

**Verano South Pod G
Planned Unit Development
Amendment No. 2
(P21-071)**

City Council

October 25, 2021

Holly Price, AICP, Senior Planner



Amend the Planned Unit Development (PUD) to reduce the acreage by 75.2 acres from 1,256.256 acres to 1,181.058 acres and make other changes to the PUD document.

Applicant

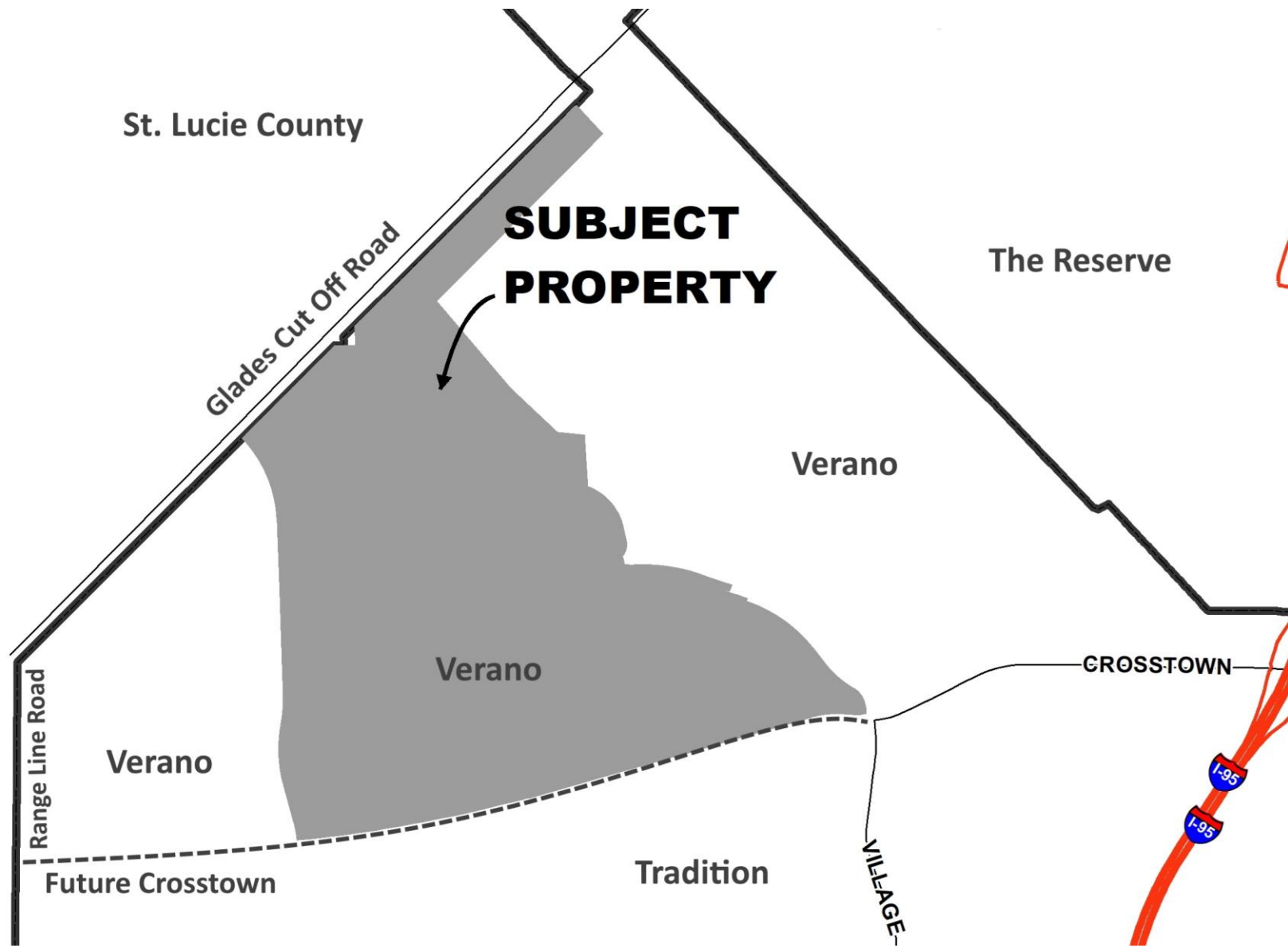
Cotleur & Hearing / Daniel Sorrow, PLA, AICP

