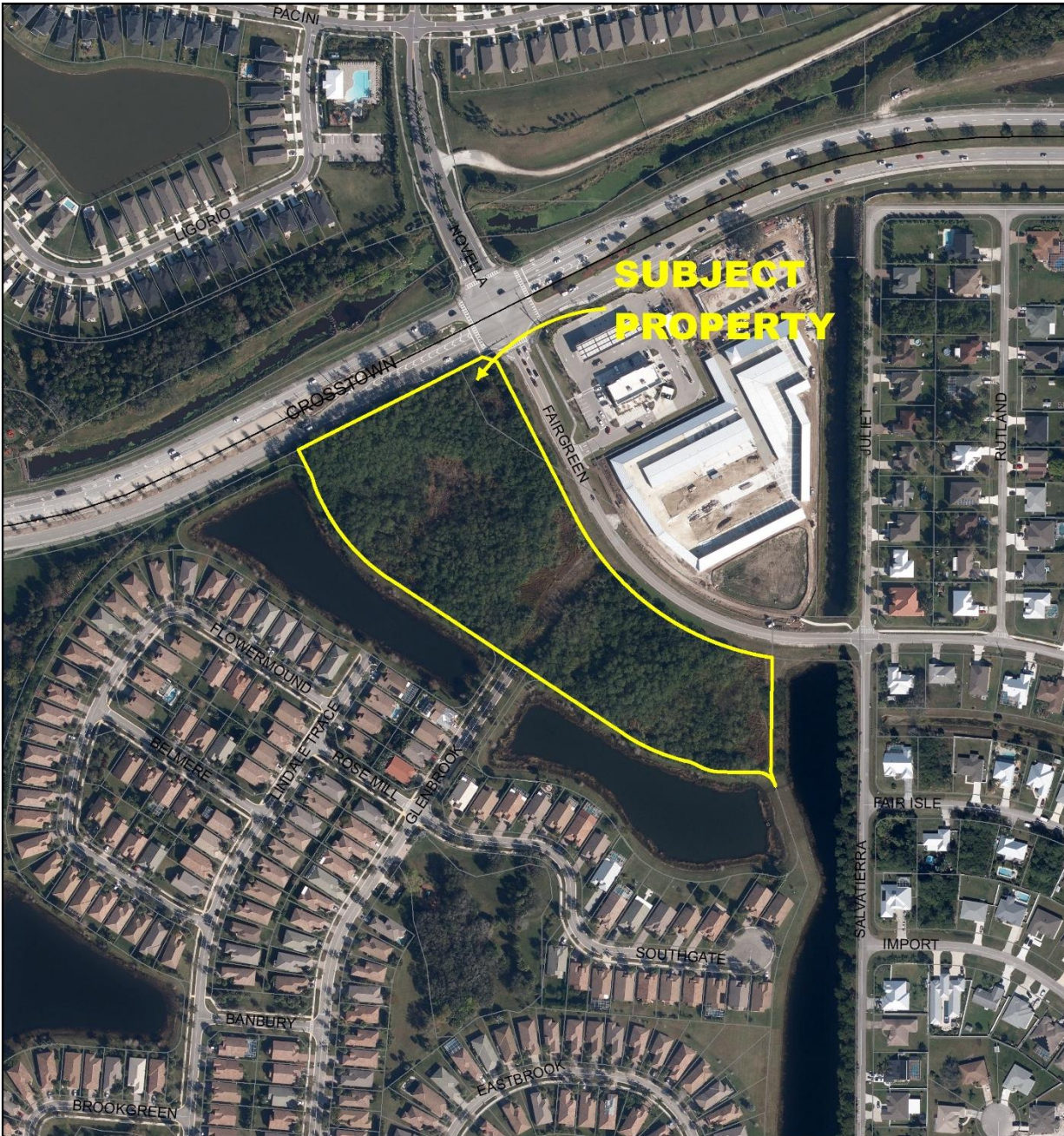


Tradition MPUD Amendment No. 16
MPUD Amendment Application
P26-026



Project Location Map

SUMMARY

Applicant's Request:	A request to amend the Tradition MPUD
Agent:	Brad Currie, AICP, Haley Ward
Applicants/Property Owners:	Winding River Crosstown, LLC
Location:	The subject property is generally located at the southwest corner of Crosstown Parkway and SW Fairgreen Drive.
Address:	N/A
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Description and Background

