

VERANO SOUTH POD G PLAT NO. 6

Final Subdivision Plat

(P22-022)

City Council Meeting
April 25, 2022
Holly F. Price, AICP, Senior Planner



This application is for a **Final Plat with no Construction Plans**

Area: 14.568 acres

Lots: 1 lot. The applicant indicates that the site is planned to be developed for a golf club clubhouse, a golf cart storage facility, and recreation facilities in the future.

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.



Verano Preliminary Master Plan
Map H Exhibit B 09.13.2017

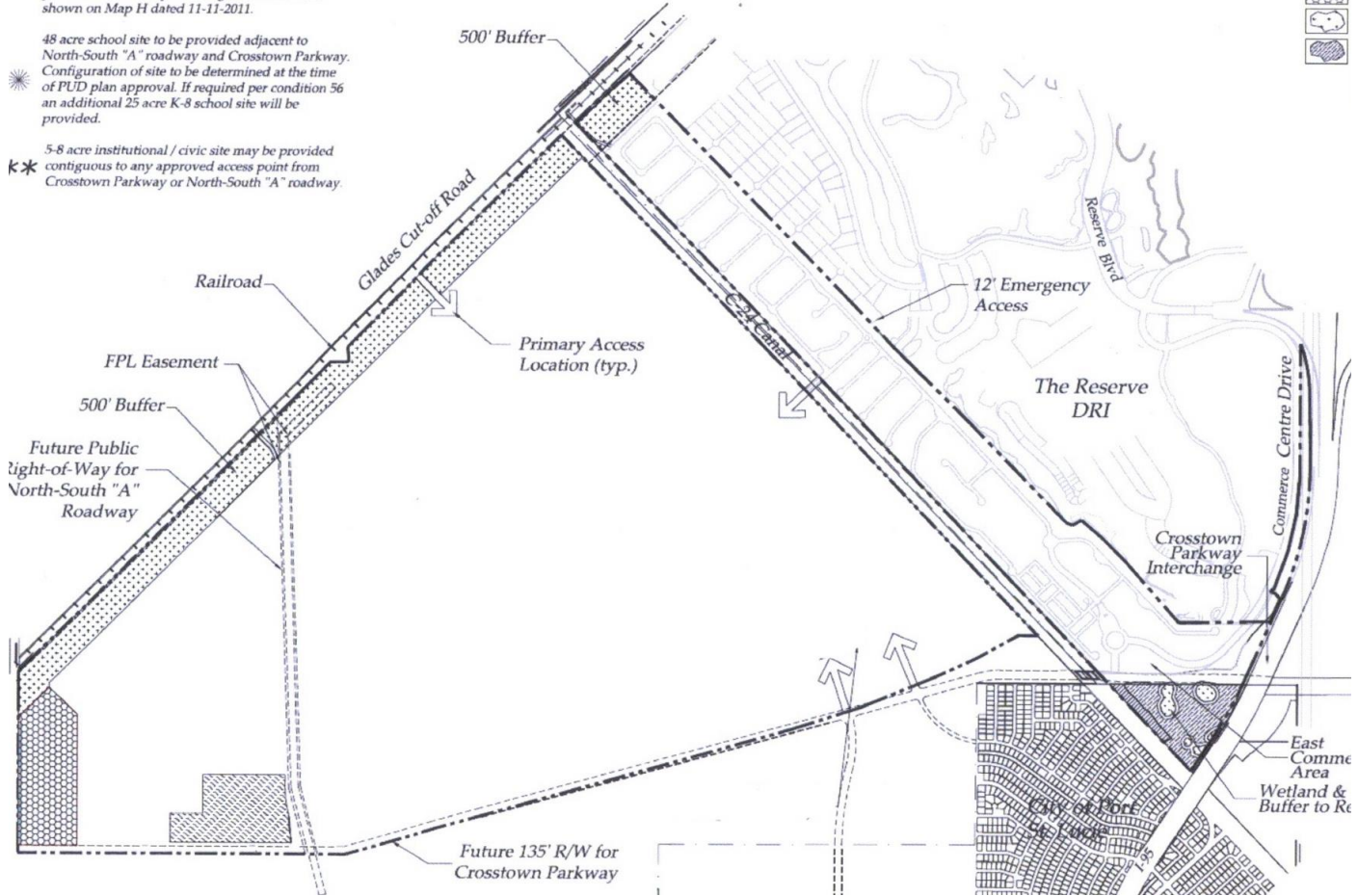
Legend



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.



