

Verano South, Pod G, Plat No. 6
Preliminary Plat and Construction Plans
(P21-209)

City Council Meeting
November 22, 2021

Holly F. Price, AICP, Senior Planner

This preliminary subdivision plat proposes to create:

- Golf course playing area, lakes, and utility and drainage infrastructure.

Applicant: Cotleur & Hearing / Daniel Sorrow, PLA Agent

Owner: Verano Development, LLC

Size: 306.319 acres



Note:
Location and configuration of all development parcels, lakes, open space and golf will be fully delineated during the permitting process.

Open space requirements to remain in effect per the latest development order. Total open space provided shall be equal to or greater than areas shown on Map H dated 11-11-2011.

48 acre school site to be provided adjacent to North-South "A" roadway and Crosstown Parkway. Configuration of site to be determined at the time of PUD plan approval. If required per condition 56 an additional 25 acre K-8 school site will be provided.

5-8 acre institutional / civic site may be provided contiguous to any approved access point from Crosstown Parkway or North-South "A" roadway.



Verano Preliminary Master Plan Map H Exhibit B 09.13.2017

Leg

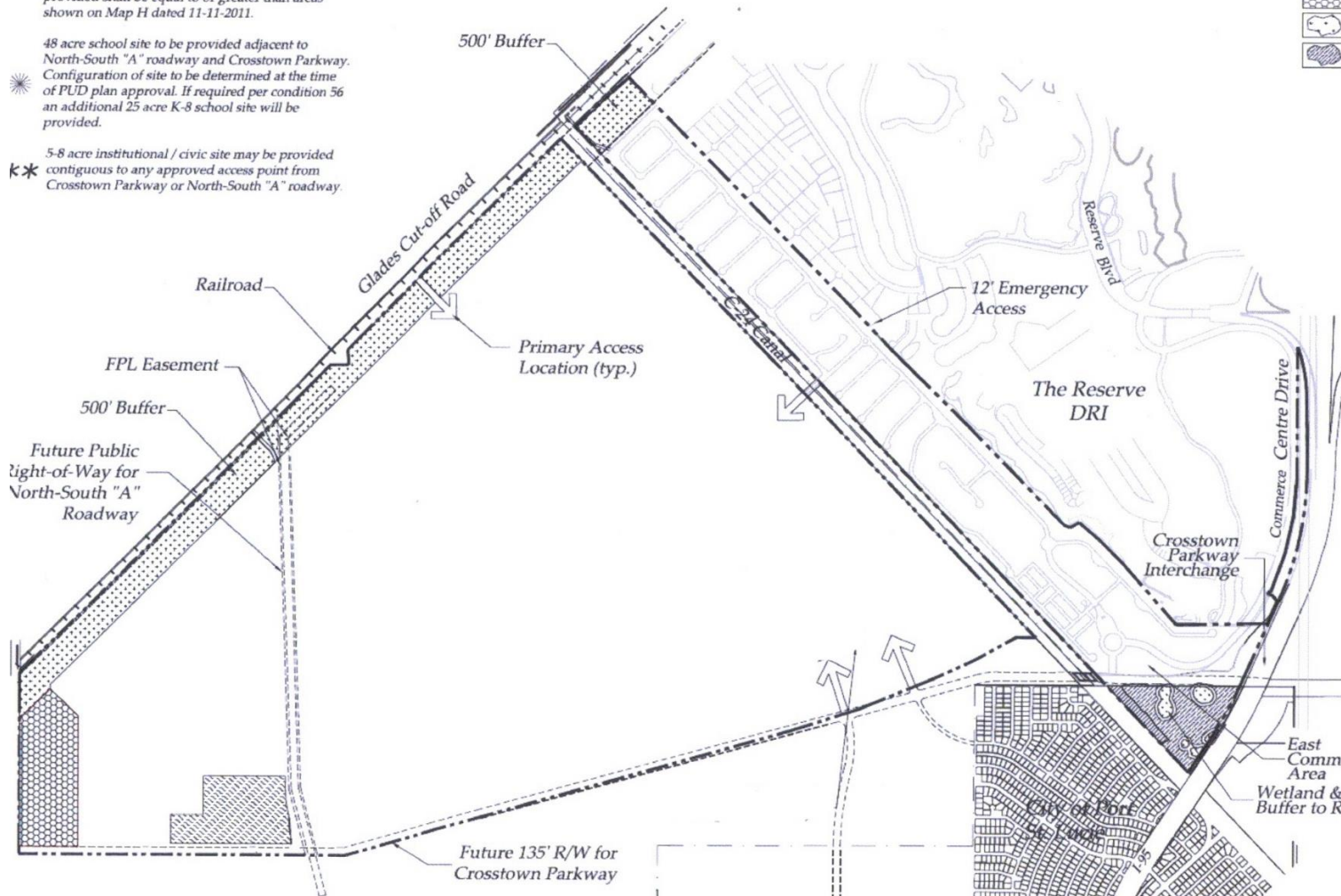


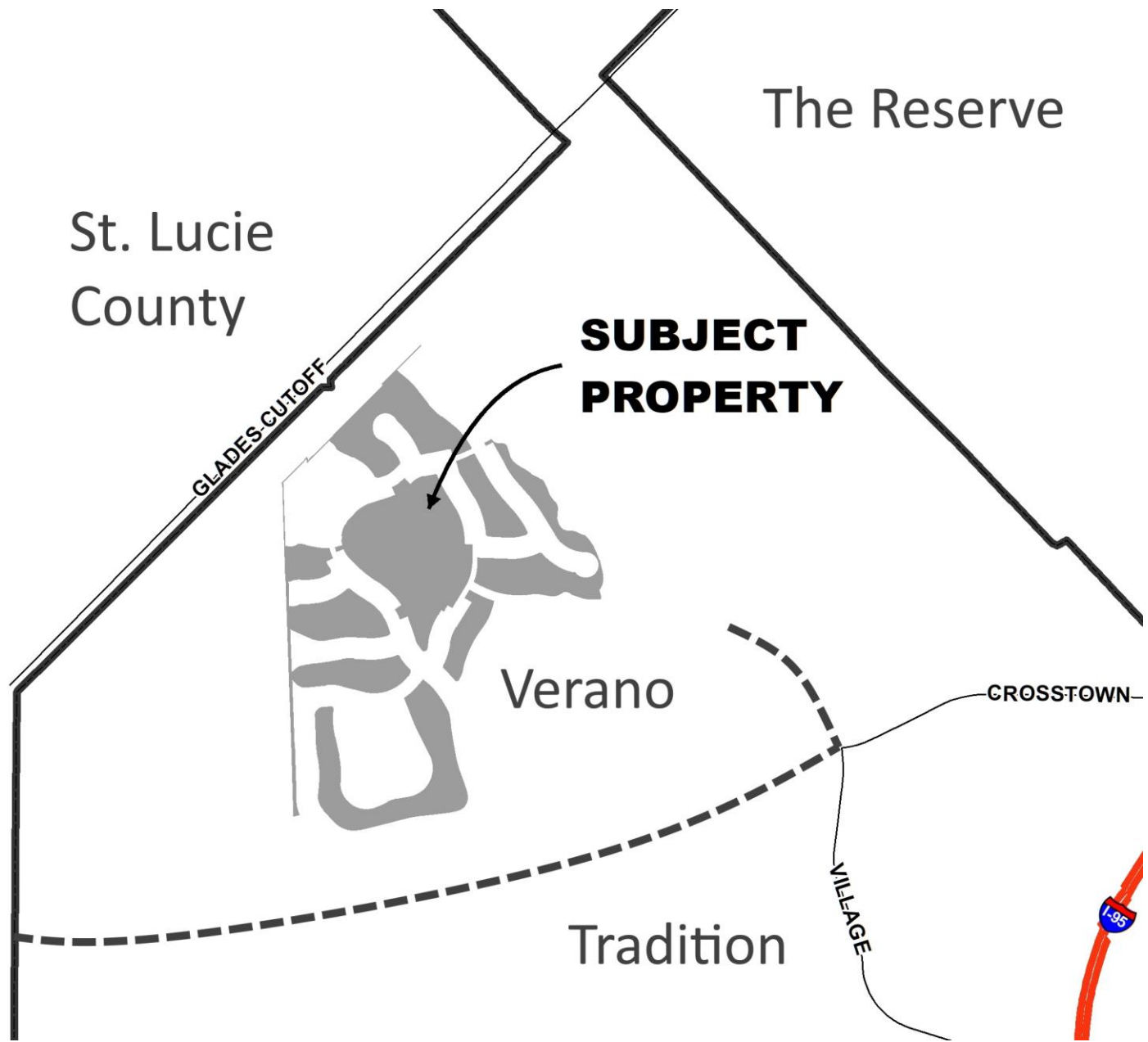
Development of Regional Impact

The proposed preliminary plat is part of the overall Verano Development of Regional Impact (DRI) that is 3,004 acres in size and includes a mix of uses:

