

Verano South PUD D Plat 4 Replat

PRELIMINARY AND FINAL SUBDIVISION PLAT
APPLICATION

(P22-212)

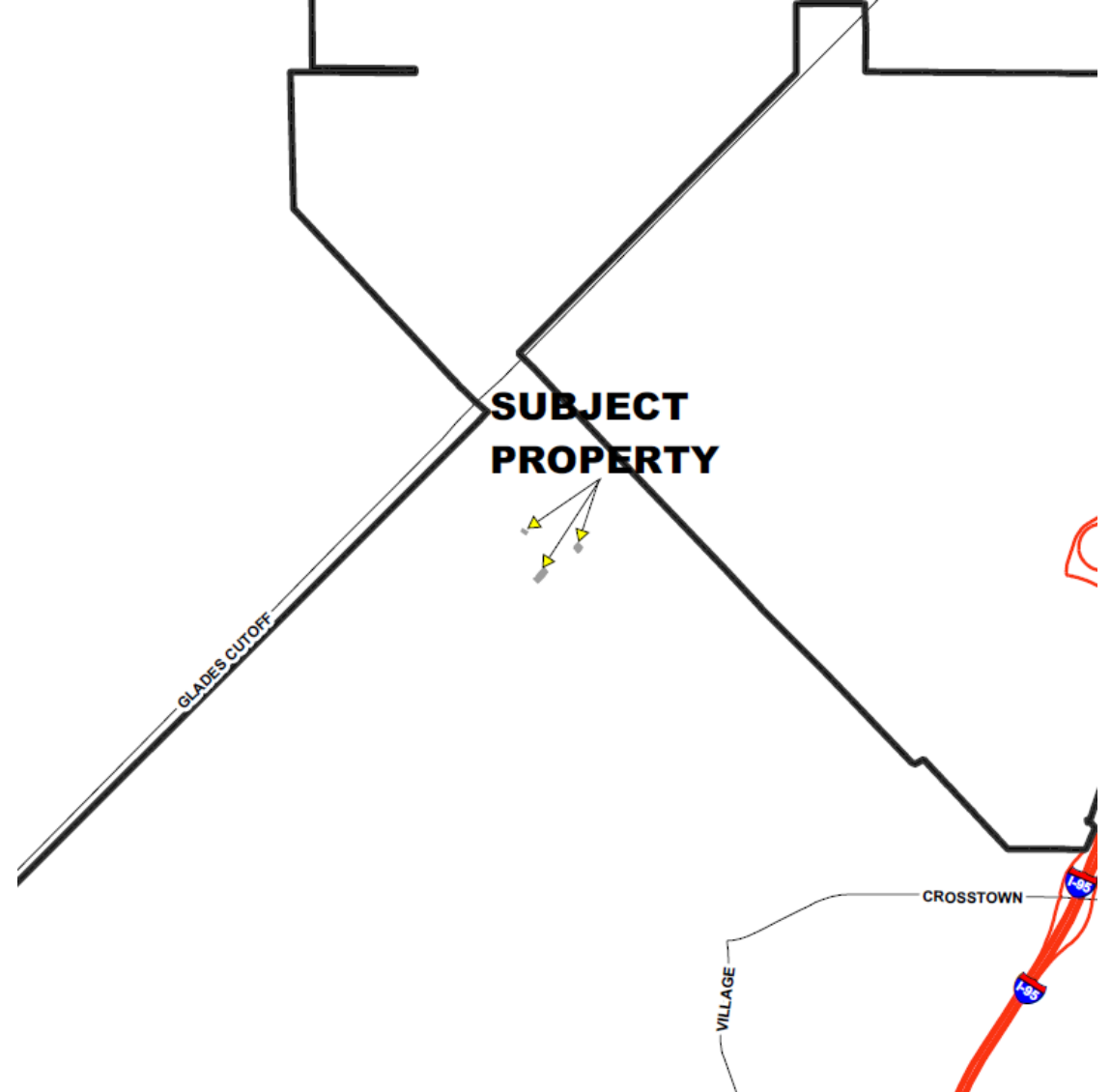
City Council Meeting January 9, 2023



Requested Application:

Request for approval of a preliminary and final plat with landscape plans that is 1.68 acres in area. The project proposes to replat 7 lots and 2 common areas. The seven lots were expanded and/or realigned to fit the single-family home style wanted to be developed on the properties. The lot line realignments affected 2 common area locations. The greater sized lots and smaller sized common areas all meet the requirements of the PUD.