Owners

Verano Development, LLC

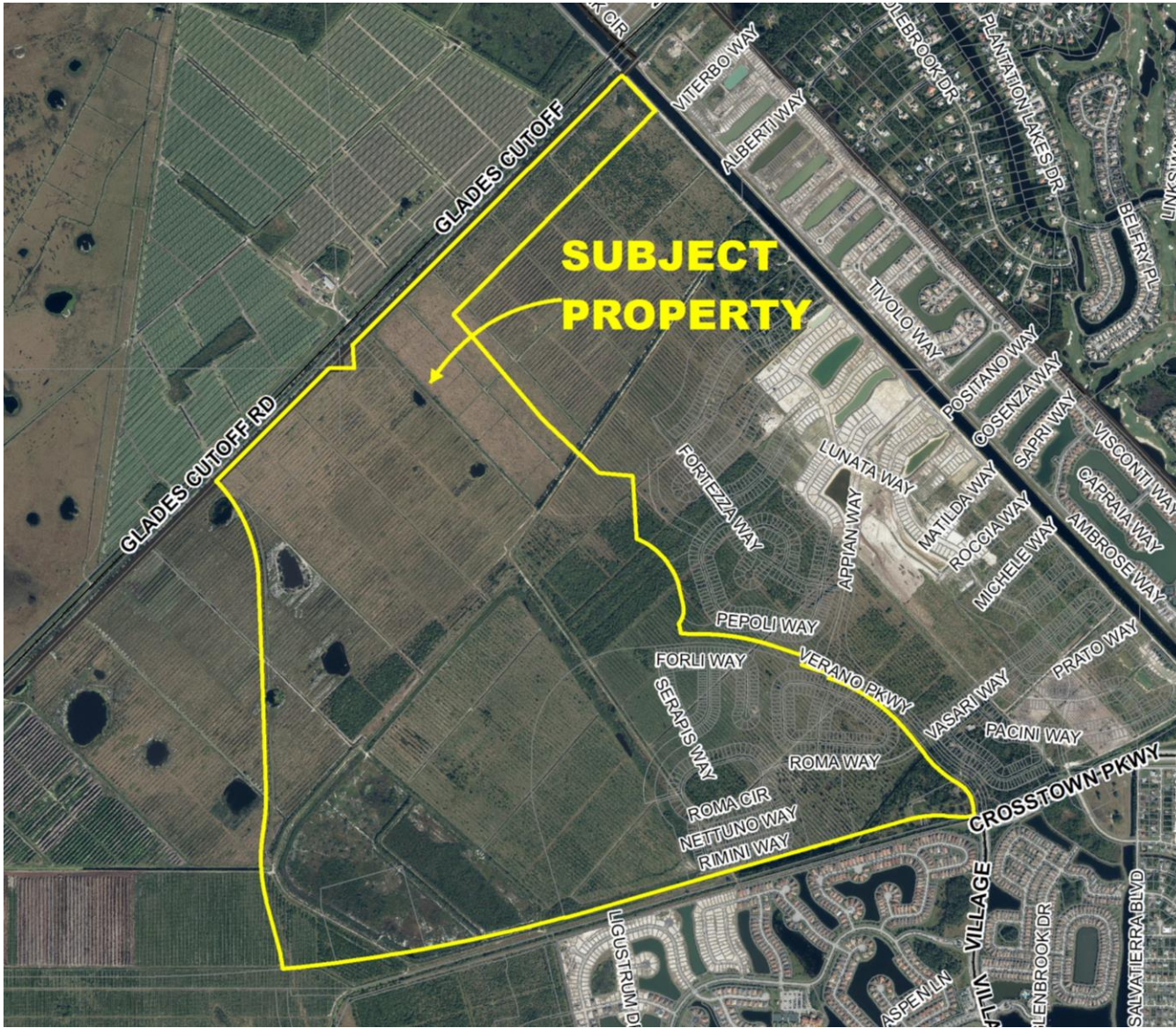
PSL Commercial