

Verano South Pod E

Planned Unit Development Amendment No. 4

(P23-209)

Planning and Zoning Meeting
December 5, 2023



Overview:

Owner – Verano Development, LLC

Applicant – Cotleur & Hearing / Daniel Sorrow

This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD E reducing the permitted number of dwelling units. The Verano DRI is permitted to provide 7,200 number of dwelling units maximum.

PUD	Current No. of permitted Units	Proposed Maximum Units
Verano PUD 1	1200	1037
Verano South POD A	350	276
Verano South POD B	260	245
Verano South POD C	450	429
Verano South POD E	317	215
Total number of units lessened = 375		

BACKGROUND



- Verano is a Development of Regional Impact (DRI) of approximately 3,004 acres.
- DRI includes multifamily and single-family residences with golf courses, commercial/office development, open space, and country club amenities.
- This proposed PUD application proposes a maximum of 215 units on 105.54 acres, or 2.04 dwelling units per acre.

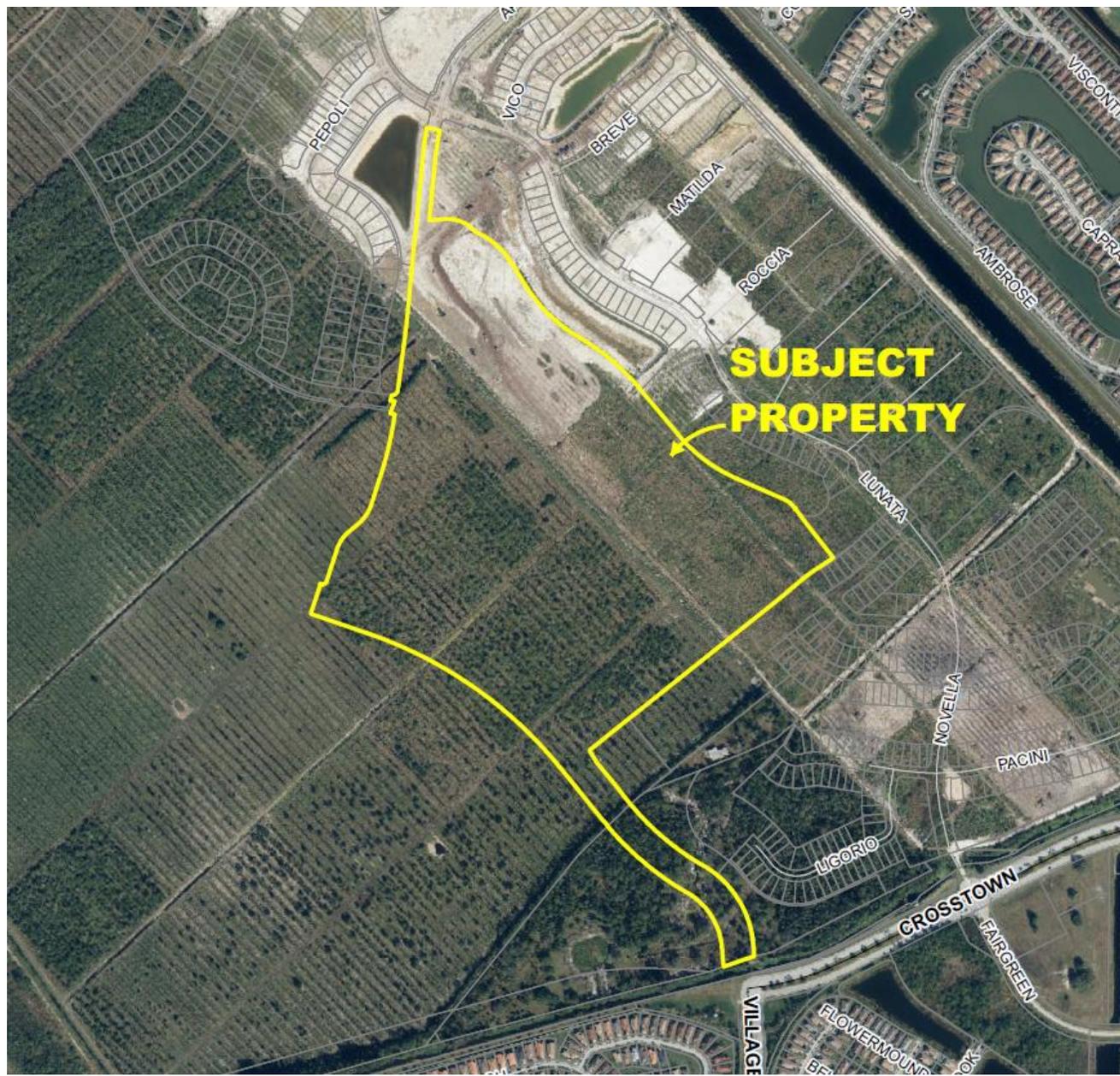




LOCATION MAP

CityofPSL.com





AERIAL

CityofPSL.com



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 E is 2.04 dwelling units per acre, or 215 dwelling units.



Recommendation:

The Site Plan Review Committee recommended approval at their meeting of November 21, 2023.

