

Verano
Development of Regional Impact (DRI)
Preliminary Master Plan, Map H Amendment
(P22-215)

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City Council
September 26, 2022



Overview

- Request - Amend Verano Development of Regional Impact (DRI), Map H, Preliminary Master Plan.
- Applicant - Daniel T. Sorrow, PLA, AICP, Cotleur Hearing
- Owner - Verano Development, LLC.
- **Modify Map H as follows:**
 - Shift location of County school site to the west adjacent to City park site,
 - Reconfigured shape of City park site.
 - Added 50-foot buffer along Range Line Road
 - Remove references to access to Glades Cut-off Road and to the Peacock property.

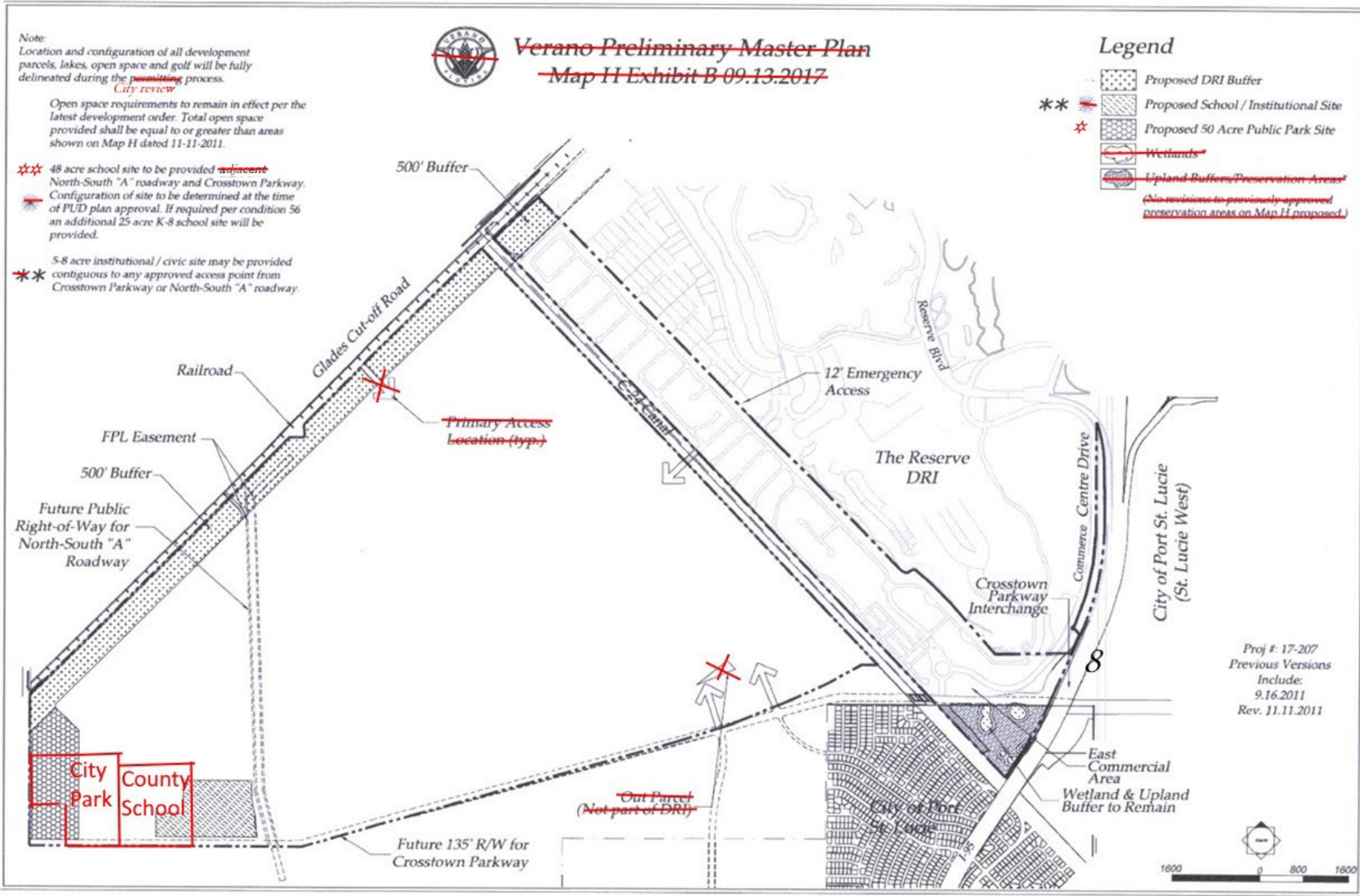
Overview - Objectives