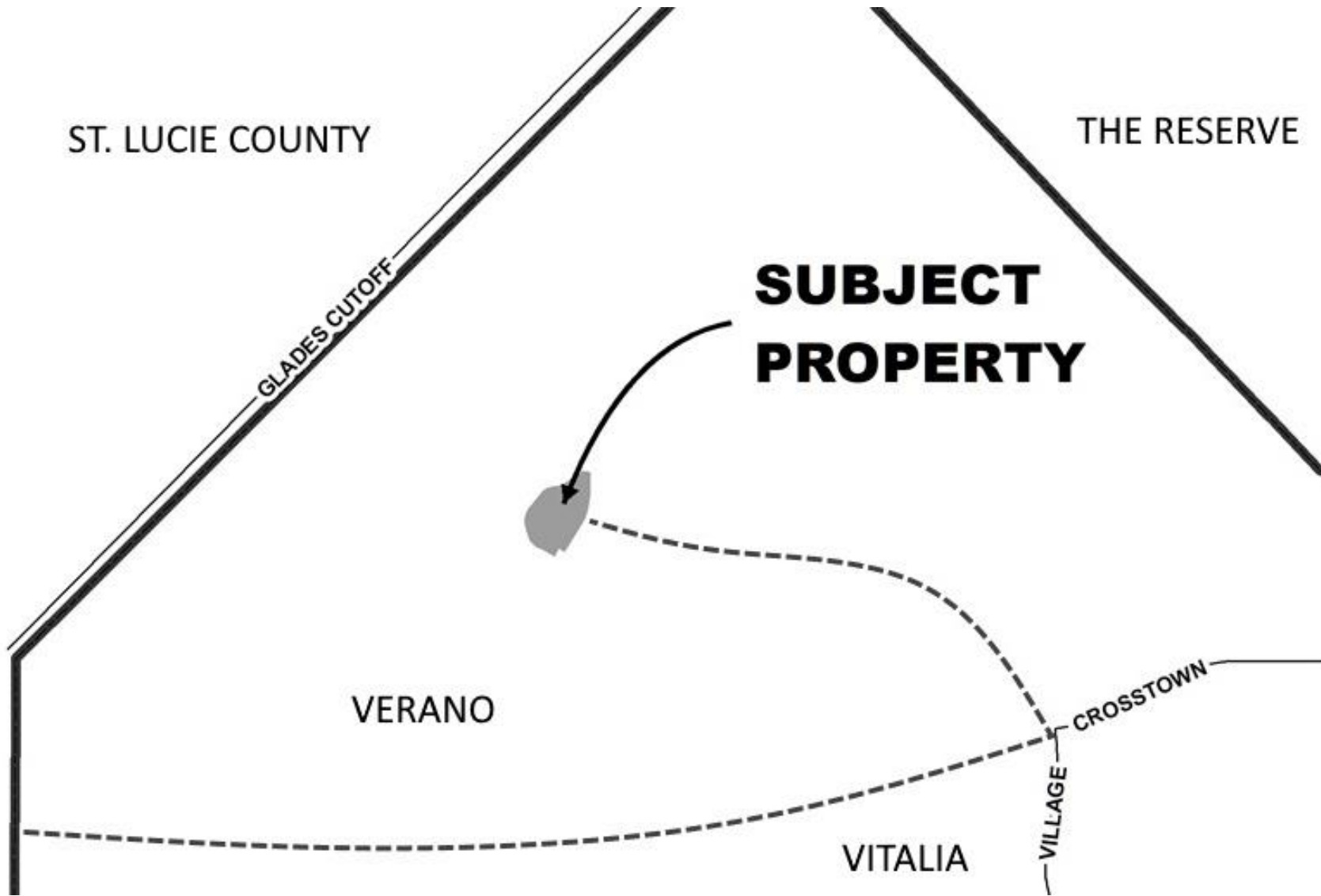
Development of Regional Impact

The proposed final 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

