

Verano South Pod B

Planned Unit Development Amendment No. 2

(P23-204)

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 B PUD 1 reducing the permitted number of dwelling units. The Verano DRI is permitted to provide 7,200 number of dwelling units maximum.

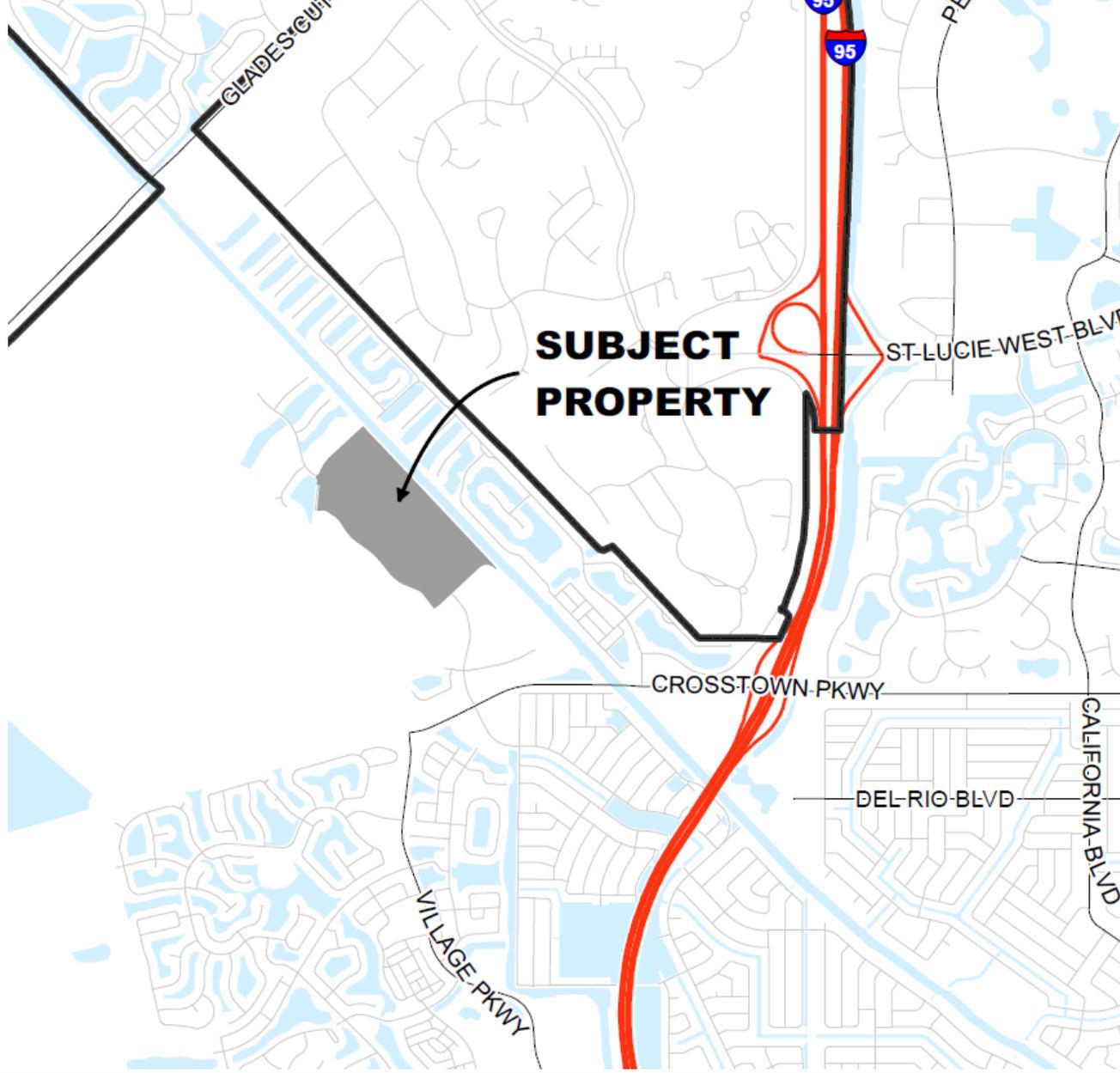
| PUD | Current No. of permitted Units | Proposed Maximum Units |
|---|--------------------------------|------------------------|
| Verano PUD 1 | 1200 | 1037 |
| Verano South POD A | 350 | 276 |
| Verano South POD B | 260 | 245 |
| Verano South POD C | 450 | 429 |
| Verano South POD E | 317 | 215 |
| Total number of units lessened = 375 | | |

BACKGROUND



- Verano is a Development of Regional Impact (DRI) of approximately 3,004 acres.
- 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 245 units on 116.23 acres, or 2.11 dwelling units per acre.

