

Verano South, Pod D, Plat No. 2 Preliminary Subdivision Plat (P20-119)

City Council Meeting

November 23, 2020

Holly F. Price, AICP, Planner III



REQUESTED APPLICATION

This preliminary subdivision plat includes:

- **160 single-family residential lots**
- 3 open space tracts

This application proposes revisions to the previously approved Verano South Pod 2, Plat 2 (P20-041). In August of this year, the PUD zoning for Pod D was amended to allow 5' side yard setbacks instead of 6' side yard setbacks. With the reduction in the required side yard setbacks, the proposed number of lots for Pod D, Plat 2 has been increased from 152 lots to 160 lots. The applicant is proposing to add 8 lots.

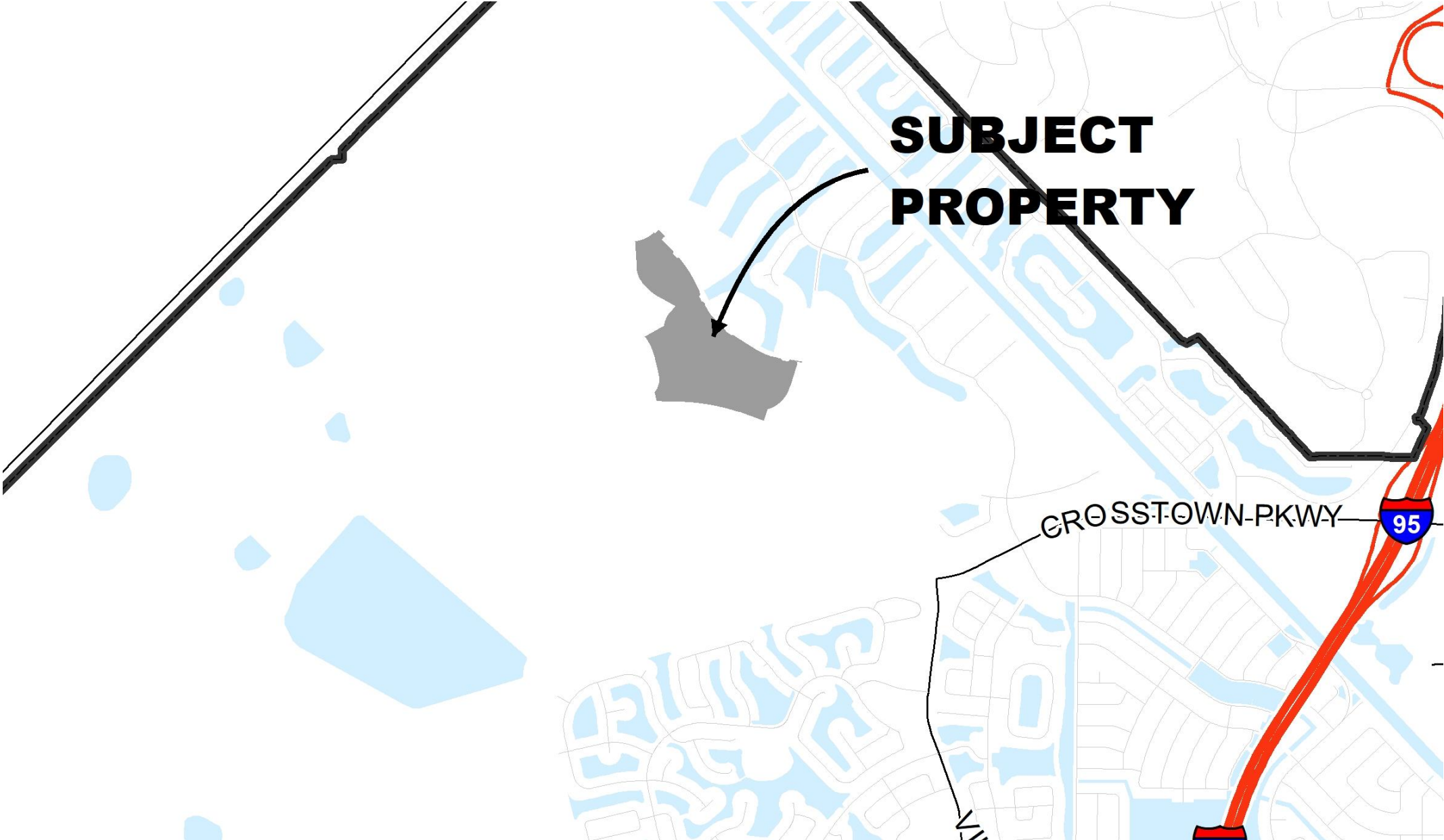
Applicant: Coteleur & Hearing / Daniel Sorrow

