

# **Verano South Pod A**

## **Planned Unit Development Amendment No. 3**

### **(P23-211)**

Planning and Zoning Meeting  
December 5, 2023



## Overview:

Owner – Verano Development, LLC

Applicant – Cotleur & Hearing / Daniel Sorrow

This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD A PUD 1 reducing the permitted number of dwelling units. The Verano DRI is permitted to provide 7,200 number of dwelling units maximum.

- This is a reduction in units in this PUD on paper.
- The PUD was approved but fewer units than originally approved were ultimately constructed.
- The developer wishes to “true-up” the approved units in this PUD with the actual number of units in this PUD in order to essentially transfer the unbuilt capacity to the remaining PODs in the PUD and still remain compliant with the total number of approved units in the overall DRI.



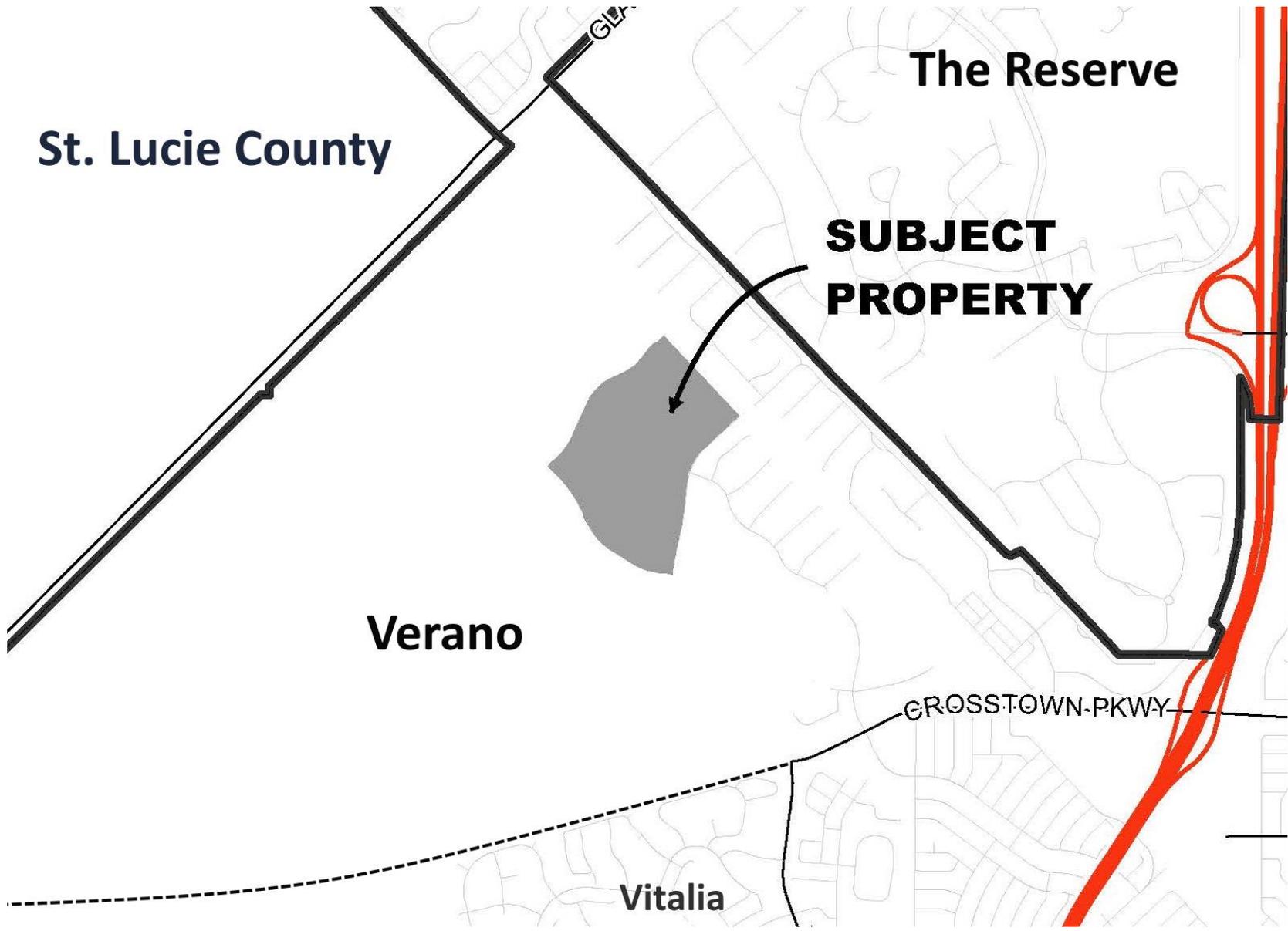
PUD	Current No. of permitted Units	Proposed Maximum Units
Verano PUD 1	1200	1037
Verano South POD A	350	276
Verano South POD B	260	245
Verano South POD C	450	429
Verano South POD E	317	215
<b>Total number of units to reallocate = 375</b>		

