

Verano South Pod E

Planned Unit Development Amendment No. 3

(P20-219)

City Council Meeting
January 25, 2021
Holly F. Price, AICP, Planner III



The application proposes a 3rd amendment to the PUD (Planned Unit Development) document and concept plan for Verano South Pod E.

Applicant – Cotleur & Hearing / Daniel Sorrow

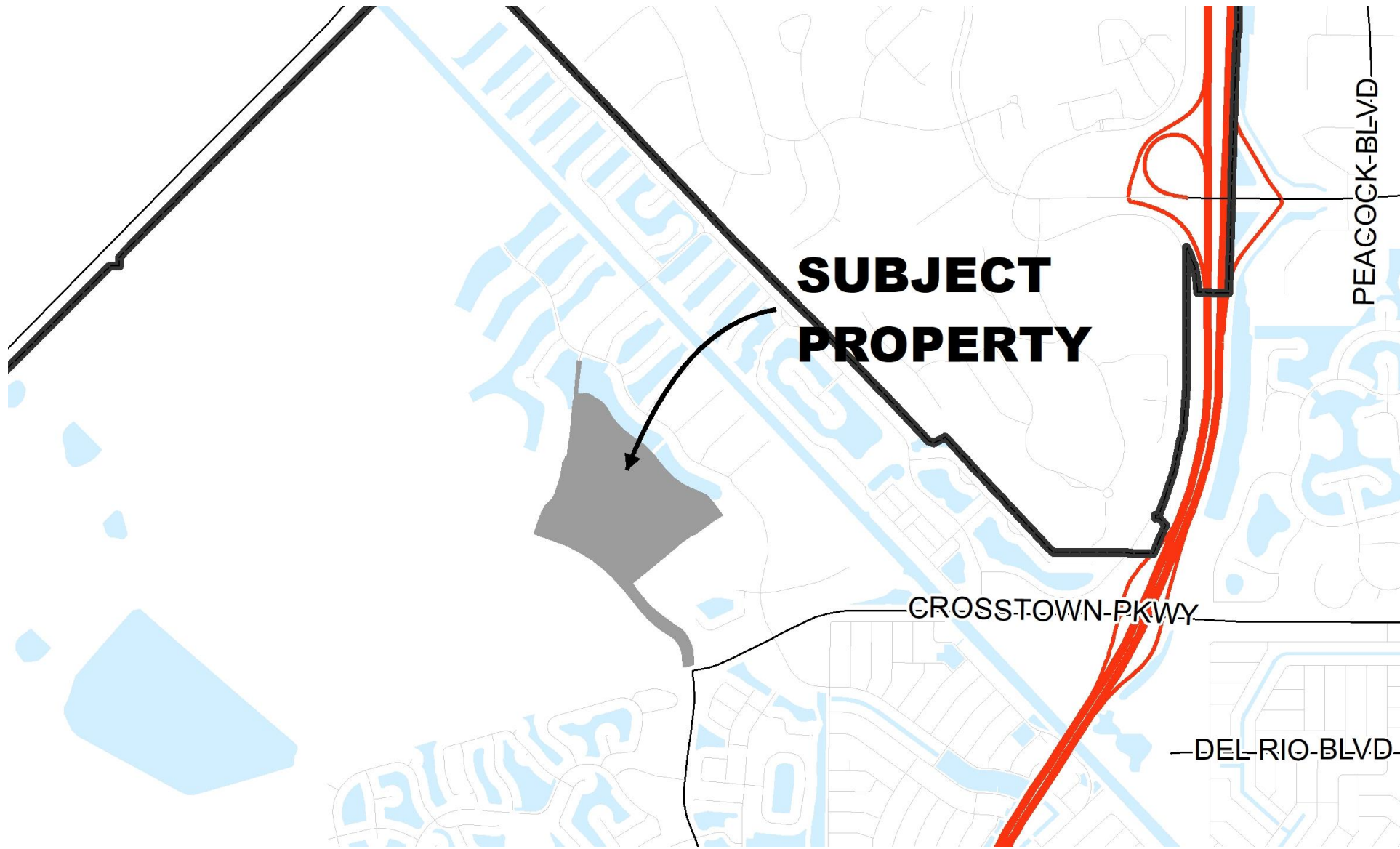
Owner – Verano Development, LLC

- 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.
- The original Verano South Pod D PUD was approved as a low density single-family residential development that encompassed approximately **105.54 acres** and allowed for a total of 307 dwelling units, recreation areas, open space, lakes, and roads to access these uses.
- This PUD application proposes the same number of units and area: 3.01 dwelling units per acre which allows a maximum of 307 units.