Owner: Verano Development, LLC

Size: 65.09 acres



VICINITY MAP

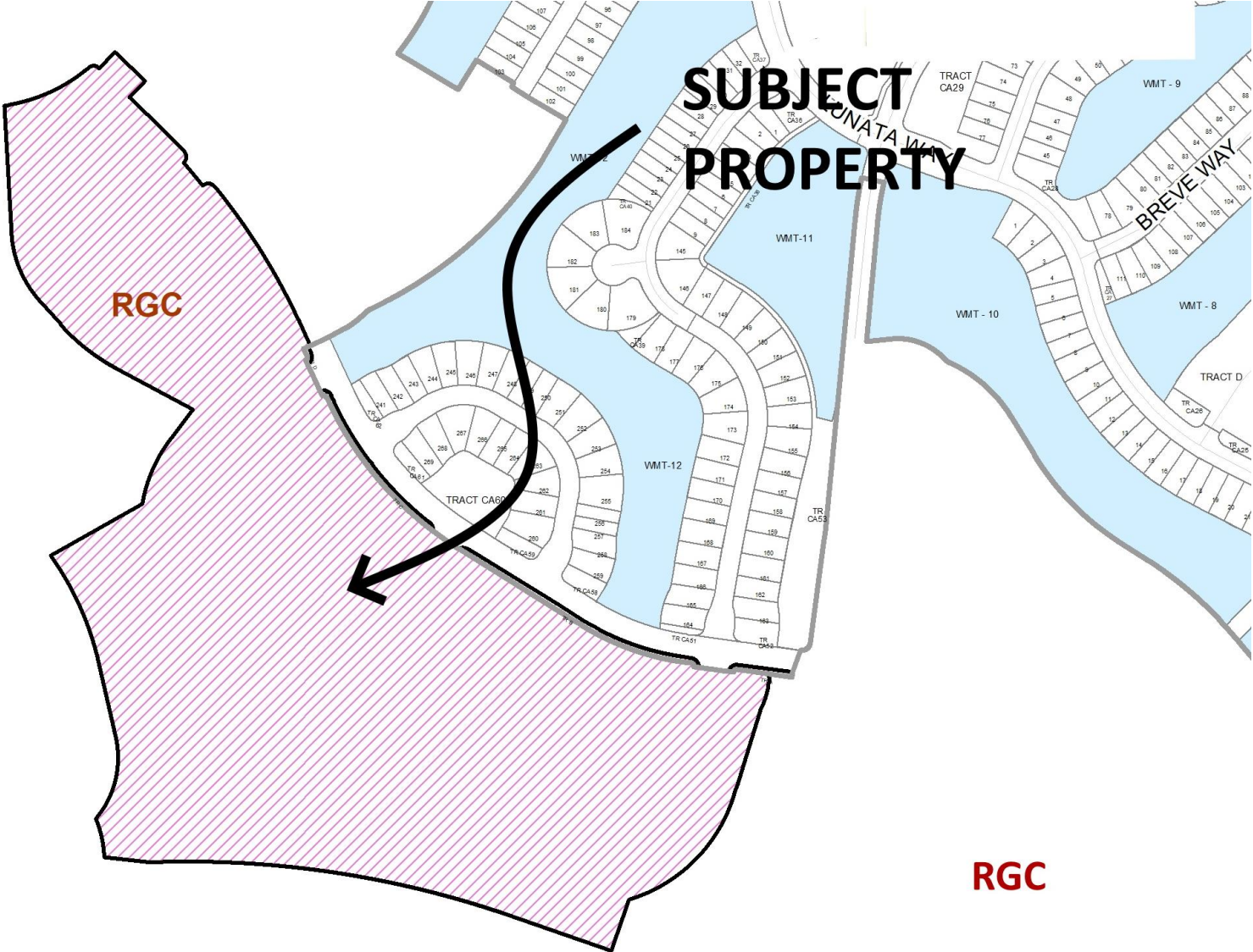


**SUBJECT
PROPERTY**

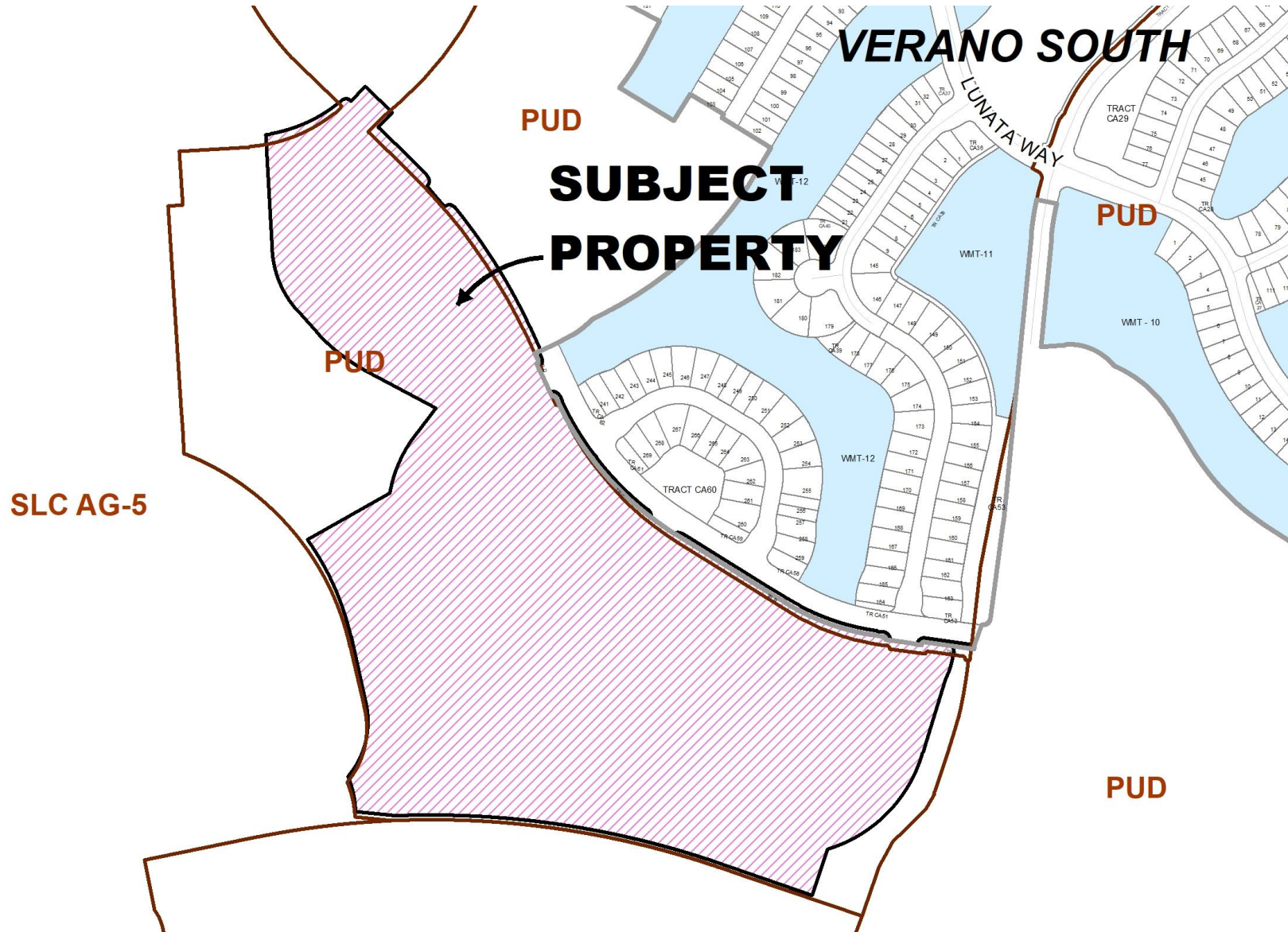
CROSS-OWN-PK-WY

95

LAND USE MAP



ZONING MAP





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 **Planning and Zoning Board** recommended **approval** for this preliminary subdivision plat on November 3, 2020.