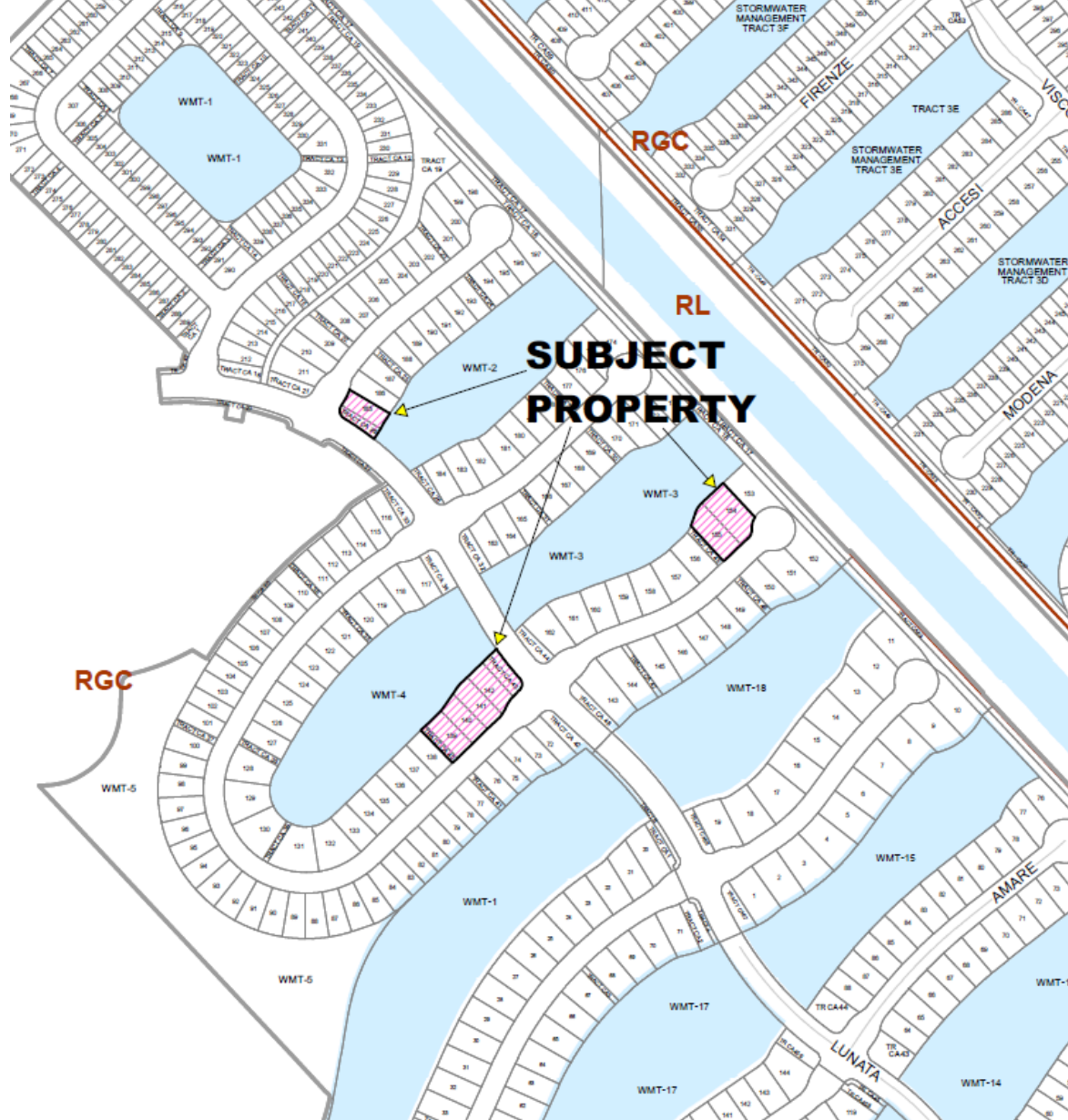
Subject property



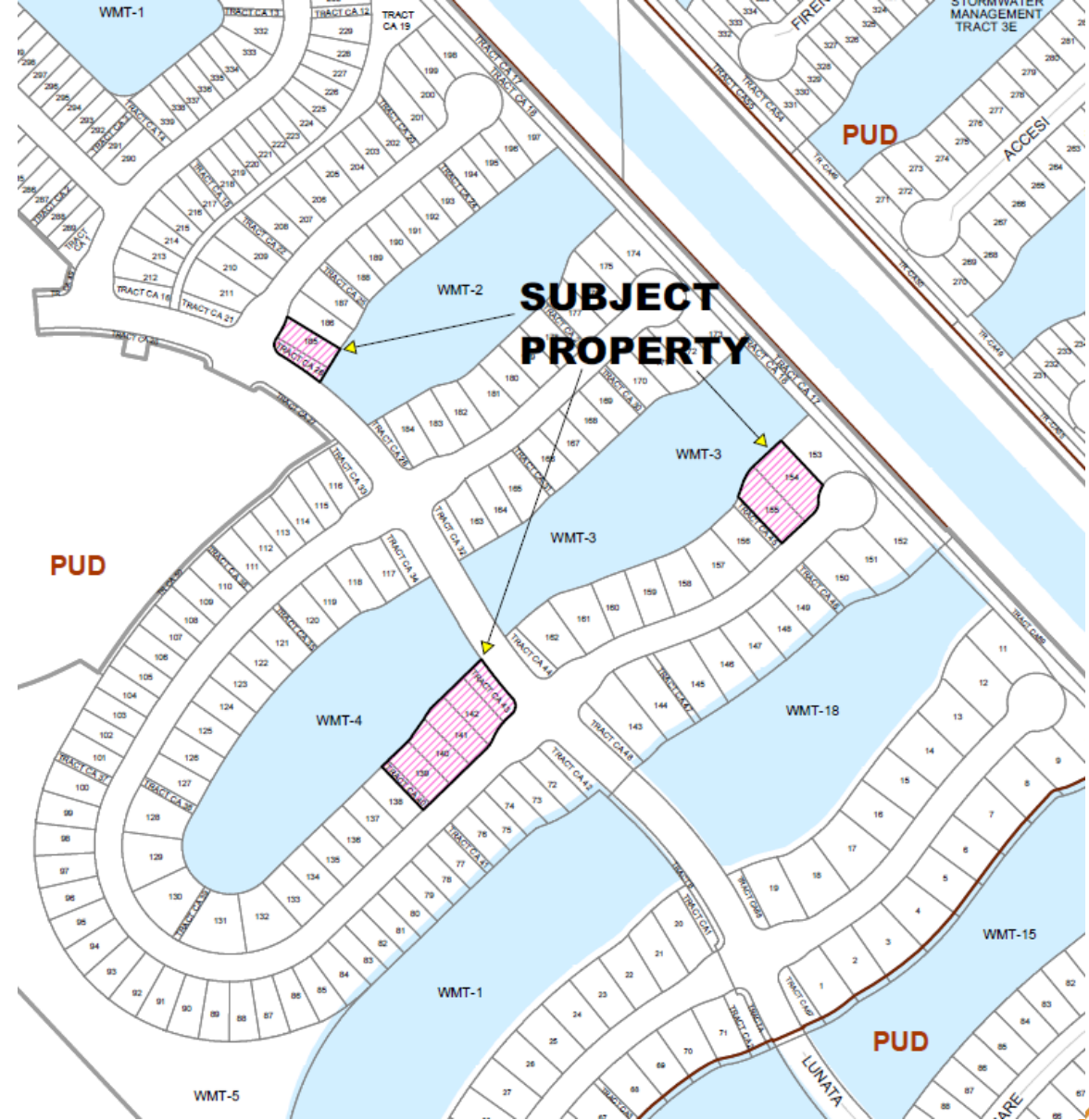
Aerial



Land Use



Zoning



Concurrency Review

The project has been reviewed for compliance with PGA Village (Verano) Development of Regional Impact Development Order regarding provision of adequate public facilities.

The Public Works Department found the transportation elements of the project 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 latest Development Order for the referenced project.

Traffic Impact Analysis

- This development is contained within the Verano DRI area.
- Received latest Traffic Statement Update June 2022
- Statement completed by MacKenzie Engineering & Planning, Inc. for Kolter Communities
- Reviewed by City Staff
- Found to be consistent with the PUD and DRI.
- Quantity of lots proposed does not change from previously approved plat, therefore traffic trips from previous approval does not change.



Recommendation

The Site Plan Review Committee recommended approval at their meeting of July 27, 2022.

