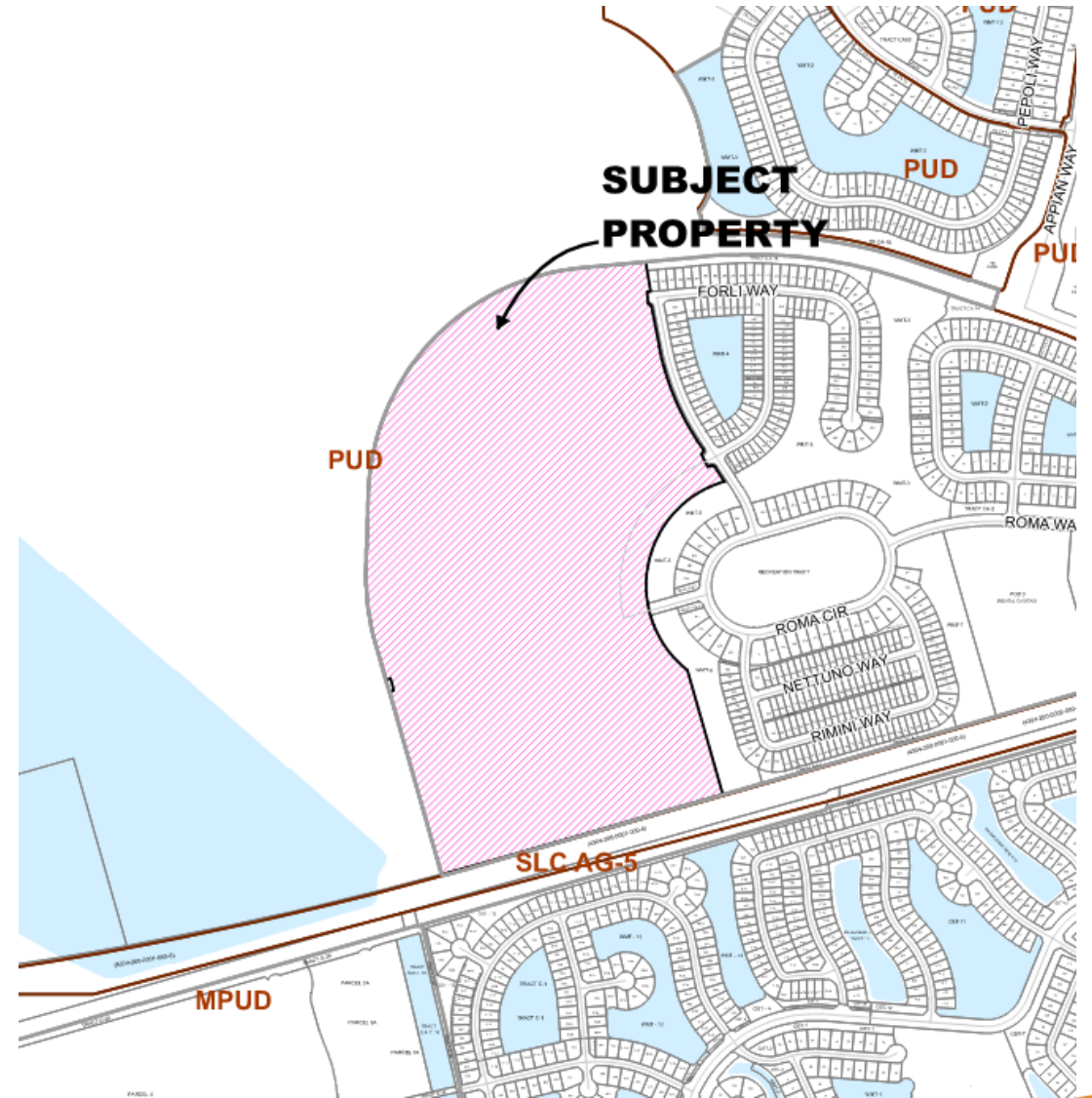
Aerial



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. No proposed development warrants any changes to the previously approved Development Order conditions.



Roadway Commitments

- This development is currently at **2,019 PM Peak hour trips** as of latest November 2021 estimation received from developer's traffic consultant.
- 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**



Public Art

To meet the public art requirement, the Developer has agreed to provide a grouping of five agave sculptures at the northeast corner of the future Verano Parkway and Crosstown Parkway. This artwork was approved by City Council on January 27, 2020.



Recommendation

The Planning and Zoning Board recommended approval at their meeting of February 9, 2022.

