

Verano PUD 1

Planned Unit Development Amendment No. 11

(P23-210)

City Council Meeting
December 11, 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 PUD 1 reducing the permitted number of dwelling units in PODs to match the number of Platted lots. The Verano DRI is permitted to provide 7,200 number of dwelling units maximum.

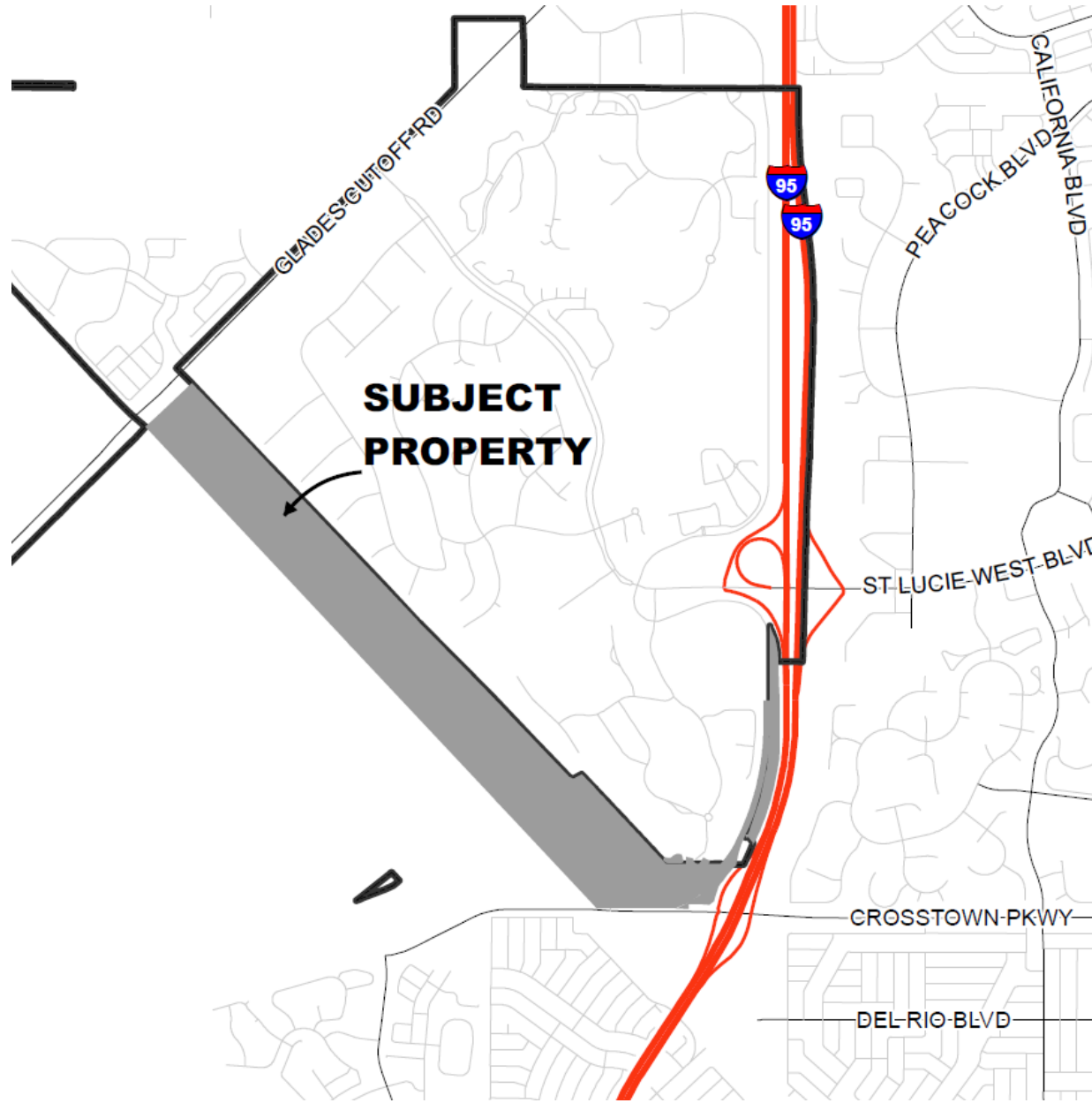
PUD	Current No. of permitted Units	Proposed Maximum Units
Verano PUD 1	1200	1037
Verano South POD A	350	276
Verano South POD B	260	245
Verano South POD C	450	429
Verano South POD E	317	215
Total reduction in number of units = 375		

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 1037 units on 433 acres, or 2.32 dwelling units per acre, where 1,200 were previously approved.
- This will allow the entitled but unbuilt units to be transferred to future PODs.

