

VERANO SOUTH POD D PLAT NO. 4

Final Subdivision Plat and Construction Plans

(P21-170)

City Council Meeting
February 14, 2022
Holly Price, AICP, Senior Planner



This application is for a **Final Plat with Construction Plans:**

Area: 87.24 acres;

Lots: 268 lots: 140 single-family lots, 128 duplex lots;

Other: 4 lakes along with roads and utility infrastructure.

Applicant: Coteleur-Hearing / Daniel Sorrow
Property Owner: Verano Development, LLC
Future Land Use: RGC (Residential Golf Course)
Zoning: PUD (Planned Unit Development)



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

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.

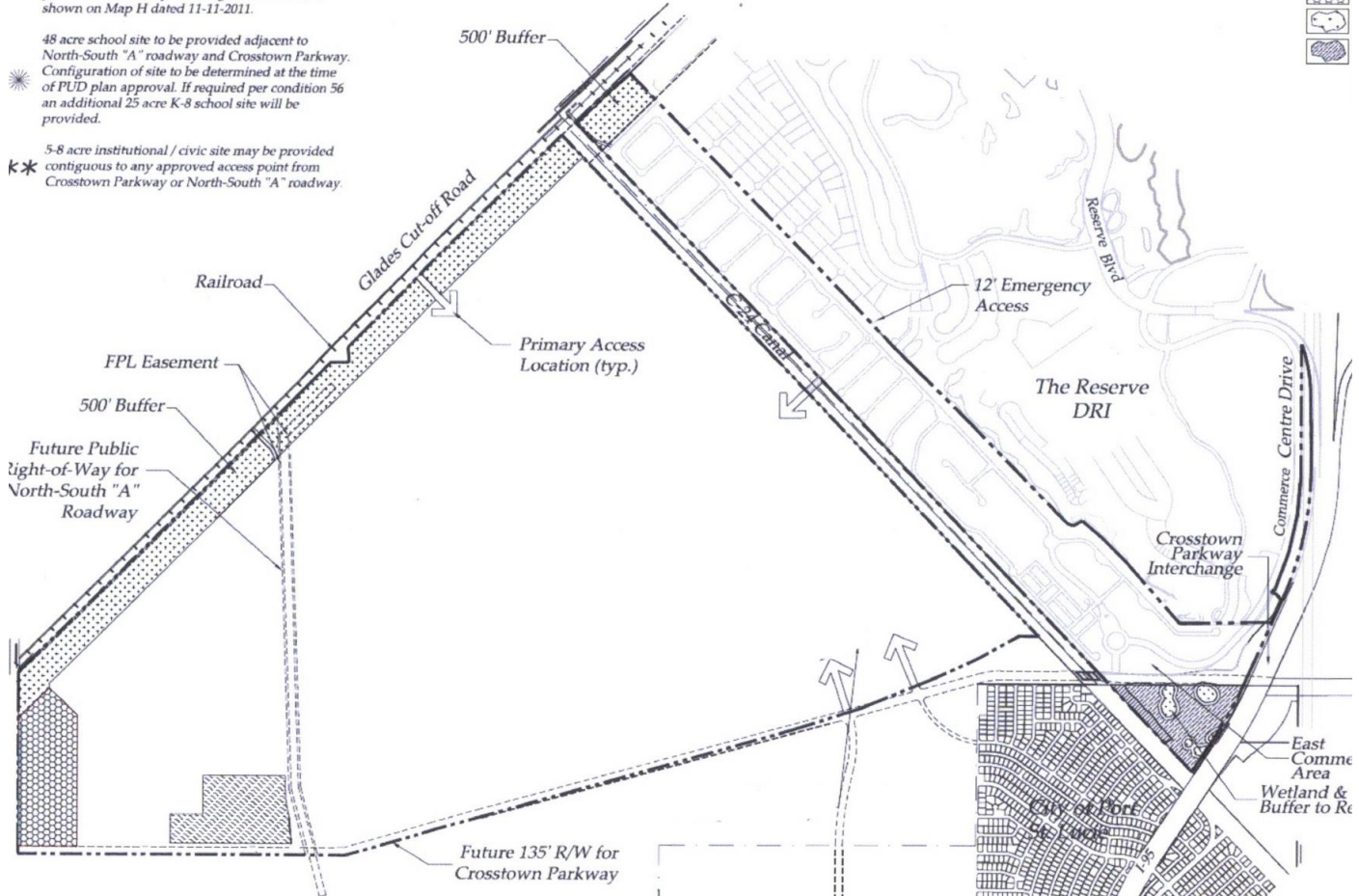
48 acre school site to be provided adjacent to North-South "A" roadway and Crosstown Parkway. Configuration of site to be determined at the time of PUD plan approval. If required per condition 56 an additional 25 acre K-8 school site will be provided.

