

**Verano South, Pod C, Plat No. 4**  
**Final Subdivision Plat and Construction Plans**  
(P21-041)

City Council Meeting

April 26, 2021

Holly F. Price, AICP, Planner III

This final subdivision plat proposes to create:

- **92 single-family residential lots**

Applicant: Cotleur & Hearing / Daniel Sorrow, Agent

Owner: KLP Crosstown, LLP

Size: 21.07 acres



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



## 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:

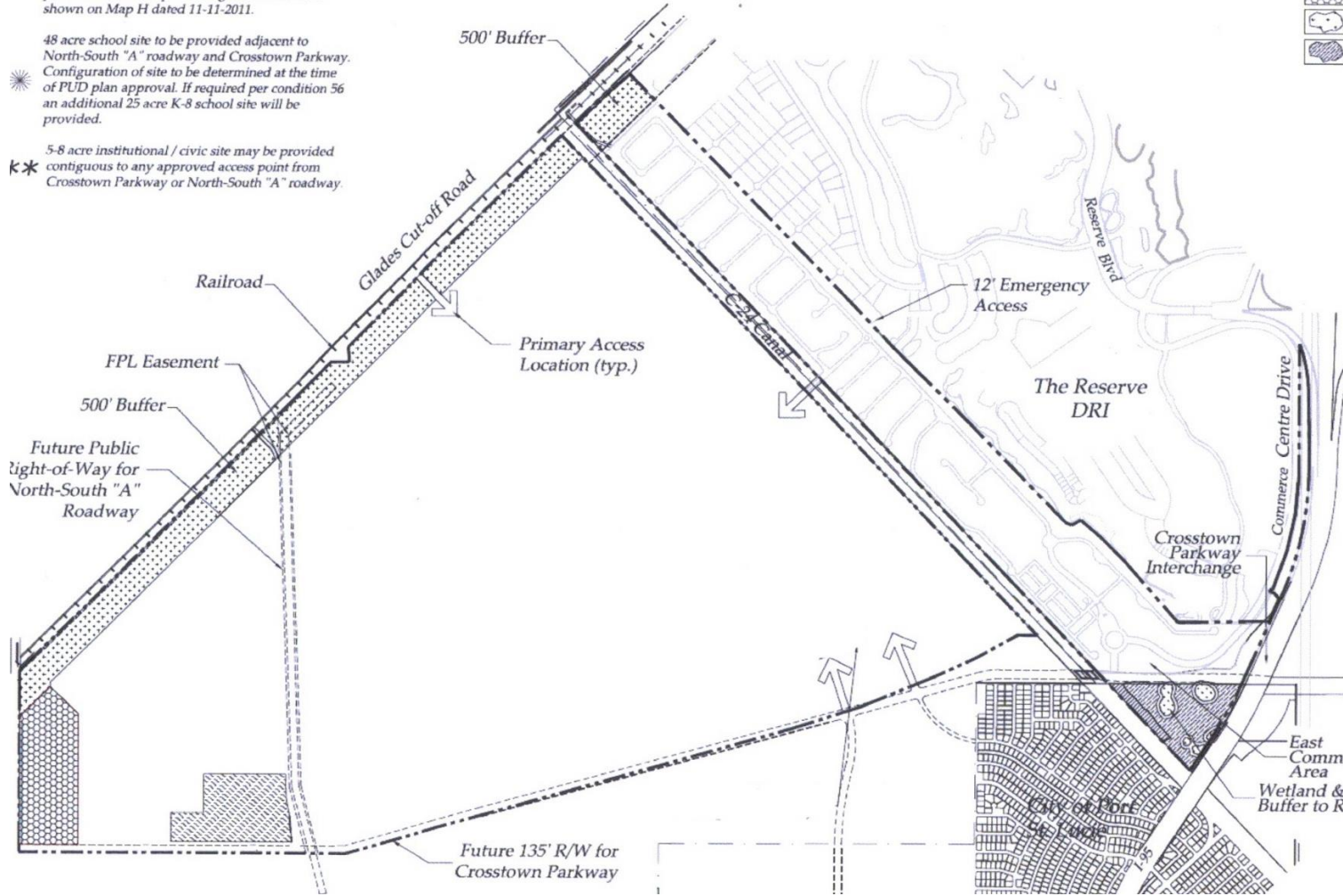
- Commercial, Office, Institutional
- Multifamily
- Single-family
- Golf Course
- Public School
- Public Park

