

MEMORANDUM

TO: Bethany Grubbs, Planning & Zoning

THRU: Clyde Cuffy, P.E. – Regulatory Division Director, Public Works

FROM: Marc Fils-Aime – Project Coordinator, Public Works

DATE: July 22, 2026

SUBJECT: P26-007 Verano South-PUD 1 POD "G" - Amendment No. 4
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by Mackenzie Engineering & Planning, Inc. dated April 29, 2026 has been reviewed by the Public Works Department and the transportation elements of the project were found 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 Verano DRI.

The proposed project includes 2,867 dwelling units and 8.03 acres of general commercial. It is anticipated to generate 68,960 Average Daily, 5,302 AM Peak Hour and 6,410 PM Peak Hour trips. The proposed trips are consistent with the approved Verano DRI; therefore, no additional traffic mitigation will be required due to this amendment.