

Verano PUD 1, Pod E, Plat 1

Final Subdivision Plat and Construction Plans

(P20-025)

City Council Meeting
December 7, 2020
Holly F. Price, AICP, Planner III



REQUESTED APPLICATION

This final plat with construction plans proposes the following:

- **1 Road Tract** - Verano Parkway and Appian Way.
- There are no proposed residential or commercial lots.
- This proposed plat creates a road segment for Verano Parkway and Appian Way.
- Verano Parkway will connect to the existing Crosstown Parkway.
- Verano Parkway will connect with Village Parkway located in Tradition.
- Together, these roads will function as a major north-south corridor for the vicinity.

Applicant: Coteleur & Hearing / Daniel Sorrow

Owner: Verano Development, LLP

Size: 28.590 acres

Future Land Use: Residential Golf Club (RGC)

Zoning: Planned Unit Development (PUD)

VICINITY MAP



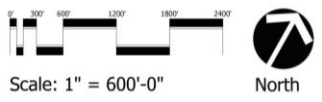
OVERALL DEVELOPMENT MAP

NOTE

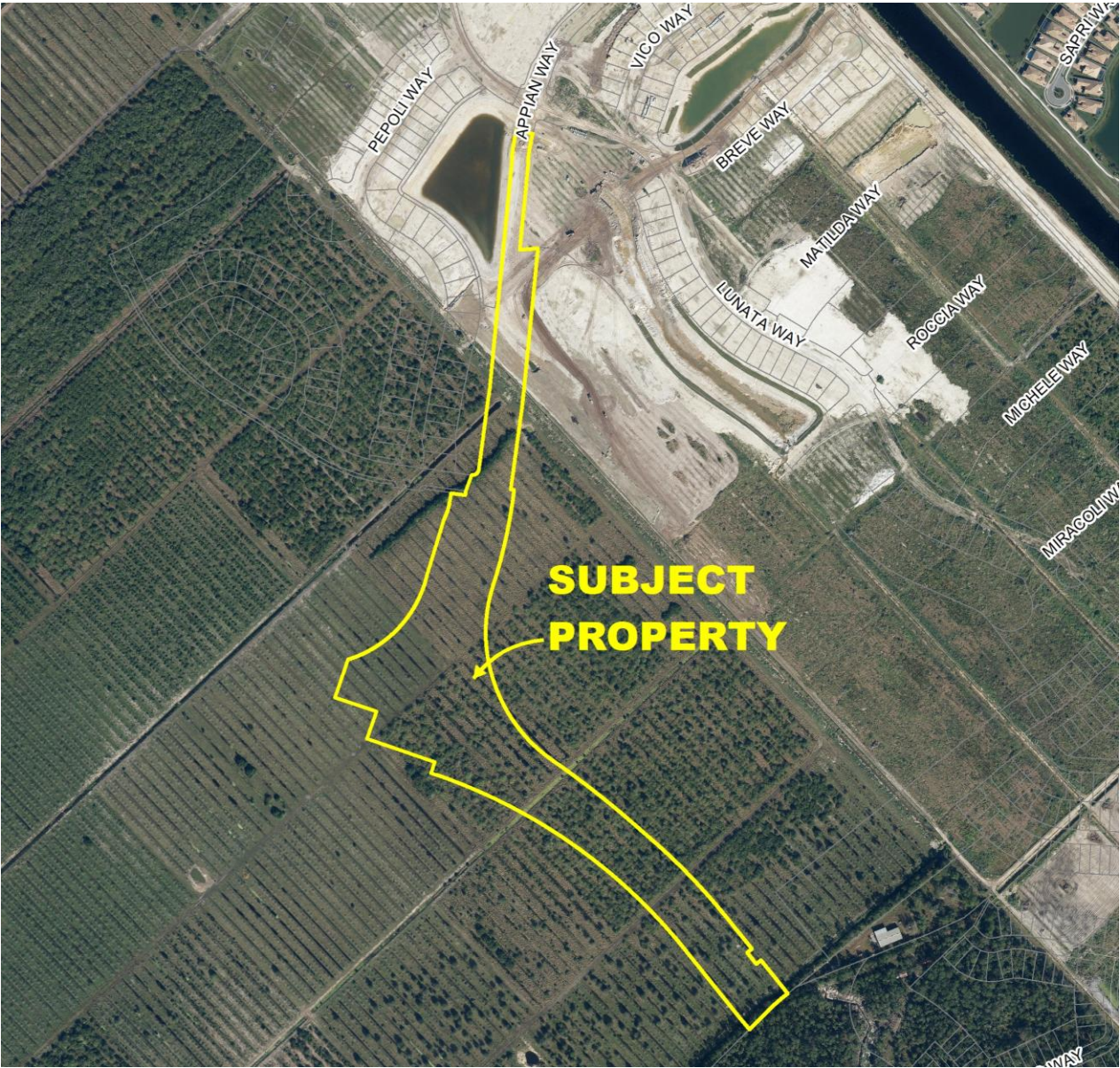
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- LEGEND**
- PAIRED VILLA LOTS 37.5'
 - 52' LOTS
 - 82' LOTS
 - 42' LOTS
 - 62' LOTS
- ① PGA VILLAGE VERANO RACQUET CLUB
 - ② CRESSWIND OASIS
 - ③ BRIDGE OVER C-24 CANAL
 - ④ CRESSWIND 1ST ENTRY
 - ⑤ CRESSWIND 2ND ENTRY
 - ⑥ VERANO 2ND GUARD HOUSE
 - ⑦ CROSSTOWN/LOOP ROAD ENTRY
 - ⑧ CLUB TALAVERA
 - ⑨ MAIN ENTRY
 - ⑩ MODELS NORTH
 - ⑪ MODELS SOUTH



AERIAL MAP



IMPACTS & FINDINGS

- 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.



RECOMMENDATION

The Site Plan Review Committee unanimously recommended approval for this final subdivision plat with construction drawings on February 26, 2020.