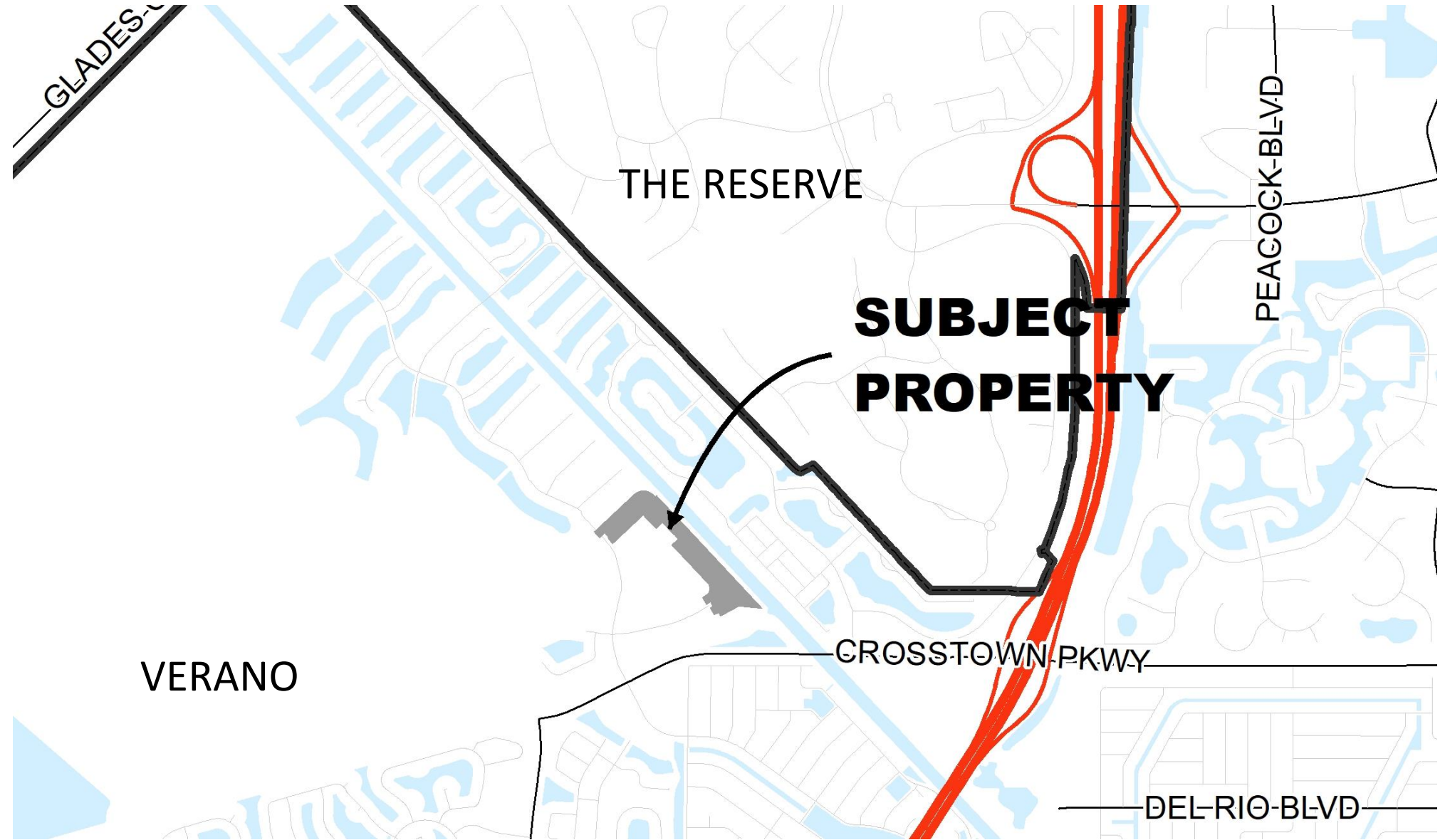
Most of the proposed development in the DRI consists of single-family development.