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



Verano Preliminary Master Plan Map H Exhibit B 09.13.2017

Legend

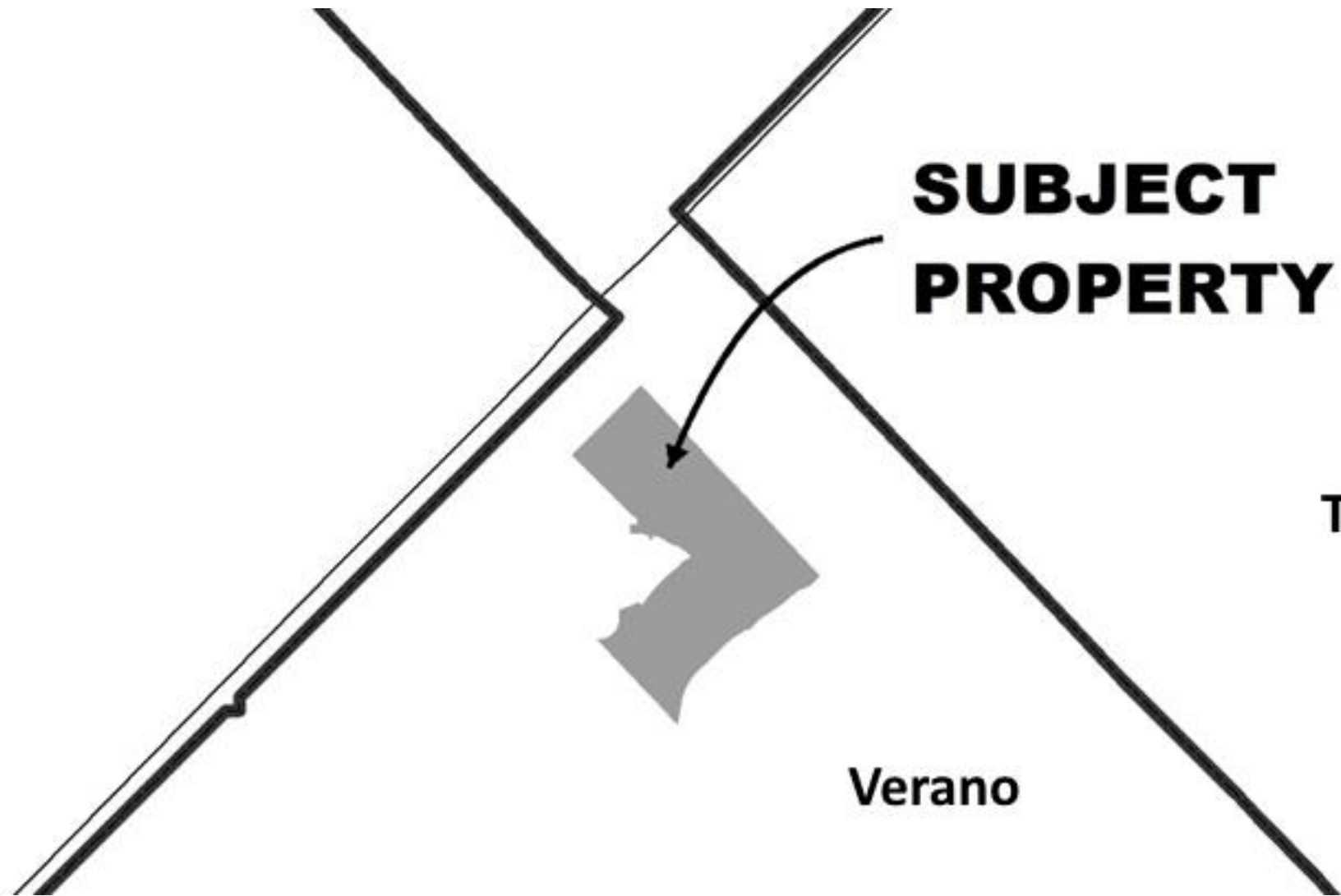