Holdings, LLC





LOCATION MAP

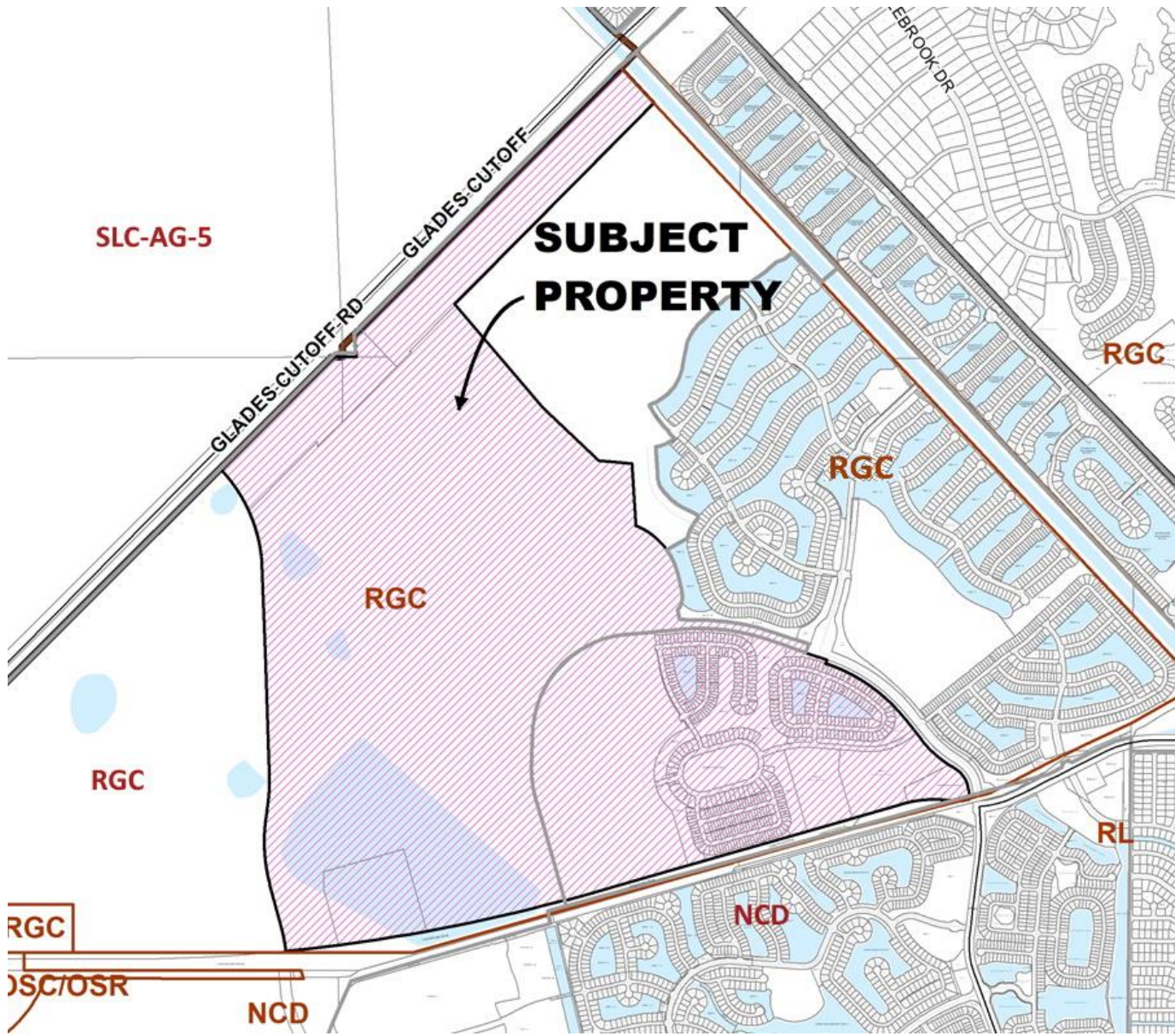




AERIAL