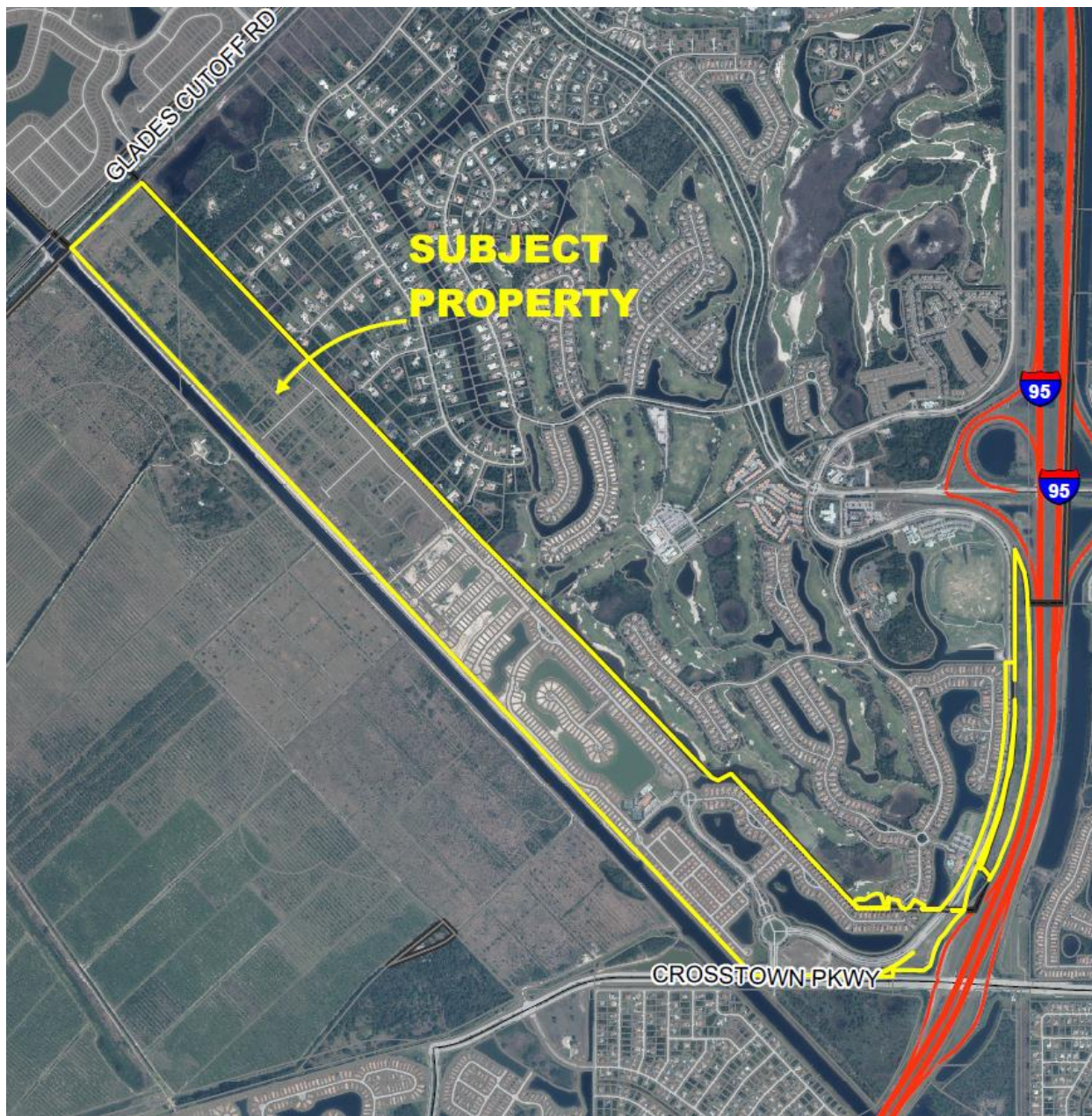




LOCATION MAP

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AERIAL

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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 PUD 1 is 2.32 dwelling units per acre, or 1037 dwelling units.



Recommendation:

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

The Planning and Zoning Board recommended approval at their meeting of December 5, 2023.