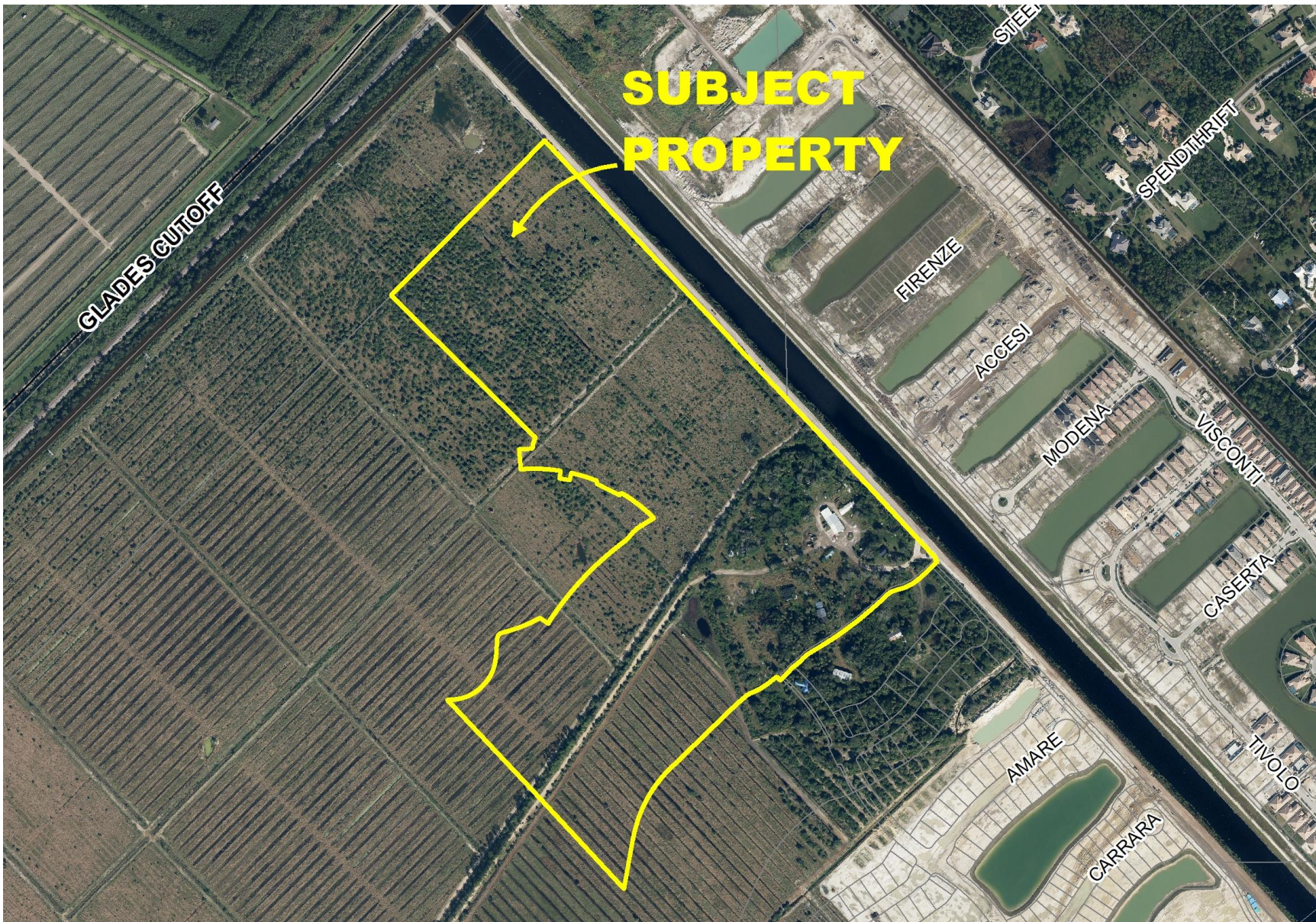
Development of Regional Impact

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
- Multifamily
- Single-family
- Golf Course
- Public School
- Public Park

