

MEMORANDUM

TO: Daniel Robinson, Planner III, Planning & Zoning

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

DATE: July 24, 2025

SUBJECT: Verano South POD H PUD (P25-096)
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated July 24, 2025 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, and Public Works Policy 19-01pwd.

The proposed POD H within the Verano DRI will add 900 dwelling units in addition to commercial development, a city park site and a high school. This is the final POD within the Verano DRI. The total approved dwelling units within the entire DRI is 7,200 units; however, after the completion of this final POD the total dwelling units for the entire DRI will be 7,046. Total net new PM Peak hour trips at DRI build out will be 6,410.