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.

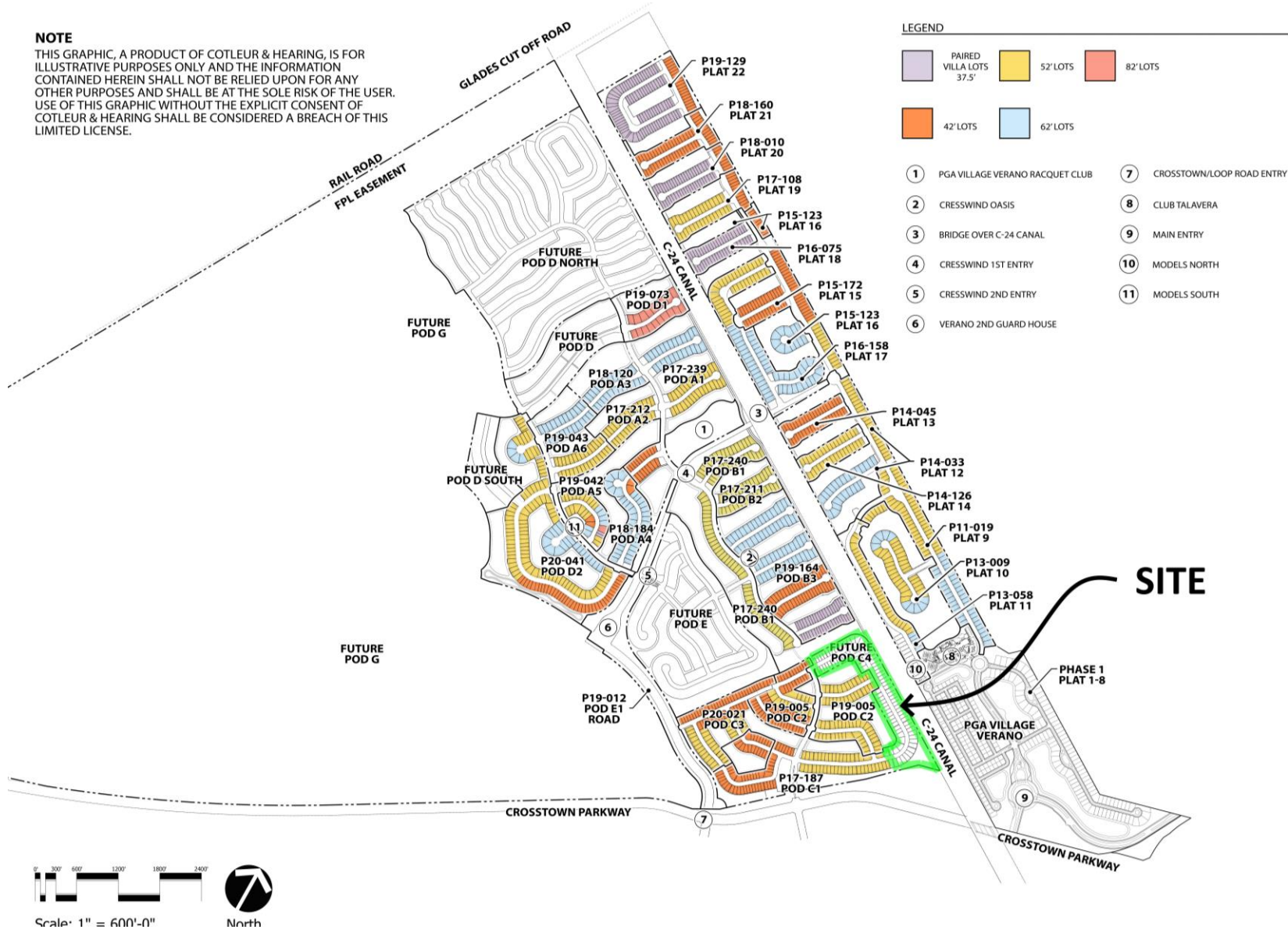
5-8 acre institutional / civic site may be provided contiguous to any approved access point from Crosstown Parkway or North-South "A" roadway.