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

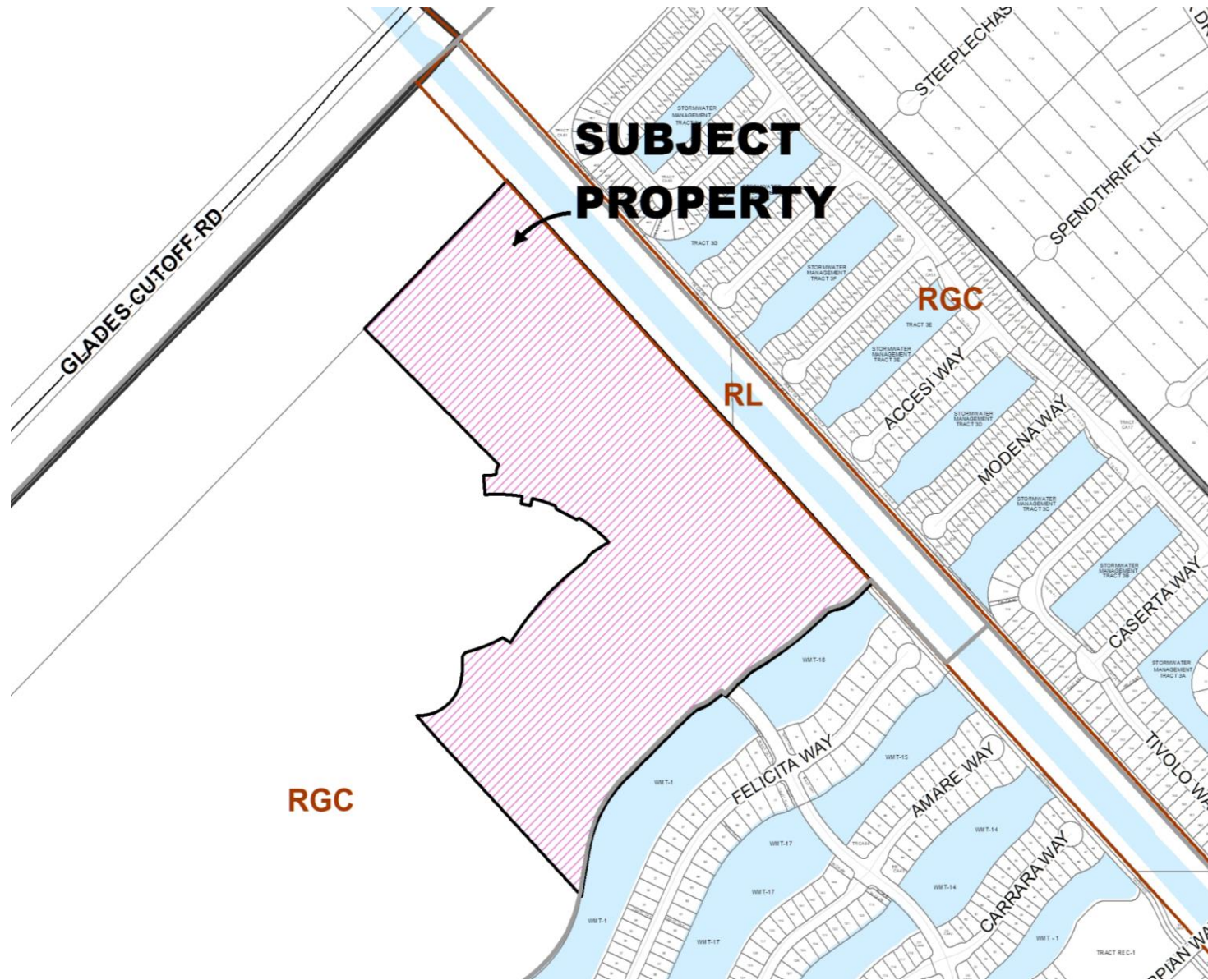




AERIAL

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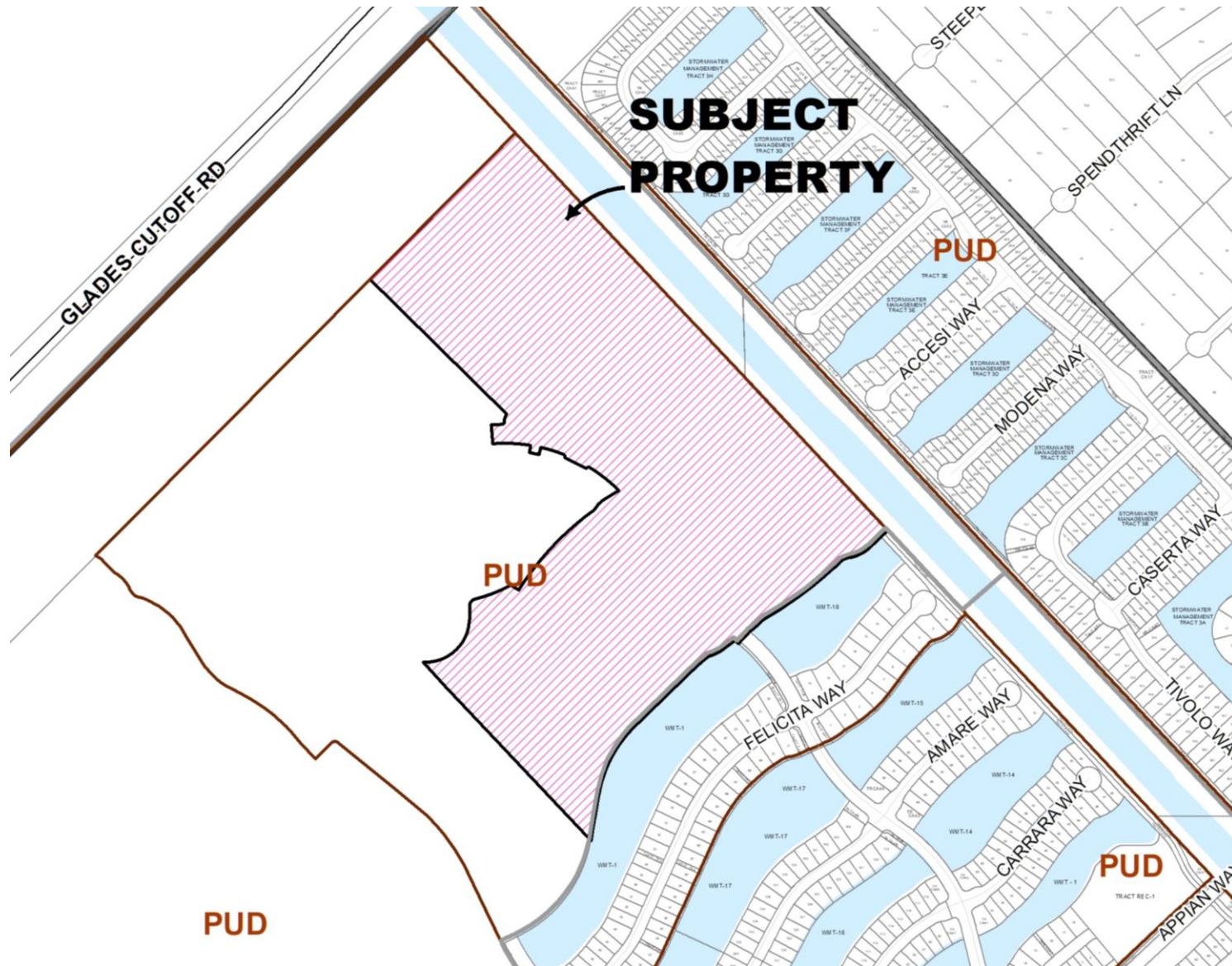


Future Land Use:
Residential Golf Course
(RGC)

FUTURE LAND USE

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Zoning:
Planned Unit Development
(PUD)

TRAFFIC IMPACT ANALYSIS

- This development is contained within the Verano DRI area.
- Received latest Biennial Report March 2020
- Report completed by MacKenzie Engineering & Planning, Inc. for Kolter Communities
- Reviewed by City Staff
- Found to be consistent with the DRI**



LATEST TRIP COUNTS

Shopping Center

PM Peak = 403 Trips

Single-Family Residential

PM Peak = 1,429 Trips

Residential Townhouse

PM Peak = 187 Trips

Total Trips = 2,019

(based on estimated building permits,
November 2021)

- **No additional roadway requirements are triggered at this time.**
- Improvements required within the current DRI have already been completed beyond what is required per the current trip counts.
- 5,023 total PM peak hour trips triggers 2 lane extension of Crosstown to North-South A which is currently under design.

Source: Institute of Transportation Engineers (ITE), Trip Generation, 8th Edition.



The preliminary plat has been reviewed for compliance with Chapter 160, City Code, and the Verano Development of Regional Impact (DRI) Development Order, to ensure the provision of adequate public facilities and services are available with the development impacts.

This project is found to be in compliance.



The Site Plan Review Committee (SPRC) reviewed the request for a preliminary plat with construction plans on August 25, 2021 and recommended approval.

RECOMMENDATION

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