- Commercial, Office, Institutional
- Multifamily
- Single-family
- Golf Course
- Public School
- Public Park

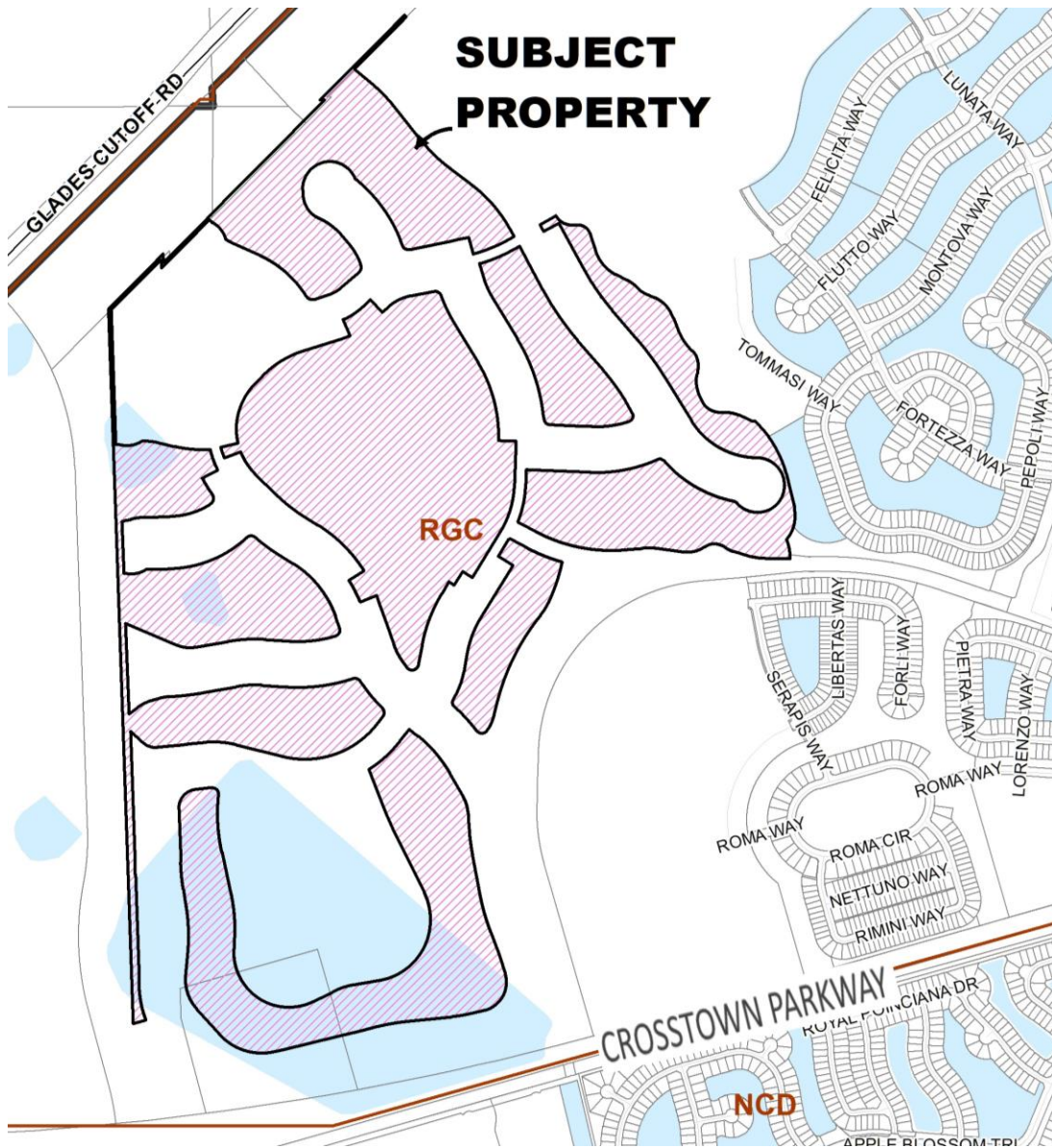
Most of the proposed development in the DRI consists of single-family development.