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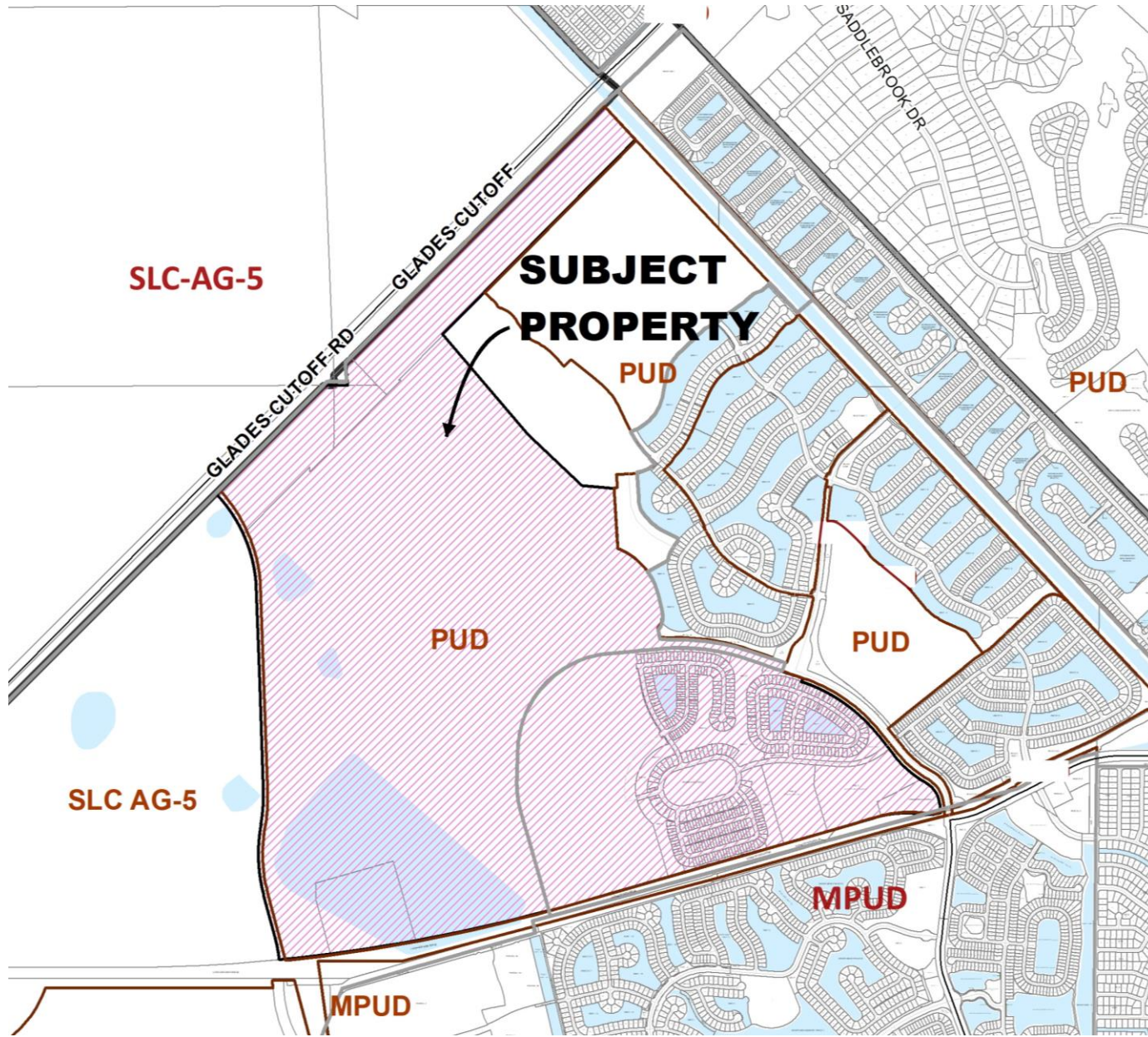




