

Verano South-Crosstown Commons Model Homes

Site Plan

Project No. P21-054

City Council meeting of May 24, 2021

Isai Chavez, Planner I



Requested Application:

This 0.61-acre site is proposed to create:

- A model home
- Sales center
- Parking lot

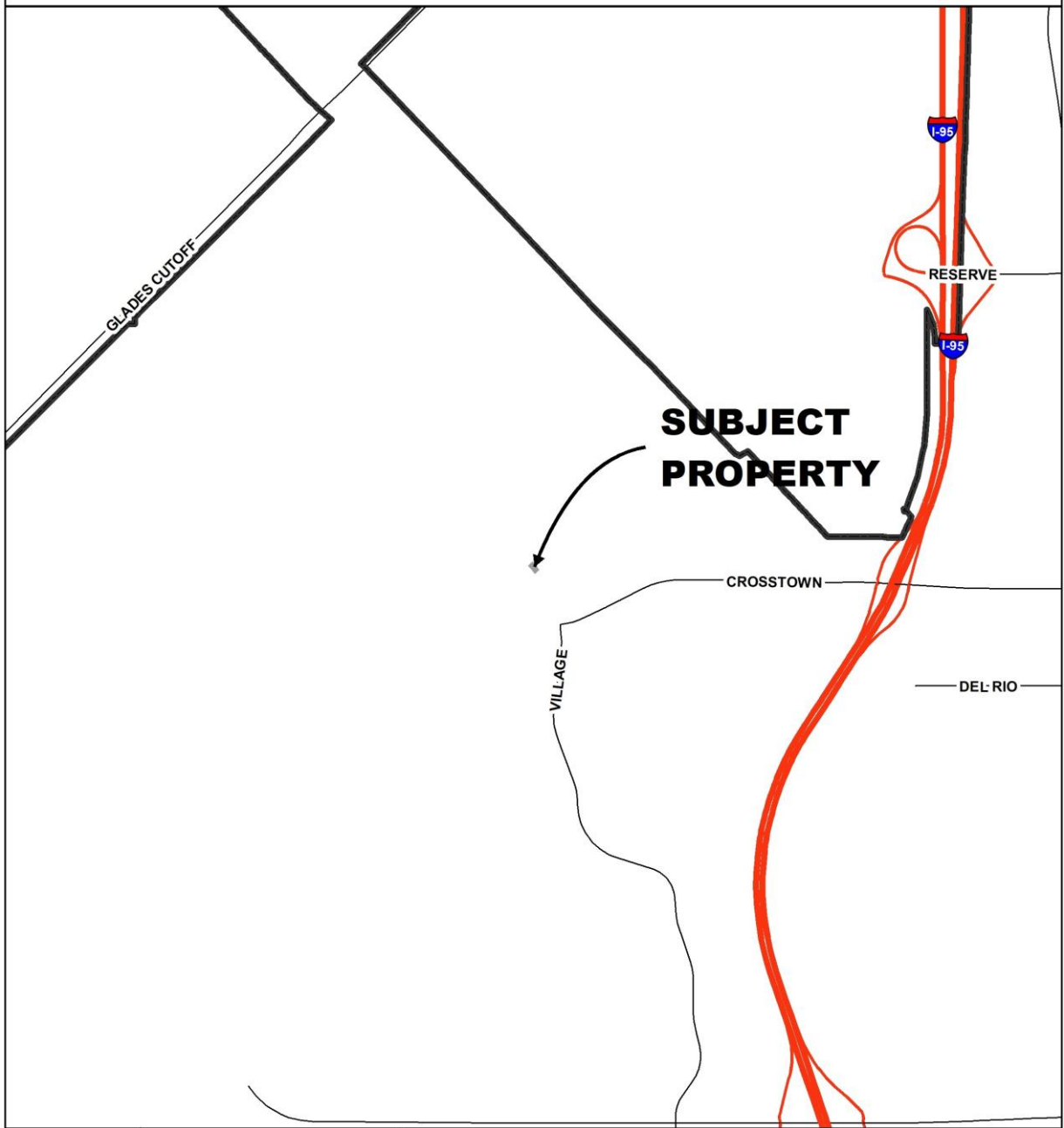


Applicant and Owner

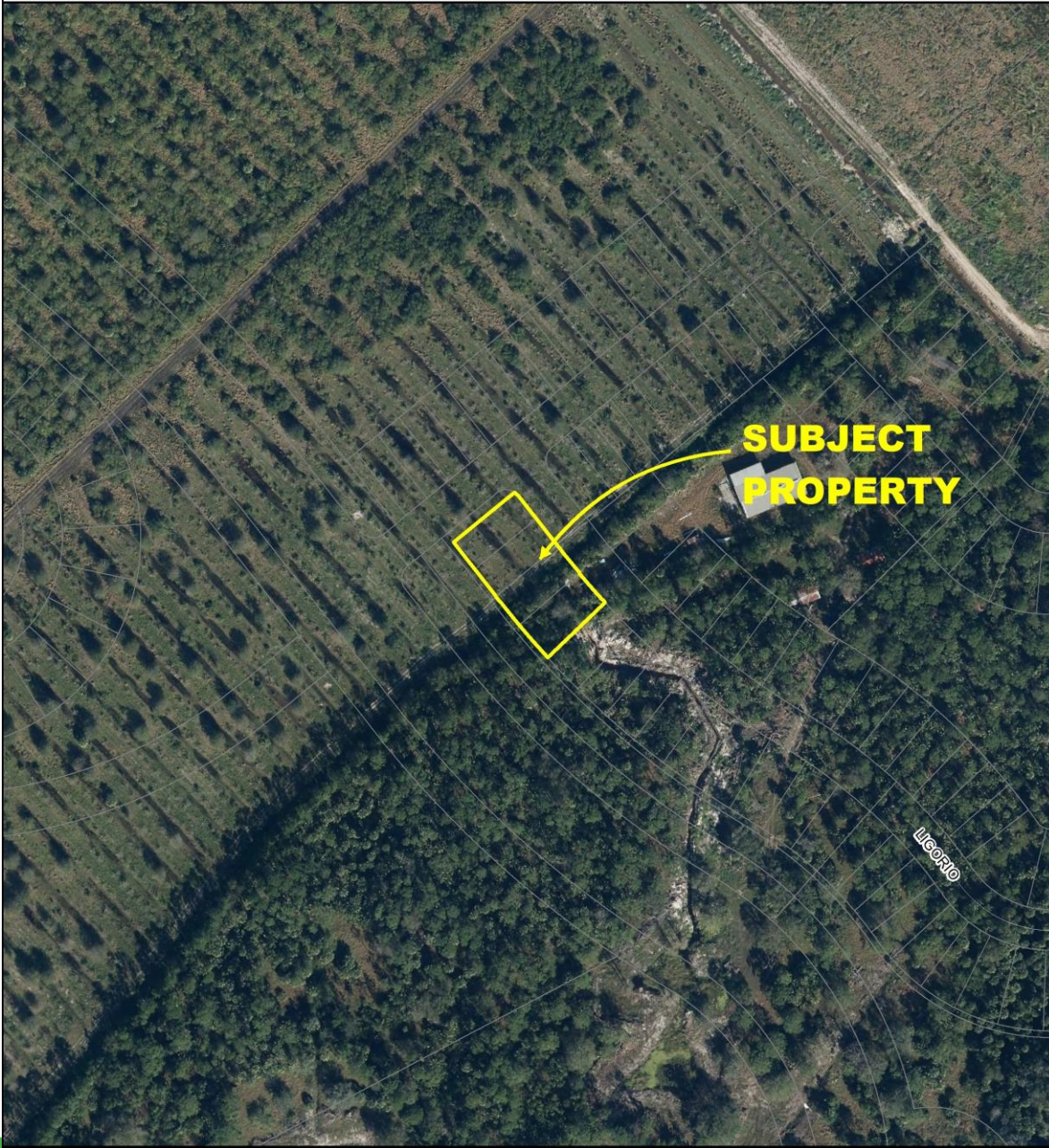
Daniel Sorrow, Cotleur & Hearing is acting as the agent for the owner,
KLP Crosstown, LLC