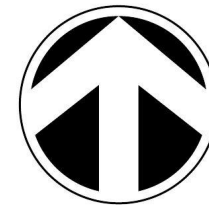


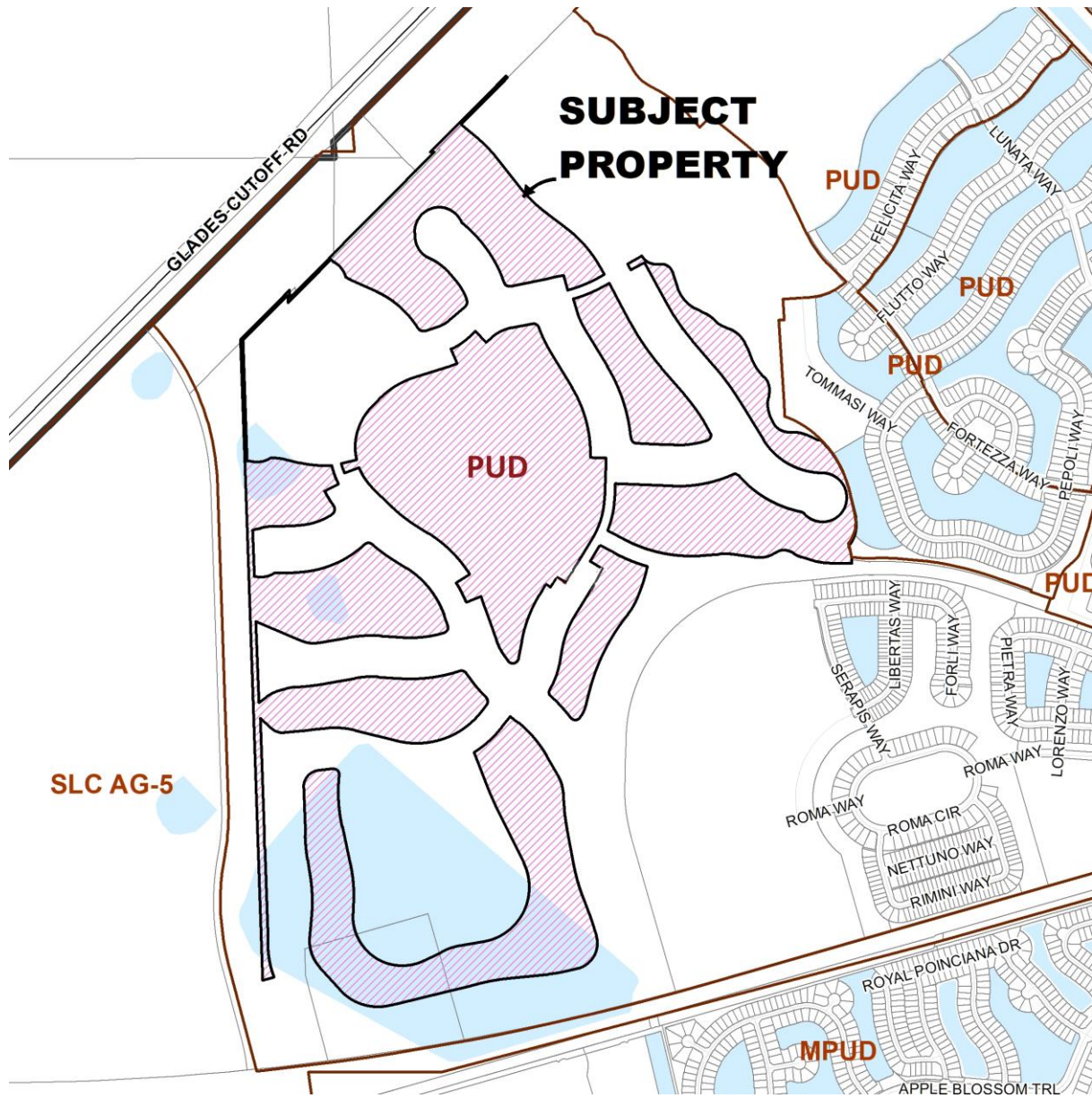
Map shows area of for golf course.