FUTURE LAND USE MAP

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ZONING MAP

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- Verano is a Development of Regional Impact (DRI):
Approximately 3,004 acres.
- DRI and PUD includes multifamily and single family residences with golf courses, commercial/office development, open space, and country club amenities.
- The Verano South Pod G PUD proposes a maximum of 2,867 dwelling units on 1,181 acres at 2.43 dwelling units per acre.

- DRI and PUD Uses include:

Single-Family

Villas (Duplexes subdivided on individual lots)

Multifamily and Townhomes

Model Homes

Temporary Construction Trailers

Entry Gates and Guard House(s)

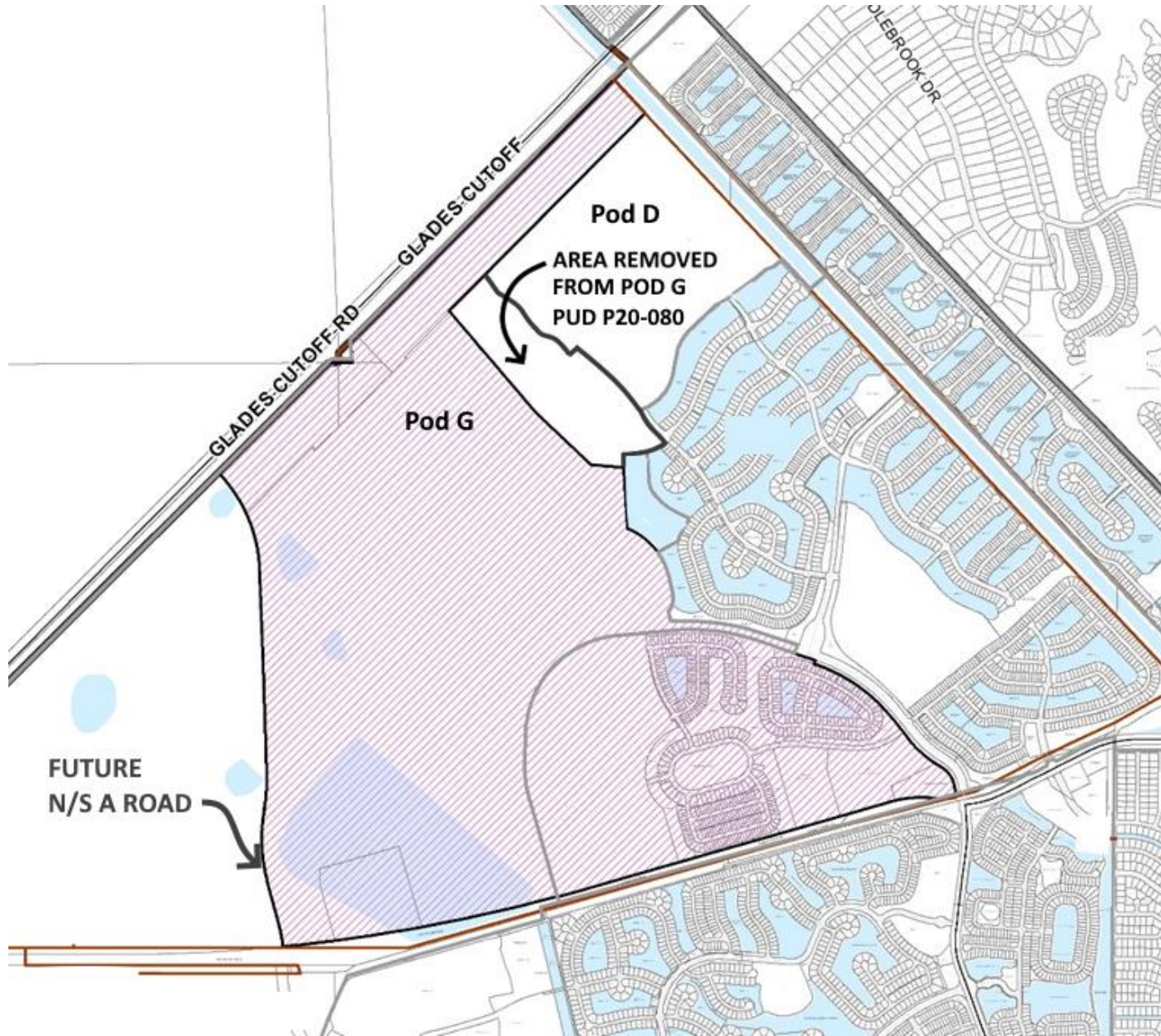
Office, Commercial, Retail Commercial

Upland Preserve, Open Space, Lakes

Golf Course, Recreation Areas

Assisted Living Facilities

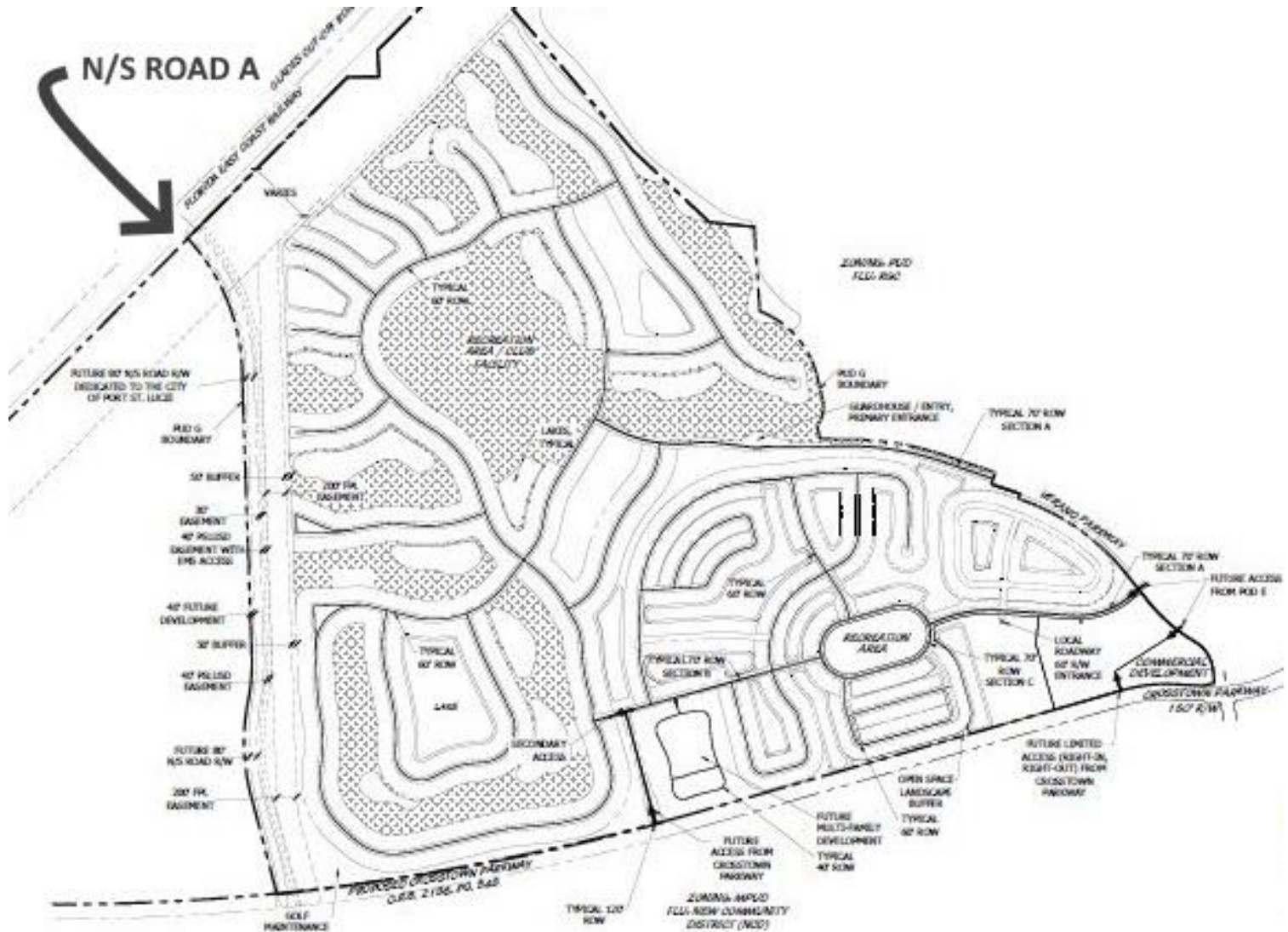




Currently, there is a 75.2 area where Pod G and Pod D overlap.

The area for Pod D PUD was earlier enlarged and approved (P21-214) and no additional changes are required for the Pod D PUD.