**NOTE**

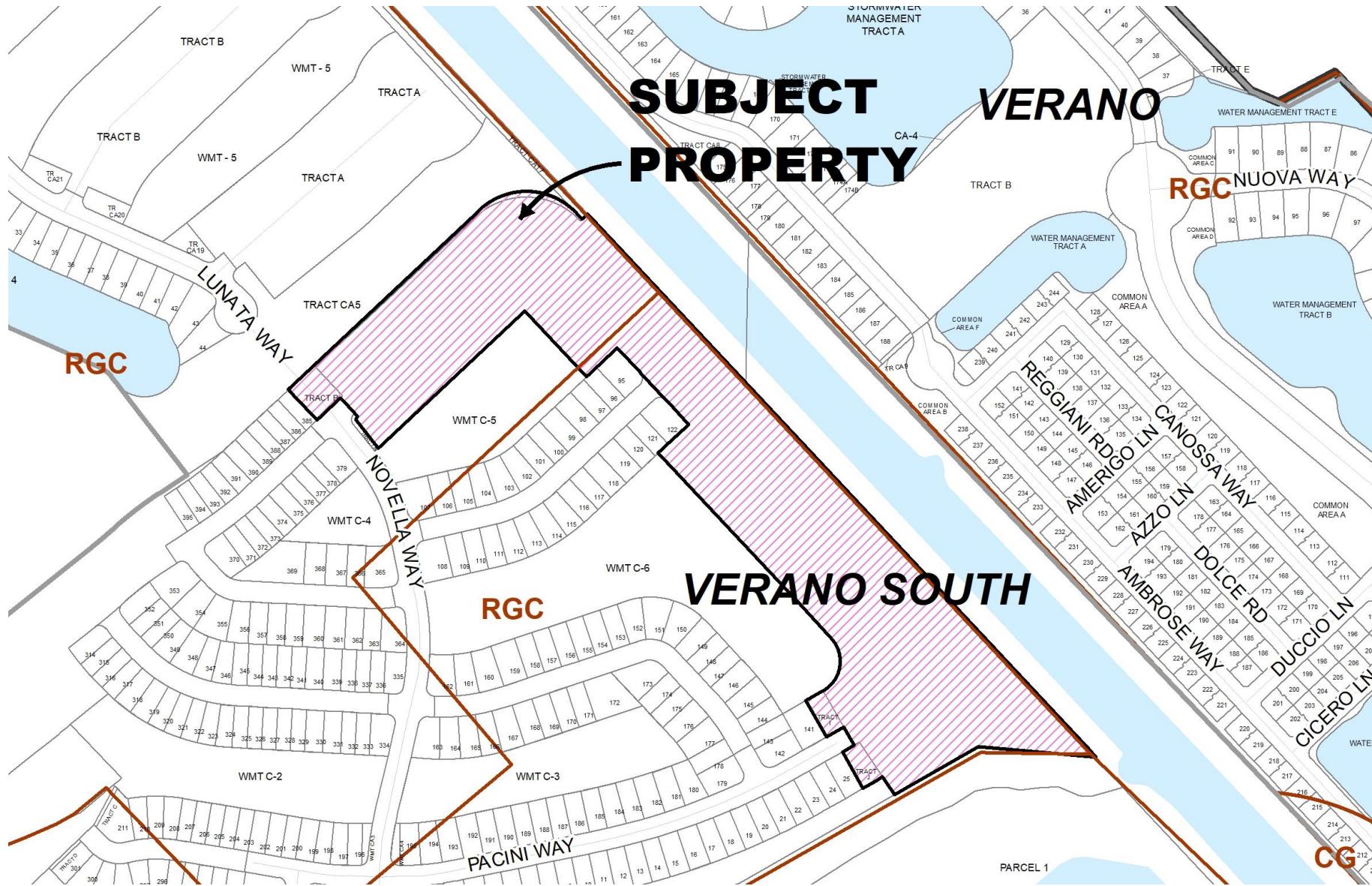