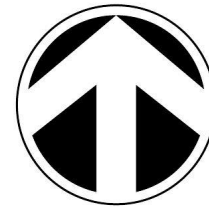


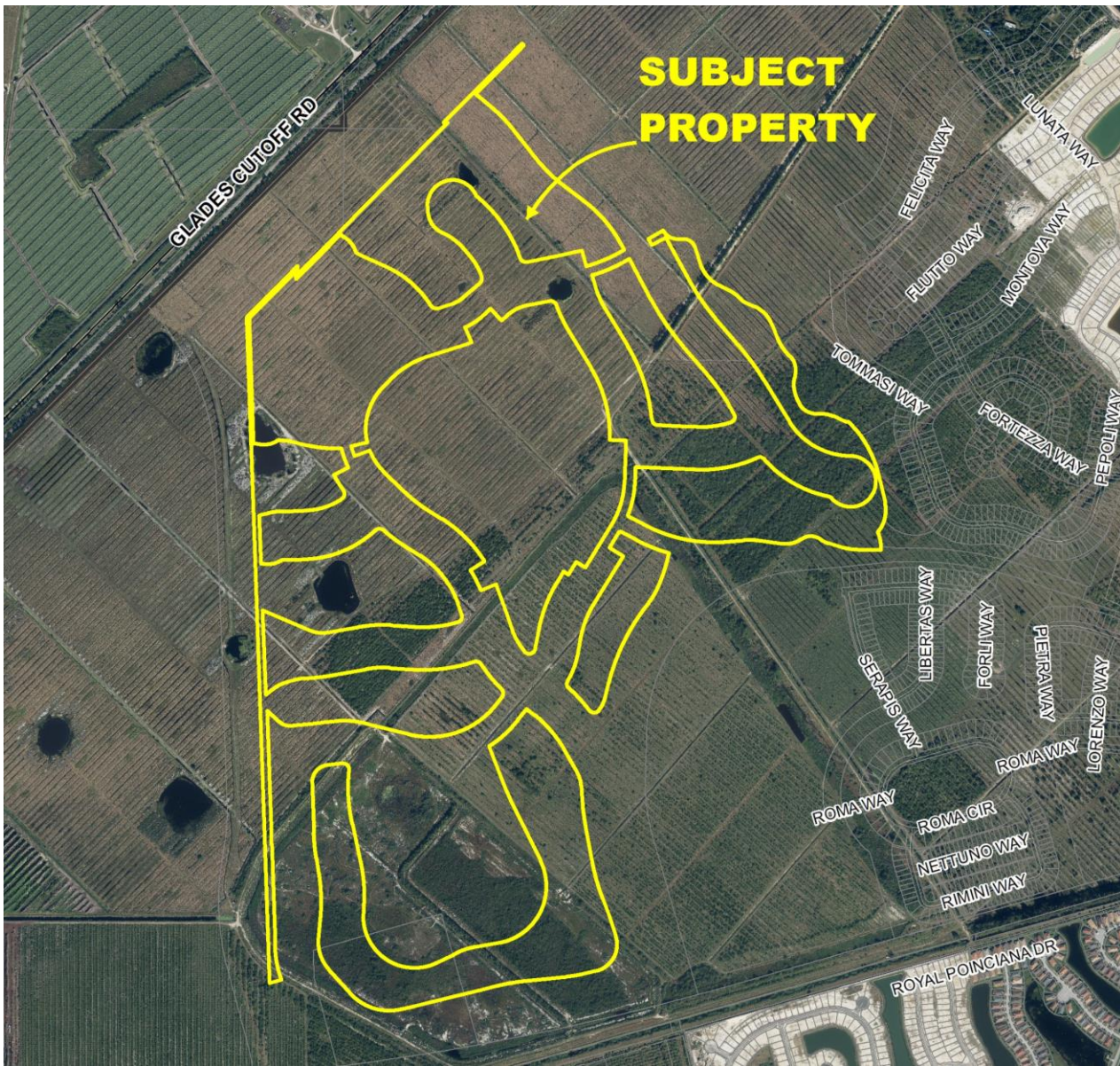
Residential Golf Course (RGC) Future Land Use



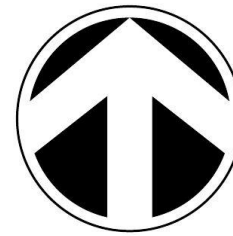


Planned Unit Development PUD Zoning





Aerial shows property is currently vacant.



Traffic Analysis by Public Works

- Received latest Biennial Report March 2020.
- Report completed by MacKenzie Engineering & Planning, Inc. for Kolter Communities.
- Reviewed by City Staff.
- **Found to be consistent with the DRI**



The project has been found to **be in compliance with Chapter 160, City Code**, regarding provision of adequate public facilities **and the Verano Development of Regional Impact (DRI)** for all Development Order requirements.



The Planning and Zoning Board recommended approval for this preliminary subdivision plat with construction drawings on November 2, 2021.