The Tradition MPUD is approximately 3,038 acres and is located south of the Crosstown Parkway, West of I-95, and North and South of Tradition Parkway. The development plan divides the project into major districts or uses consistent with the NCD future land use sub-district categories. The land use sub-districts/areas with the MPUD are Residential, Mixed Use, Village Center, and Town Center. As shown in Exhibit 5 of the MPUD regulation book, Exhibit 8, the MPUD concept plan, and Exhibit 8B, the MPUD conceptual land use plan, the acreage in the Tradition MPUD is divided into parcels for planning purposes. Each parcel is designated for a certain use such as residential, town center, mixed use, and village center. The proposed amendment addresses the development plan for approximately 9.48 acres of undeveloped land that is located at the southwest corner of Crosstown Parkway and SW Fairgreen Drive and adjacent to the Heritage Oaks residential community.

The subject property was previously Phase C of Heritage Oaks at Tradition. A conceptual site plan was submitted in 2006 for approximately 106 townhome units. The conceptual site plan was approved by the Site Plan Review Committee but the project never moved forward. The property eventually escheated to the County due to unpaid taxes and the County deeded the property to the City. The property was sold to a private entity and purchased by Winding River Crosstown, LLC, in 2025.

Winding River Crosstown, LLC, has applied to amend the use designated for the 9.48 acre property from residential to a Retail/Office use. The 9.48 acre property is currently within the area identified as Parcel 10 in Exhibit 5, of the Tradition MPUD, Exhibit 8, the Tradition MPUD concept plan, and Exhibit 8B, the Tradition MPUD conceptual land use plan. Parcel 10 is designated for residential uses. This application will remove the 9.48 acres from Parcel 10, reclassify the 9.48 acres as Parcel 11A, and designate the use for Parcel 11A as Retail/Office to provide for the property to be developed for commercial and other uses in the future.

Policy 1.1.7.3 of the comprehensive plan does states that the City should encourage commercial and mixed use nodes at or near arterial intersections and utilize urban design standards and techniques to beautify and enhance community appearance along major corridors. The subject property is located at the southwest corner of Crosstown Parkway and SW Fairgreen Road. The property at the southeast corner of this intersection was developed as a Circle K convenience store and gas facility, two retail strip centers and self-storage facility. As noted, the subject property was originally intended to be a future phase of the Heritage Oaks residential community and is separated from the larger Heritage Oaks residential community by two water management tracts to the south. A water management tract also separates the property from residential development to the east. As a condition of approval, the Planning and Zoning Department would recommend a requirement for enhanced landscaping and an architectural wall along the eastern and southern boundaries of the property to buffer the existing residential communities from future commercial/non-residential development.

The proposed amendment is attached as Exhibit A to the staff report with additions shown as underlined and deletions shown as strikethrough.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD amendment at the February 25, 2026 Site Plan Review Committee meeting.

Public Notice Requirements

Notice of the rezoning was mailed to property owners within a maximum of 750 feet of the subject property.