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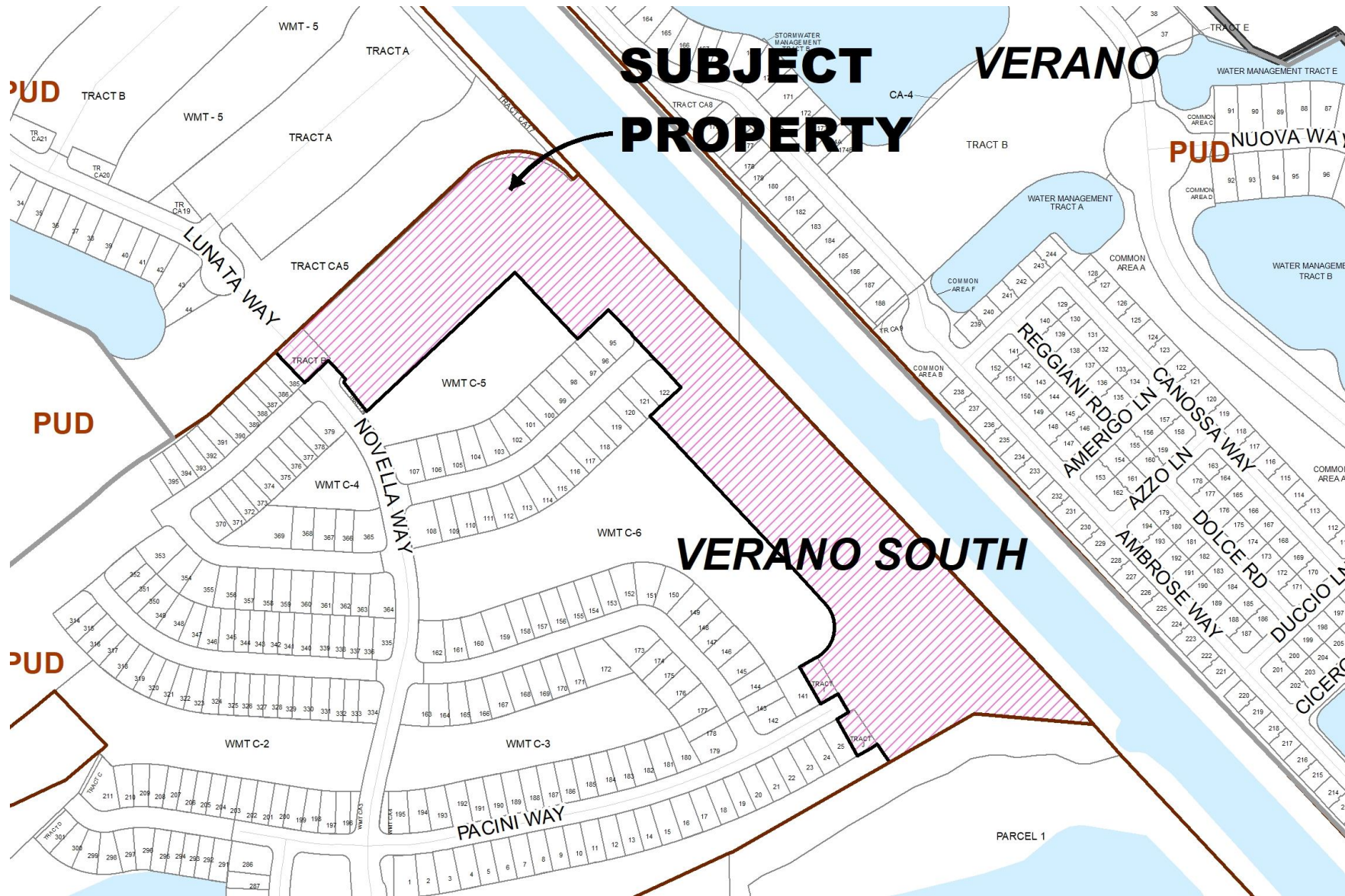