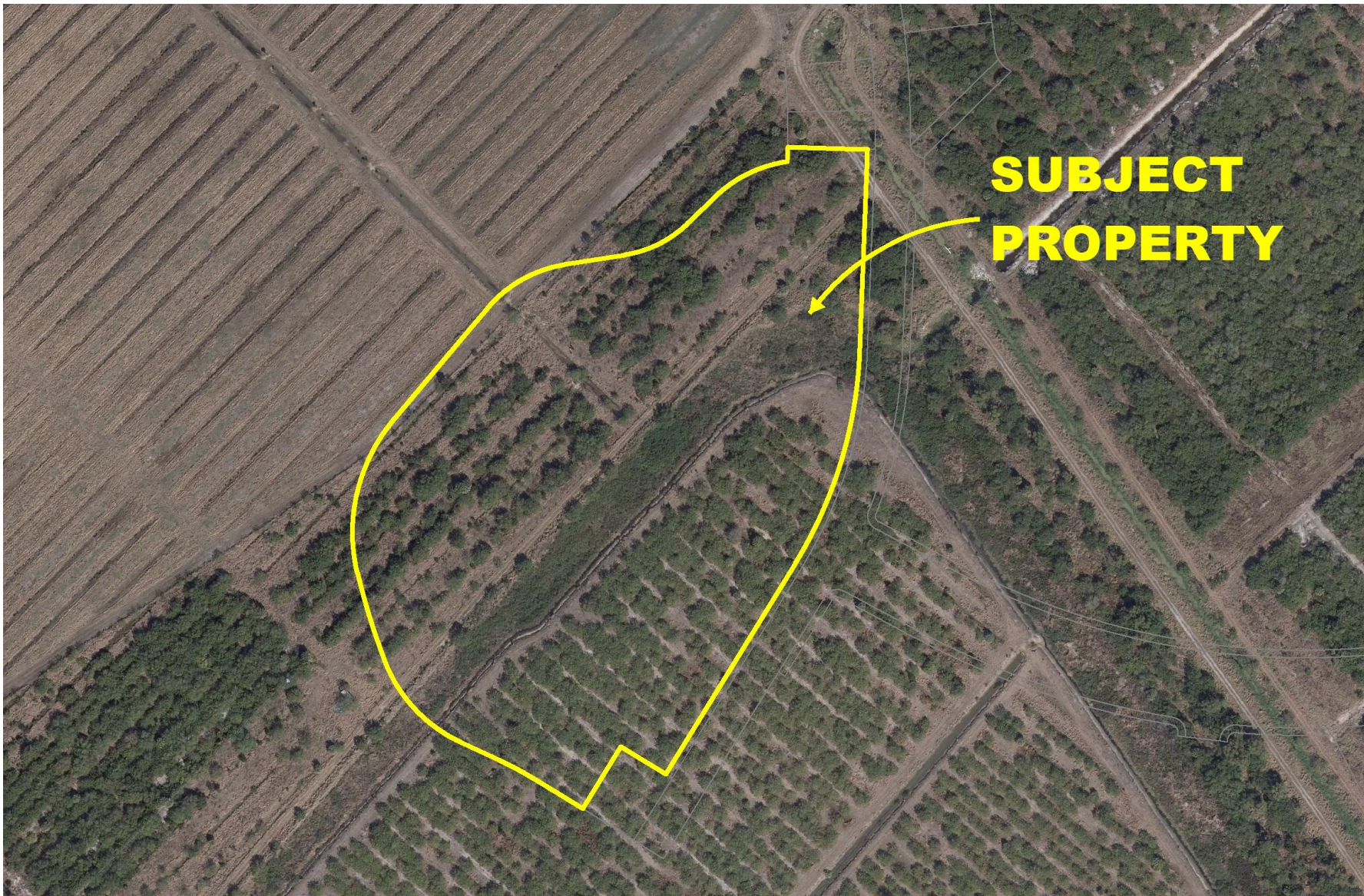
Most of the proposed development in the DRI consists of single-family development.