The proposed reduction in area to Pod G PUD is to remove the overlapping area into Pod D PUD.



- **Conceptual Master Plan** provides greater detail than the previous Verano Pod G PUD 1. Shows golf course and other single-family development. The hatched area is the golf course.
- The PUD Master Concept Plan illustrates an 80' road right-of-way (ROW) referred to as N/S A Road that is to be dedicated to the City by developer.
- This future road will extend from Crosstown Parkway to Glades Cut-off Road and will connect with the future N/S A Road located to the south creating a major corridor for the western side of the city.

Some of the major changes included with this amendment are:

- **Reduces the total acreage of PUD to 1,181.058 so that it does not overlap Pod D.**
- **Allows developer to propose parking amounts for Site Plans that are different than the City code allows and to be approved by the Site Plan Review Committee.**
- **Proposes that the golf maintenance facilities not be subject to the Citywide Design Standards. The building is to be a metal building.**
- **Allows the maximum length of roads with cul-de-sacs to be increased from 1,000 feet to 2,000 feet.**



Changes (continued):

- **Revises PUD Conceptual Master Plan to add the location of a golf course and nearby residential uses.**
- **Proposes to reduce the number of sidewalks along the main access route, Verano Parkway, from two 5-foot-wide sidewalks to one 8-foot-wide sidewalk.**
- **Changes the number of maximum dwelling units from 1,051 to 2,867 and changes the density from .89 to 2.43 dwelling units per acre.**



- This development is contained within the Verano DRI area.
- Received latest Amended Traffic Statement March 2021
- Traffic Statement completed by MacKenzie Engineering & Planning, Inc. for Kolter Communities
- Reviewed by City Staff

Public Works found DRI to be consistent with the PUD. No proposed PUD changes warrant any changes to the previously approved Development Order conditions.

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 Pod G is 2.43 dwelling units per acre, or 2,867 units on 1,181.058 acres.



This PUD amendment was reviewed and **recommended for approval** by the Planning and Zoning Board on October 5, 2021.

RECOMMENDATION

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