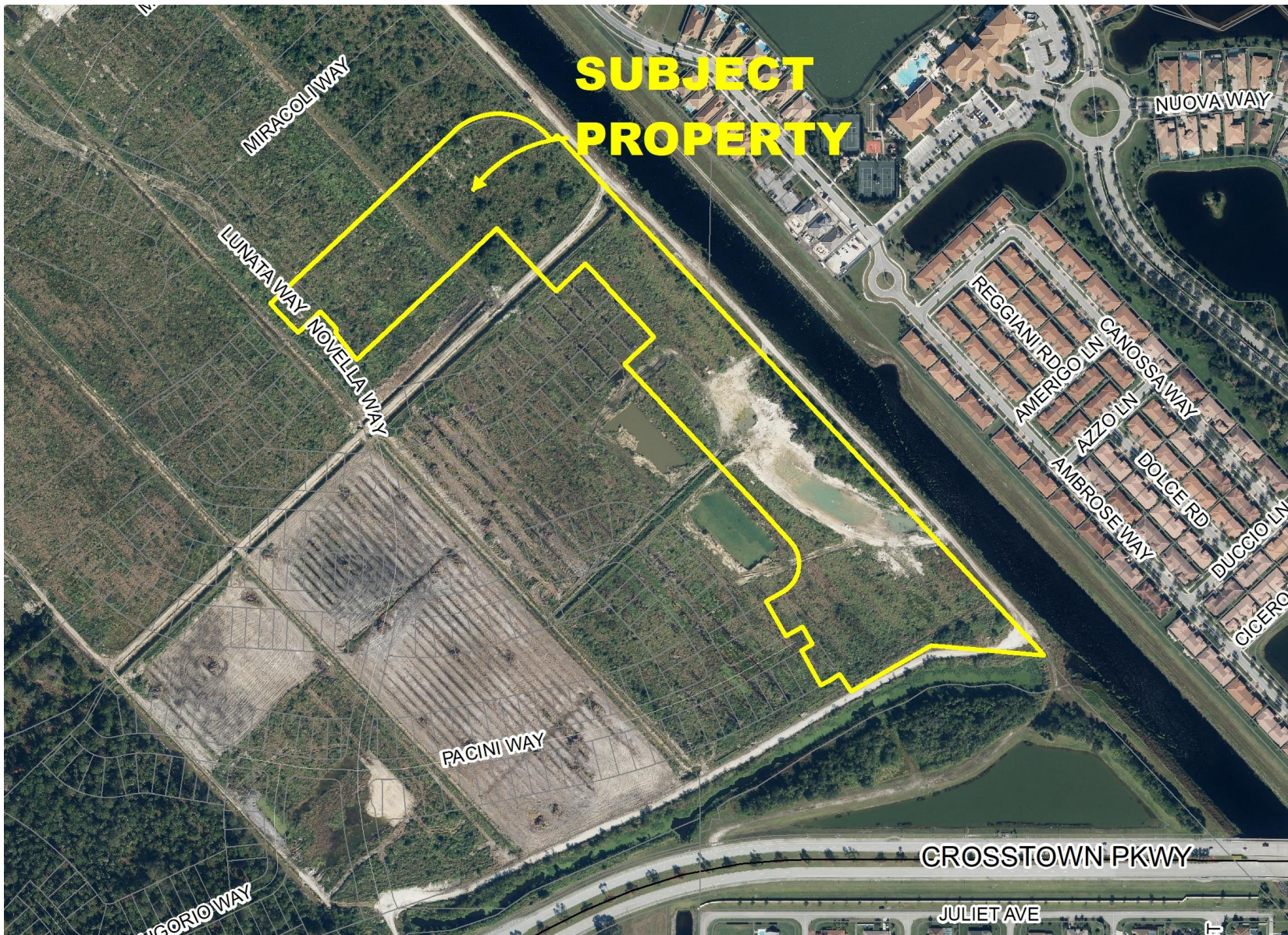
# OVERALL DEVELOPMENT MAP

CityofPSL.com









AERIAL MAP

CityofPSL.com





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 Site Plan Review Committee (SPRC) recommended approval for this preliminary subdivision plat with construction drawings on March 10, 2021.