# BACKGROUND



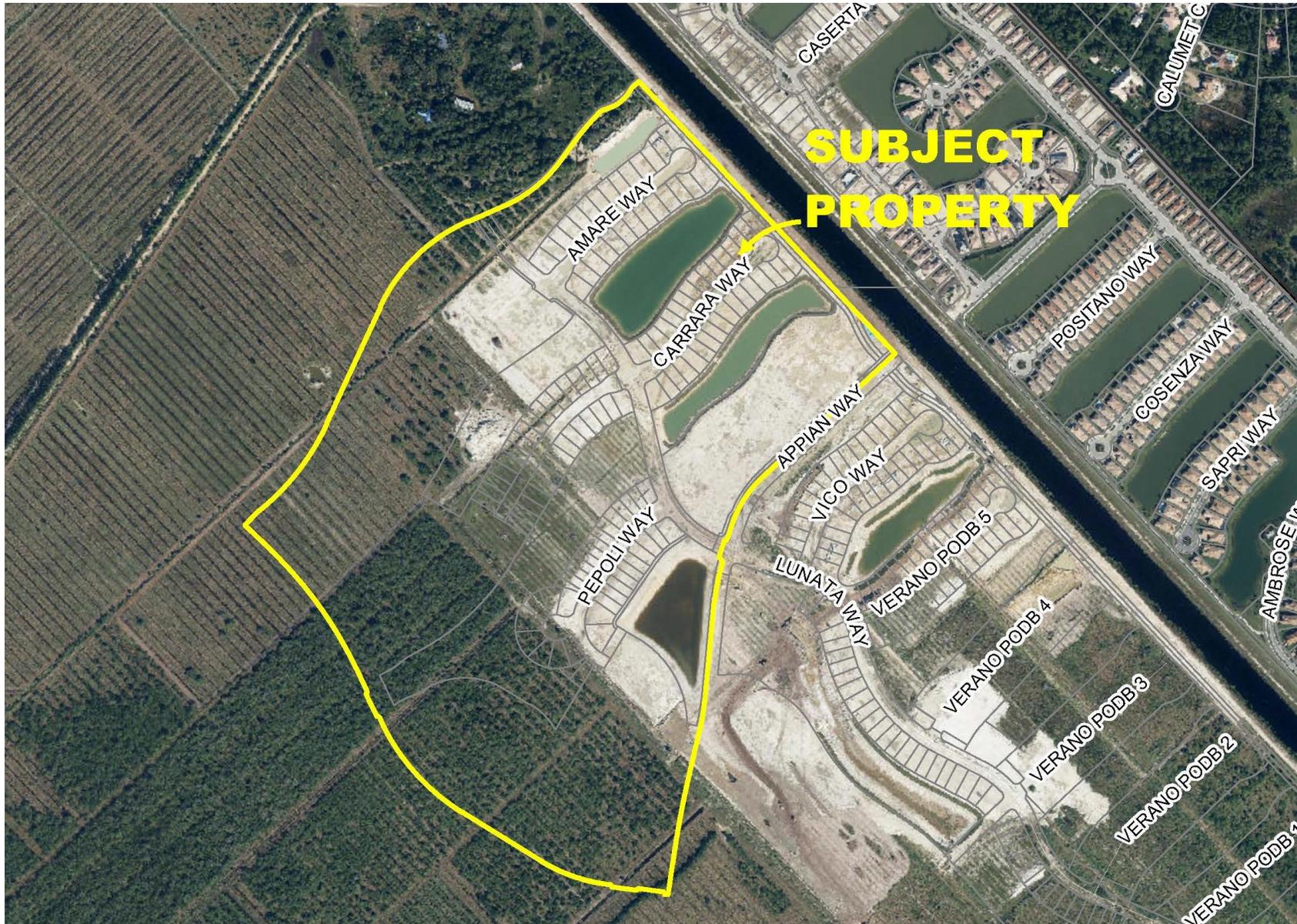
- Verano is a Development of Regional Impact (DRI) of approximately 3,004 acres.
- This DRI includes multifamily and single-family residences with golf courses, commercial/office development, open space, and country club amenities.
- This proposed PUD application proposes a maximum of 276 units on 147.414 acres, or 1.87 dwelling units per acre.





# LOCATION MAP





AERIAL

CityofPSL.com



## **This PUD amendment is consistent with the direction and policies of the Comprehensive Plan.**

- As per Comprehensive Plan Policy 1.1.4.10 RGC (Residential Golf Course), a maximum density of 5 dwelling units per acre is allowed. The maximum density proposed for Verano South POD A is 1.87 dwelling units per acre, or 276 dwelling units.



# Recommendation:

The Site Plan Review Committee recommended approval at their meeting of November 21, 2023.