LOCATION MAP



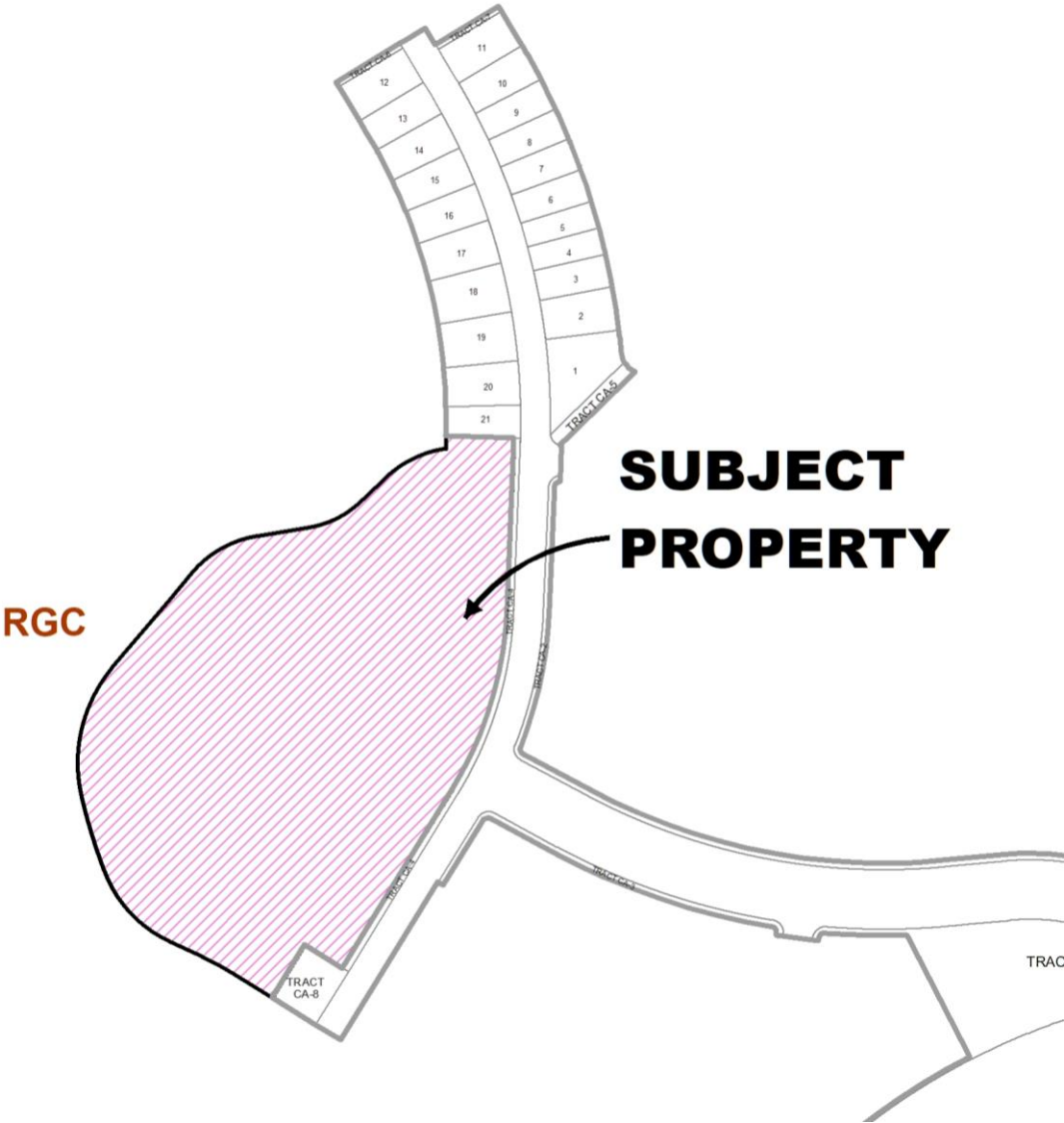


AERIAL

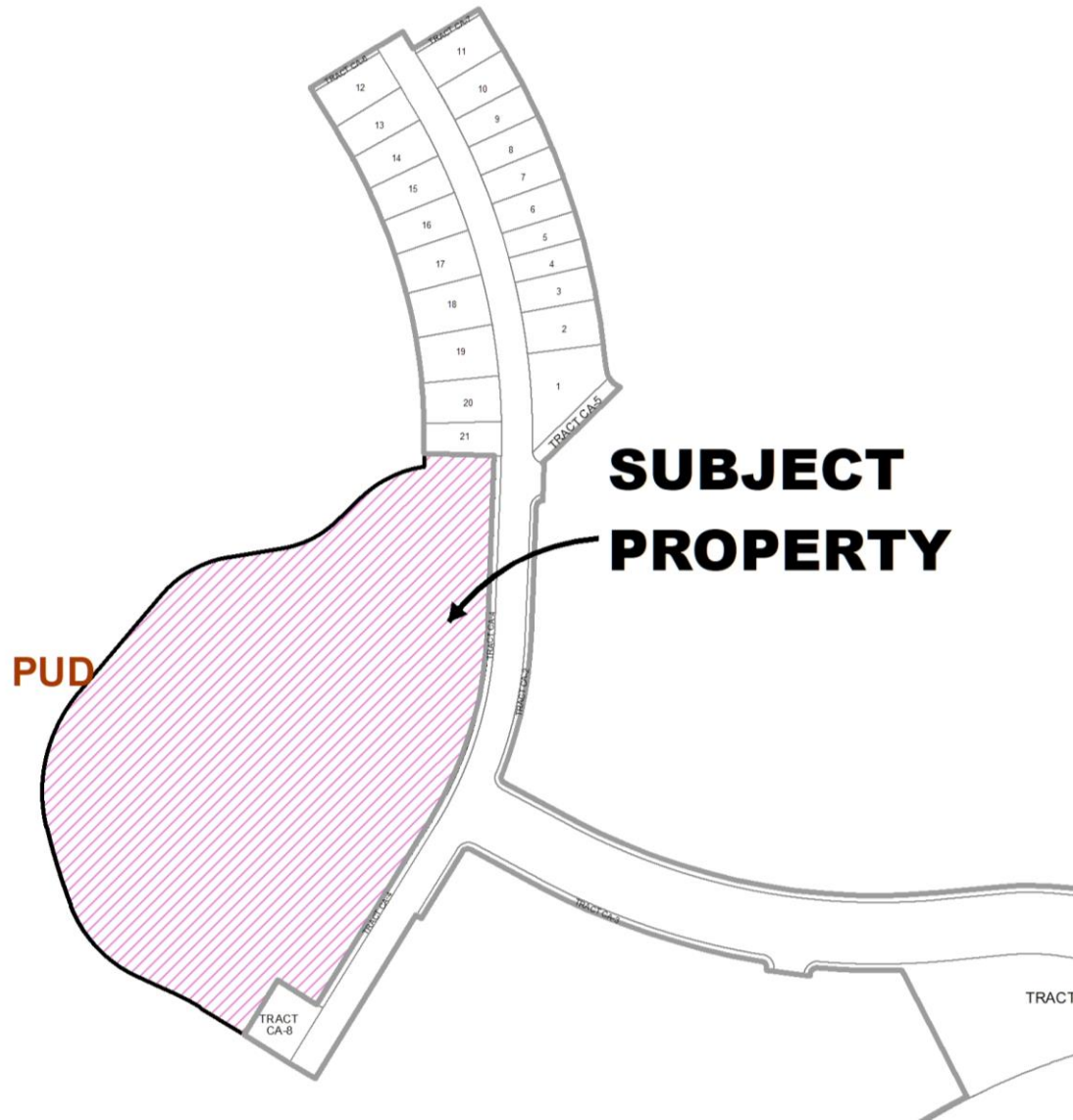
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Future Land Use:
Residential Golf Course (RGC)



Zoning:
Planned Unit Development (PUD)



TRAFFIC IMPACT ANALYSIS

The traffic impact will be determined at the time of Site Plan review. No development is proposed at this time.



The site plan will be 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.



The Site Plan Review Committee (SPRC) reviewed the request for a Final Plat on February 9, 2022 and recommended approval.

RECOMMENDATION

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