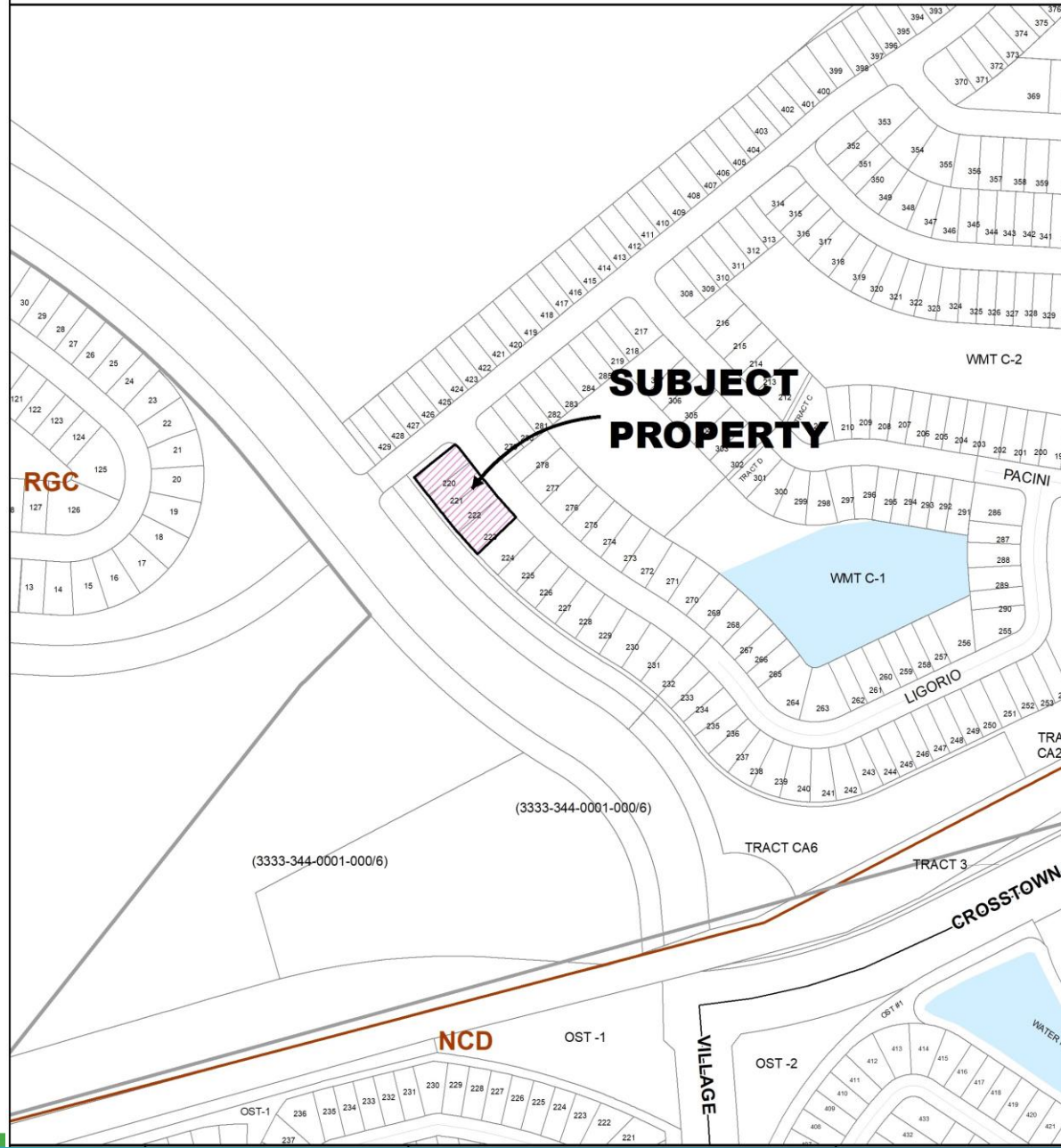
Subject property



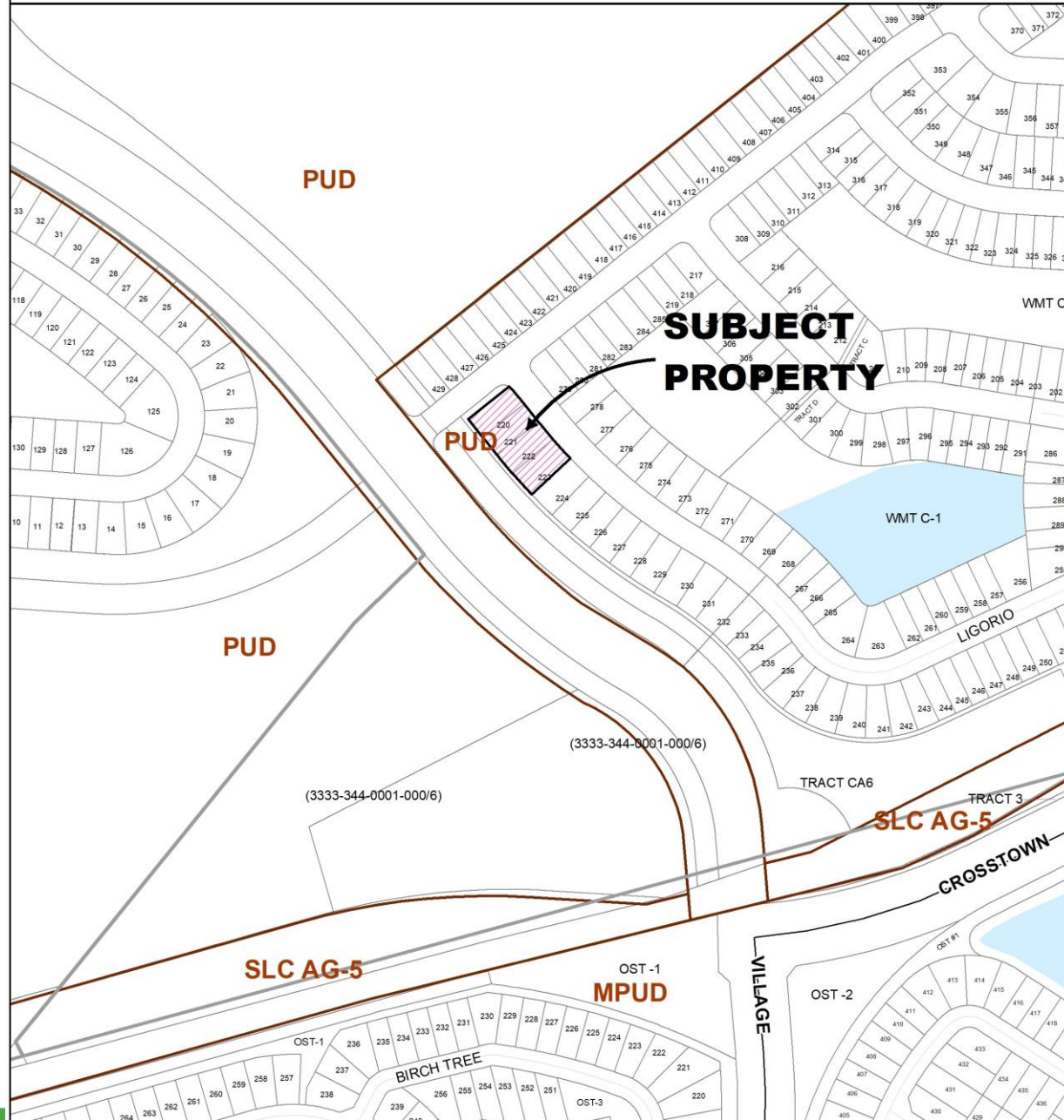
Aerial



Land Use



Zoning



Proposed Site Plan



Zoning Review

- Complies with parking minimum requirements.
- Complies with building height maximum requirements.
- Complies with setback requirements.



Natural Resource & Public Art

Native Habitat/Tree Protection:

- Upland preservation/mitigation requirements for the Verano DRI are addressed in the Development Order. All upland mitigation requirements have been met.

Public Art:

- To meet the public art requirement, the Developer has agreed to provide a major piece, or pieces, of art to be installed in a prominent or public place. A bond has been submitted by the applicant to ensure that funds are available for this art piece(s).

Traffic Impact Analysis

- This development is contained within the Verano DRI area.
 - Previously this development received Final plat approval for 85 lots back on 12/7/20 and this site plan here for your approval today allows for model homes to occupy within the previously approved 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



Recommendation

The Site Plan Review Committee reviewed the request on March 24, 2021, and recommended approval of the site plan.