- The main objective of this application at this time is to allow the County to relocate the County school site so that the County may proceed with their development plans.
- Allow the applicants to reconfigure the City Park site so they may proceed with obtaining PUD approval.



Map H

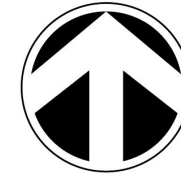
Proposed Changes



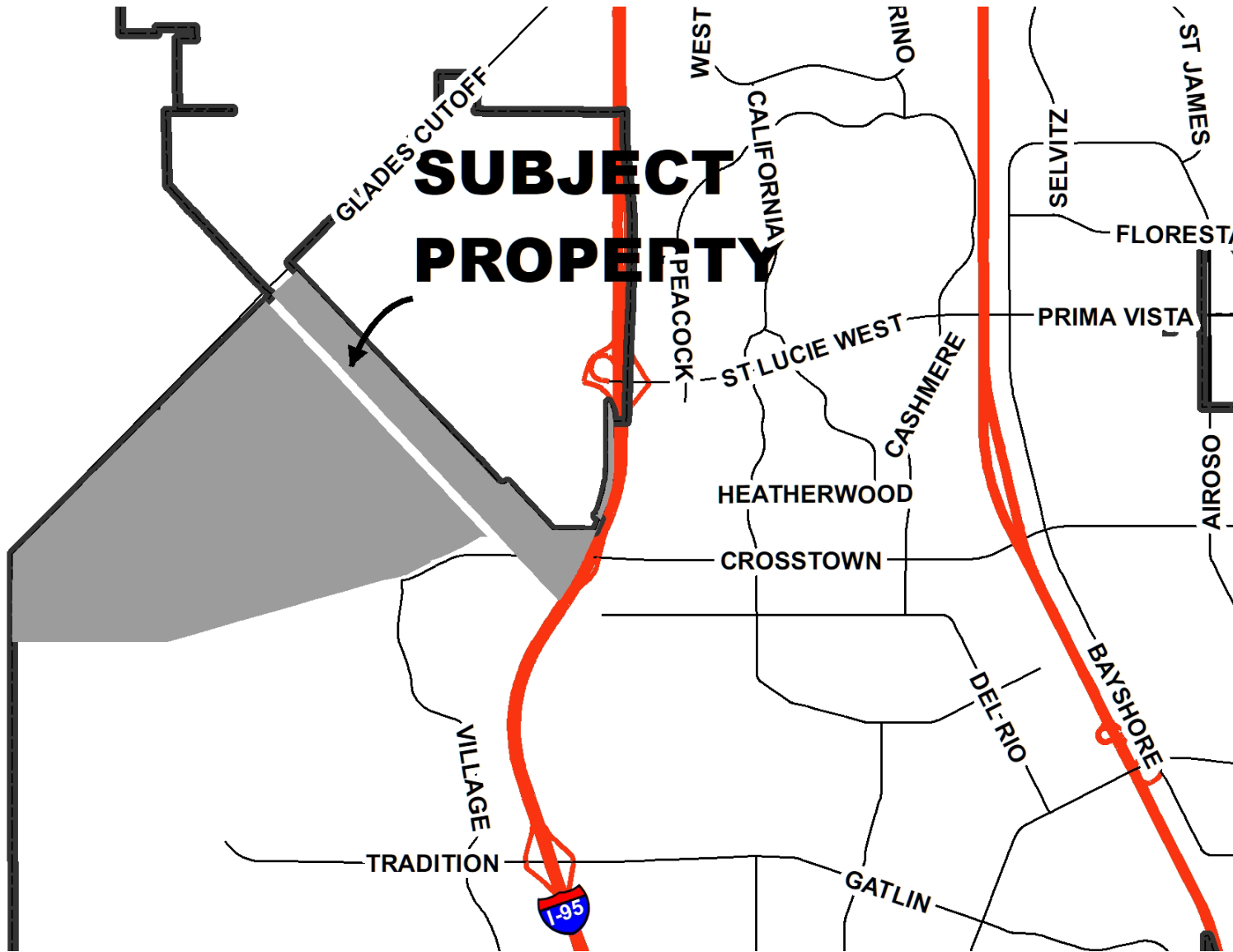
- City park site - Reconfigured shape of site. Previously extended along entire length of Range Line Road.
- Added a commercial site at corner and added lake along Range Line Road.
- County school site – Relocated next to City park site.
- Added 80' ROW for school.
- Remove Murphy triangle property from the map.
- Remove access from Glades Cut-off Road.