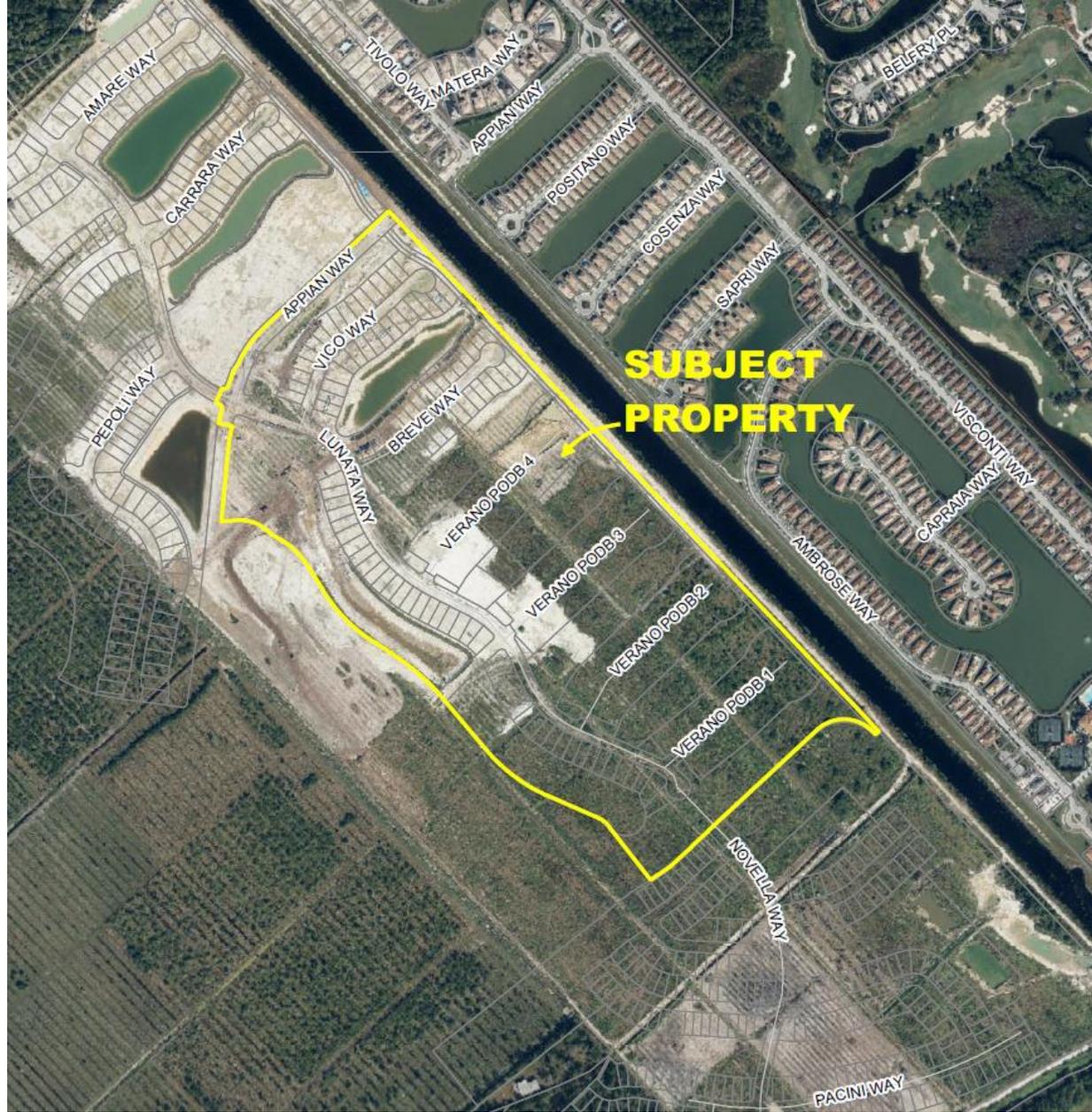




LOCATION MAP

CityofPSL.com





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 B is 2.11 dwelling units per acre, or 245 dwelling units.



Recommendation:

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