This is the 3rd amendment to the Verano South Pod E PUD. The major changes included with this amendment are:

- Revising the layout of the Pod D Master Concept Plan.
- Adding language to the PUD regarding the applicability of the Citywide Design Standards.

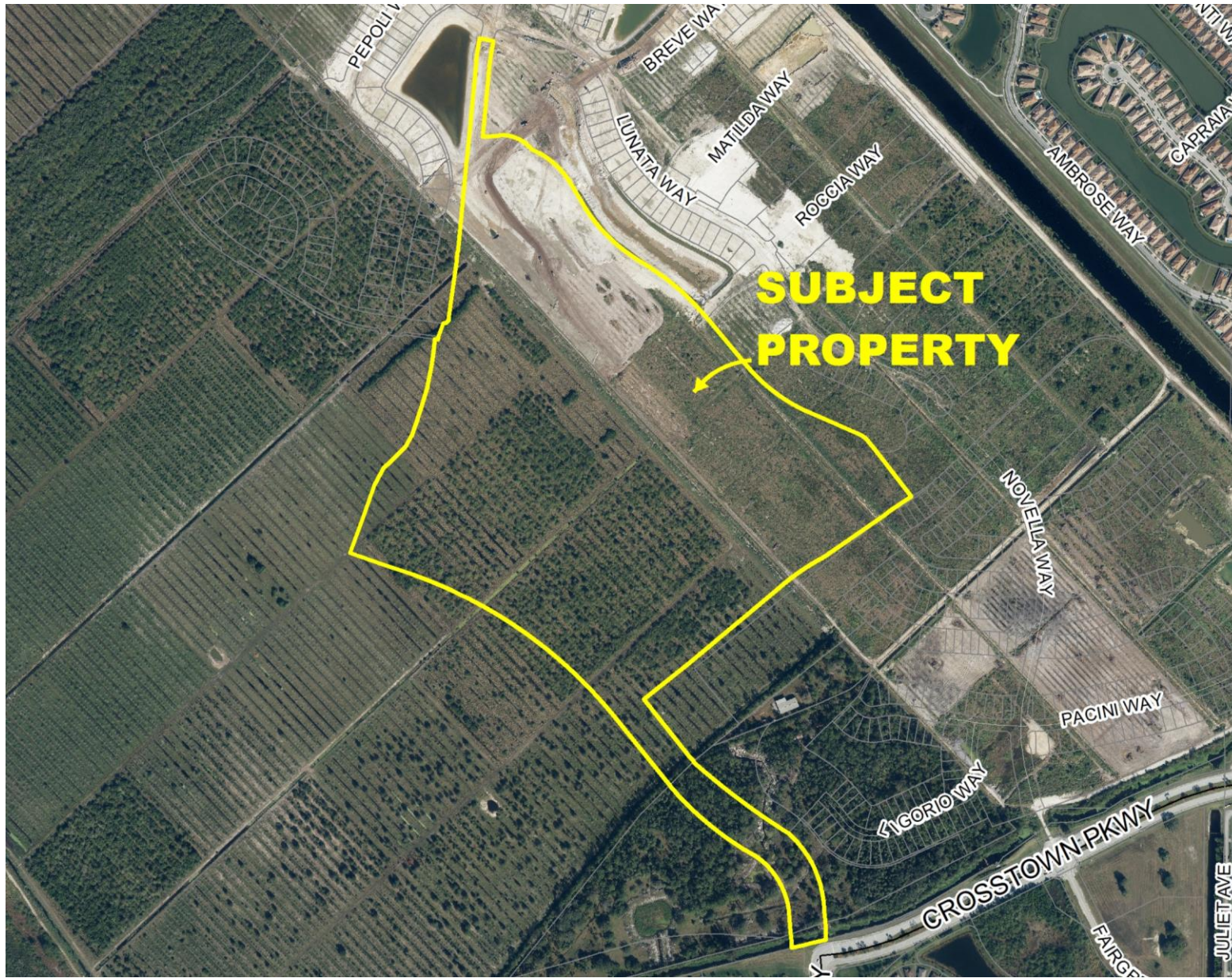




LOCATION MAP

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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 South PUD 2 Pod E is 3.01 dwelling units per acre, or 317 dwelling units.
- This PUD also includes 1.2 acres for recreational uses, 17.45 acres for open space and 7.76 acres for lakes.



The Planning and Zoning Board
recommended approval of the PUD
on January 5, 2021.

RECOMMENDATION

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