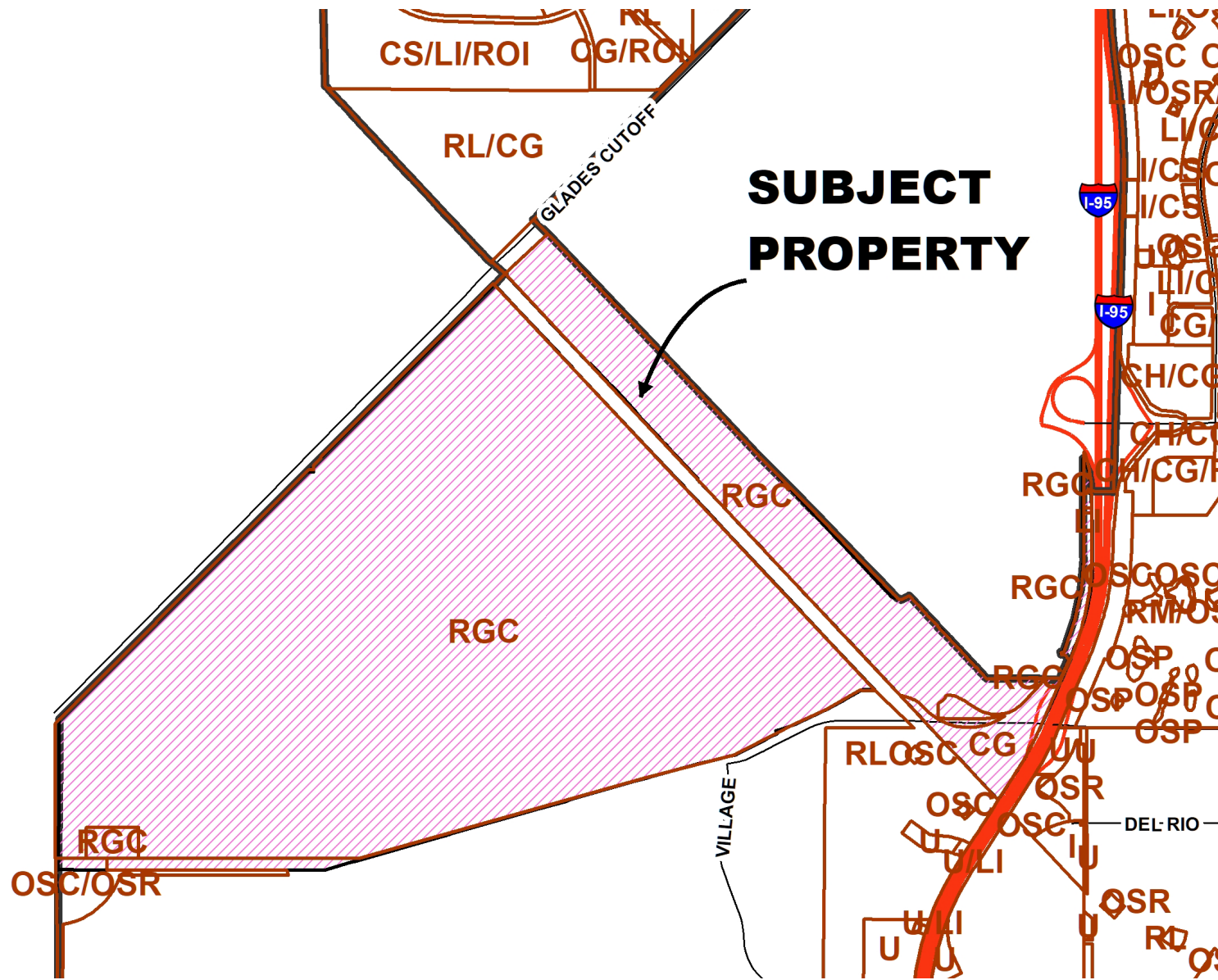


Location Map

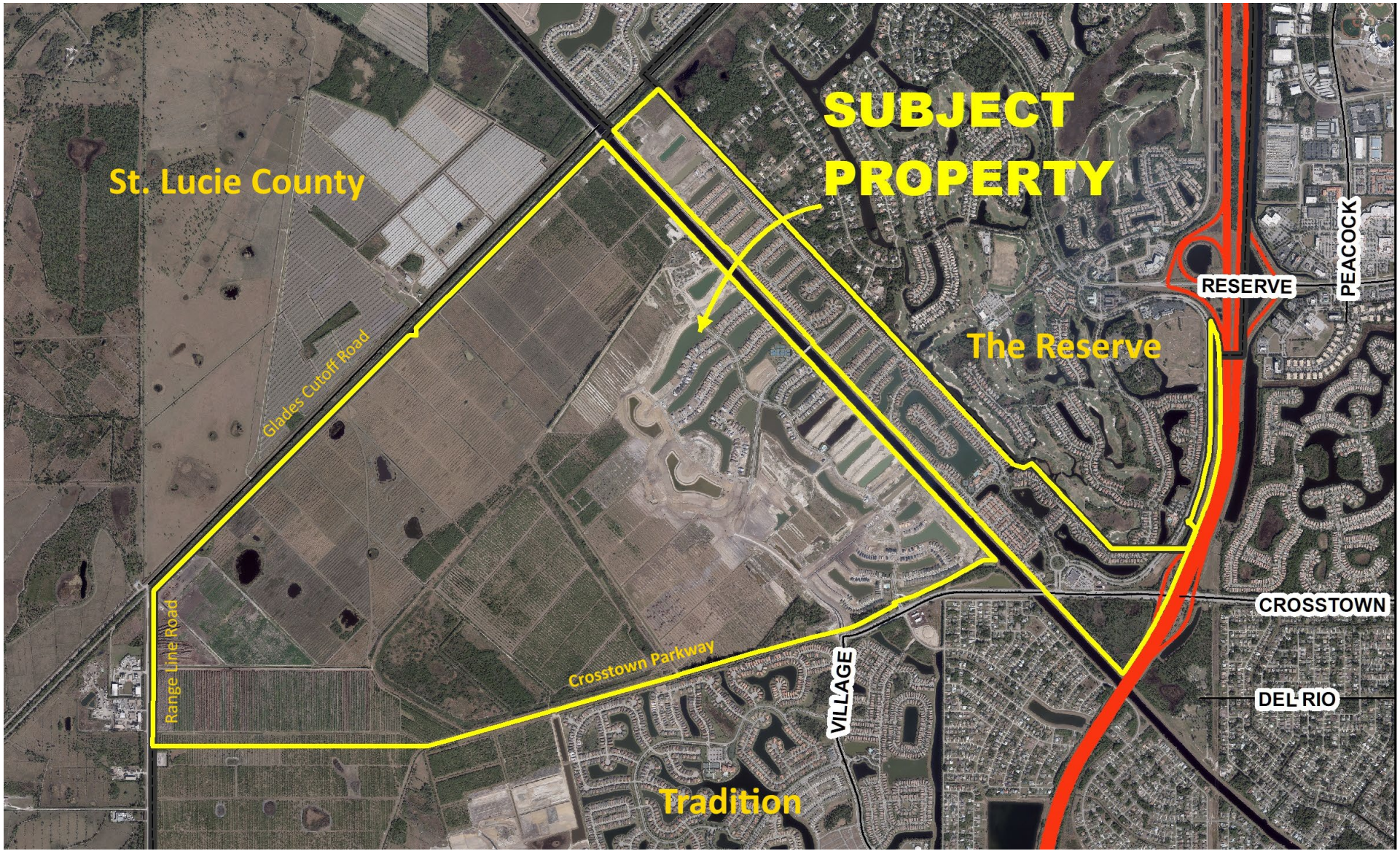


Approximately 3,004 acres









Aerial



Allied

Verano

100' setback

150' ROW

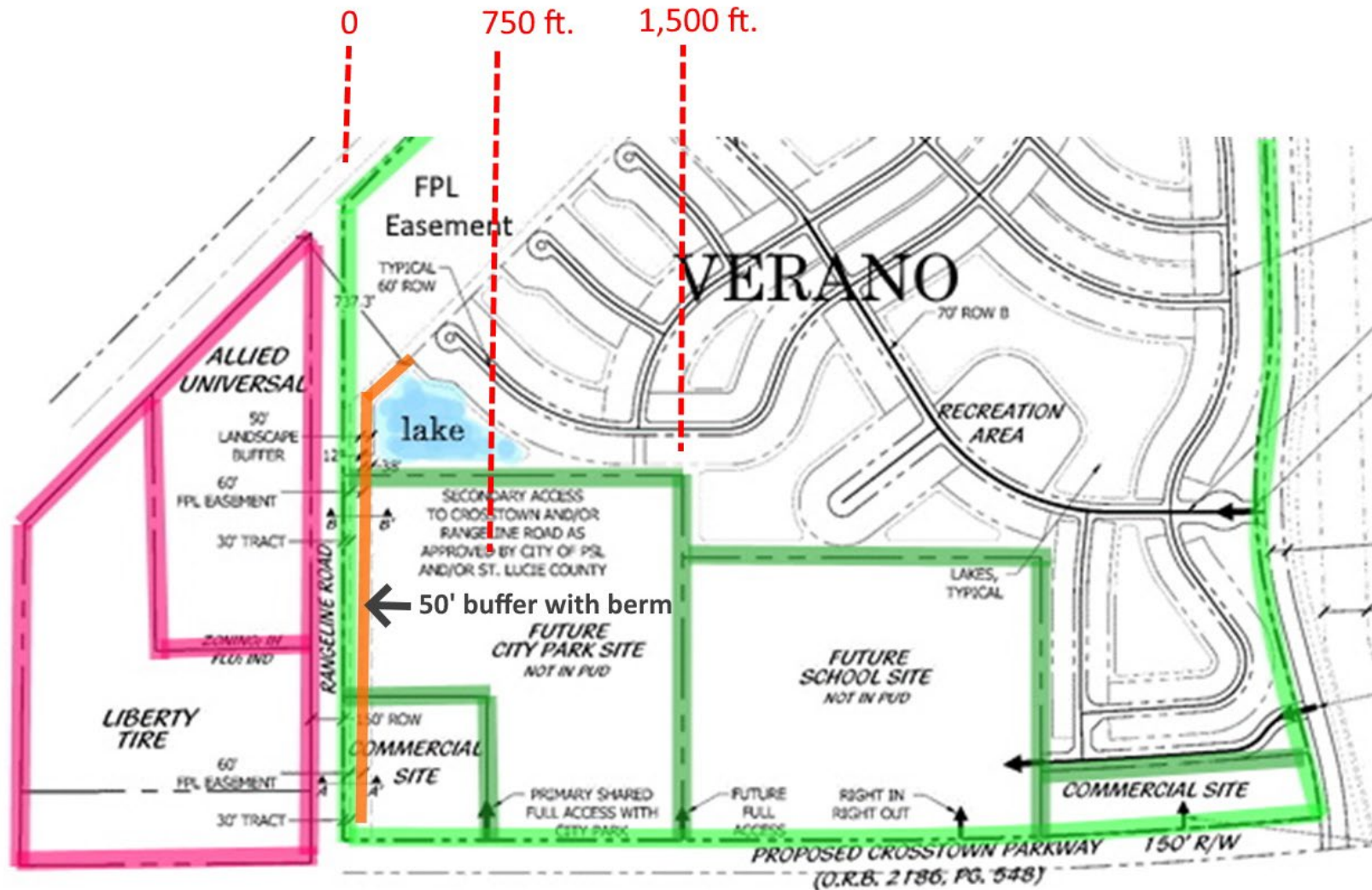
Range Line Rd

Distances from Range Line Road

Total minimum distance from
industrial buildings = 250'
(setback + right-of-way)



Distances from Range Line Road



Buffer Distance from Range Line Road to City Park Site =
 $30' + 60' + 38' = 128'$

Total distance from industrial buildings + Range Line Road ROW + Verano Buffer =
 $250'$ (setback + right-of-way) + $128' = 378'$

Closest Residential Use to industrial properties, approximate = $250' + 400' = 650'$ min.

The buffer issue is planned to be discussed in greater detail when the PUD is reviewed.

Proposed Changes – City Park Site

- **City Park Site:** A 50-footwide buffer with an 8-foot high berm is to be installed along the east side of Range Line Road.
- The shape of the City Park site has been reconfigured.
- The City Park site creates a buffer between some of the industrial uses on the west side of Range Line Road and the proposed Verano residential/school sites on the east side of the road.
- A lake has been added to the north of the City Park Site to serve as a buffer to residential properties.
- The corner of the park site has been notched out for a future commercial.
- The width of the City park site has increased to approximately 1,500 feet measured east to west. The lake area is between 450-800 feet wide measured east to west.

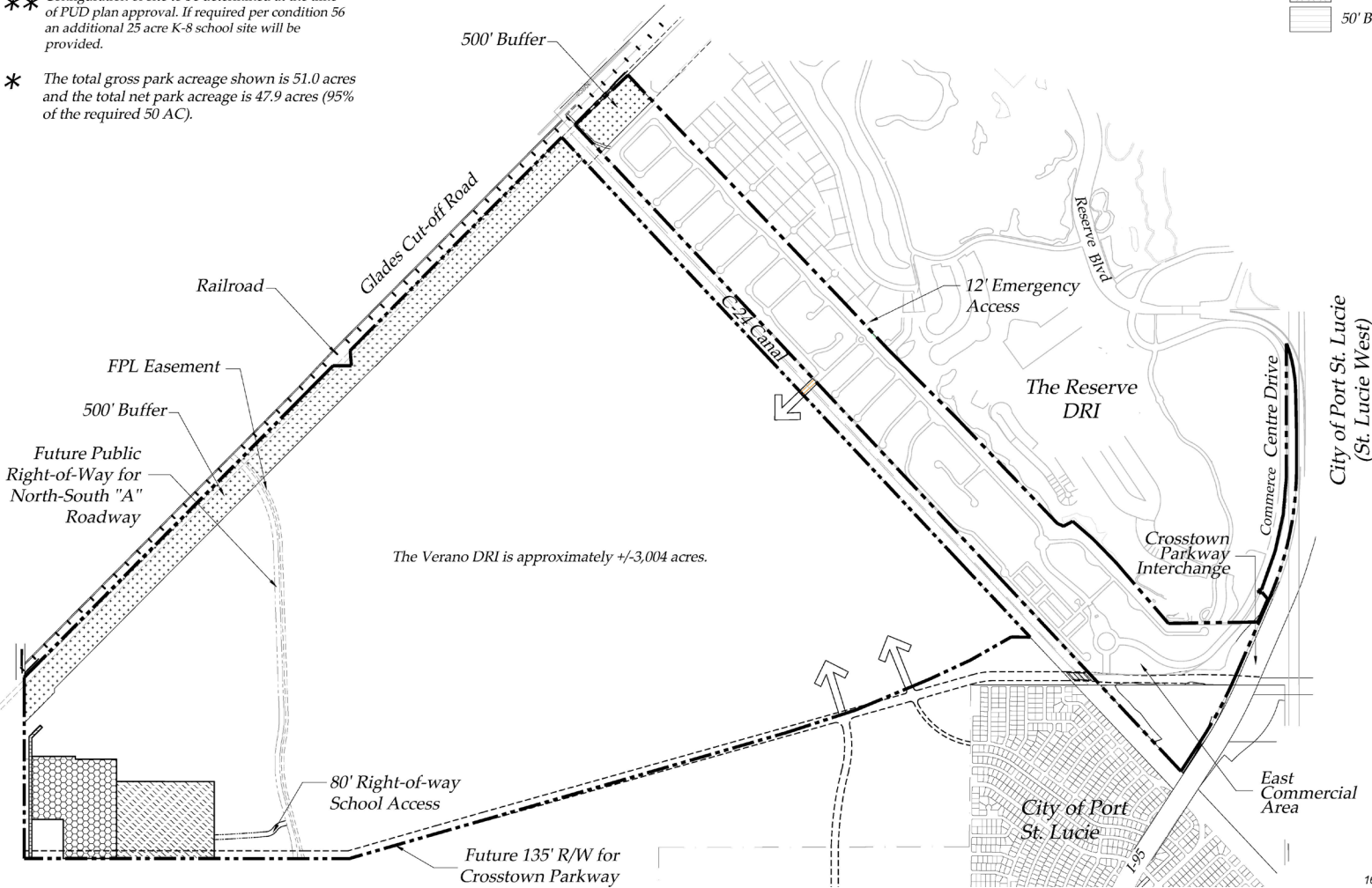
Proposed Changes – County School Site


- **County School Site:** The school site has been relocated from the corner of Crosstown Parkway and North South Road A to be adjacent to the City park site.
- The DRI Map H previously required that the County school site be located on the corner of Crosstown Parkway and North South A Road.
- It was the desire of the County School Board and the City Parks Department to have the two sites adjacent to each other. The City park site is more accessible to students.
- Also, with a driveway connecting to the site from North-South A Road, greater stacking is provided for school buses by the longer driveway.

Note:
Location and configuration of all development parcels, lakes, open space and golf will be fully delineated during the site plan or subdivision plat process.

48 acre school site located west of North-South "A" roadway and adjacent to Crosstown Parkway.
Configuration of site to be determined at the time of PUD plan approval. If required per condition 56 an additional 25 acre K-8 school site will be provided.

* The total gross park acreage shown is 51.0 acres and the total net park acreage is 47.9 acres (95% of the required 50 AC).




Verano
Preliminary
Master Plan
Map H
Exhibit 'B'
Map Amendment
9.16.2011
REV. 11.11.2011
REV. 09.13.17
REV. 02.16.2019
REV. 08.16.2022
REV. 09.20.2022
PSL PROJ# P-22-215

Map H Modifications Proposed



- Shift location of County school site to the west adjacent to City park site,
- Reconfigured shape of City park site.
- Added 50' buffer along Range Line Road.
- Added 80' ROW for school
- Remove Murphy triangle property from the map,
- Remove access from Glades Cut-off Road,



Planning and Zoning Board Recommendation:

The Planning and Zoning Board recommended approval of the Verano DRI Map H Amendment with the following conditions:

(These have been addressed by applicant.)

1. Prior to sending application to City Council for approval, revise the Map H, Preliminary Master Plan, to designate an 80-foot-wide access area for a driveway and sidewalks from North-South A Road to the County school site.
2. Prior to sending application to City Council for approval, revise Map H, Preliminary Master Plan, to indicate that a 50-foot-wide landscape buffer with an 8-foot-high berm will be located along the entire side of the property fronting along east side Range Line Road. A landscaped berm shall also extend along the side adjacent to the 500-foot-wide FPL easement and the lake area north of the City park site.