Location and Site Information

Parcel Numbers:	4304-502-0022-000-6 and 4304-111-0002-000-0
Property Size:	Approximately 9.48 acres
Legal Description:	The parcels are legally described as portions of Open Space Tract 21, Tradition Plat No. 18.
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	Tradition MPUD Amendment No. 15

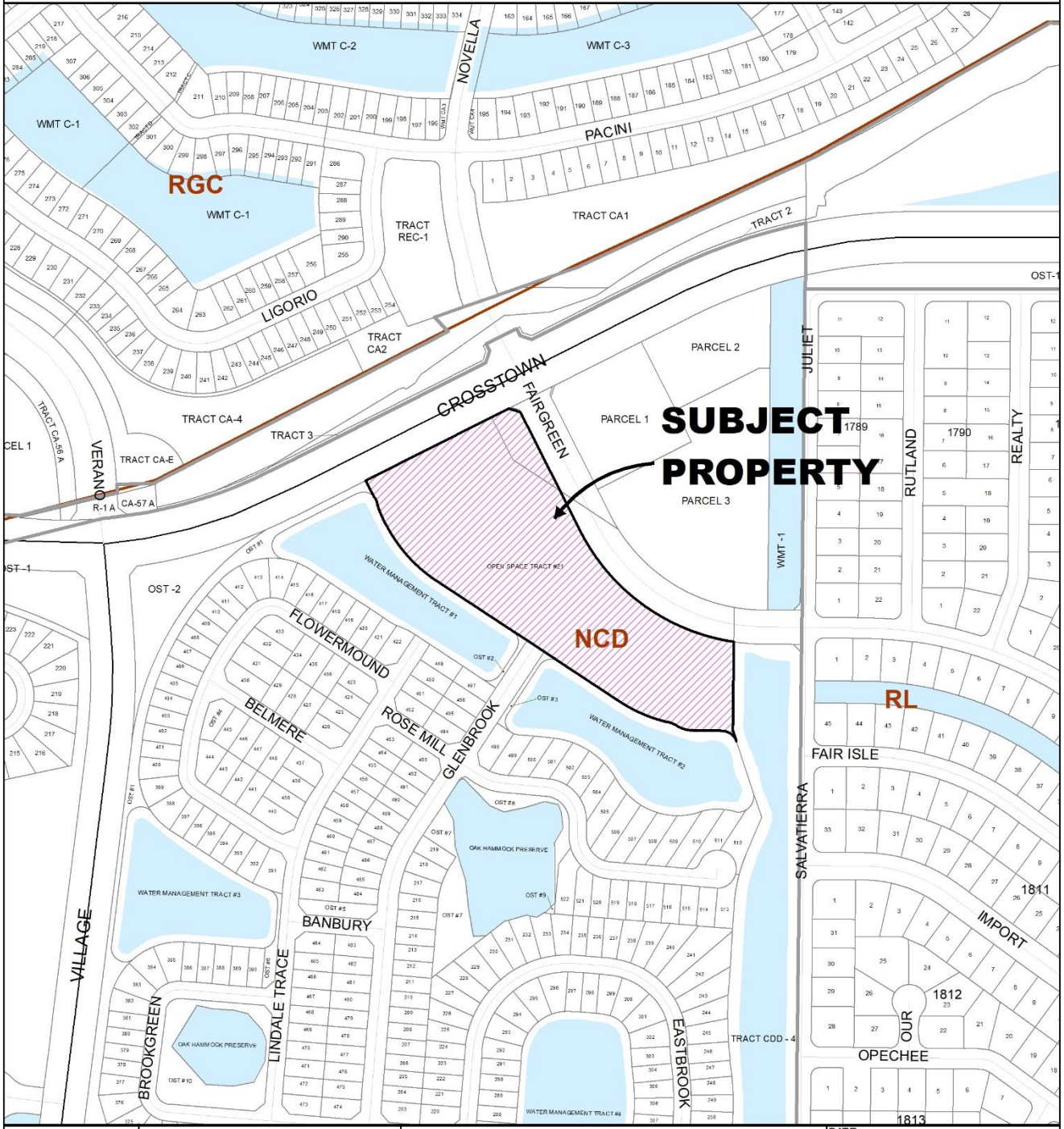
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Convenience store, gas, and self-storage
South	NCD	MPUD	Heritage Oaks residential community
East	RL	RS-2	Single-family residential community
West	RGC	Verano South PUD 1 Pod C	Open space tracts

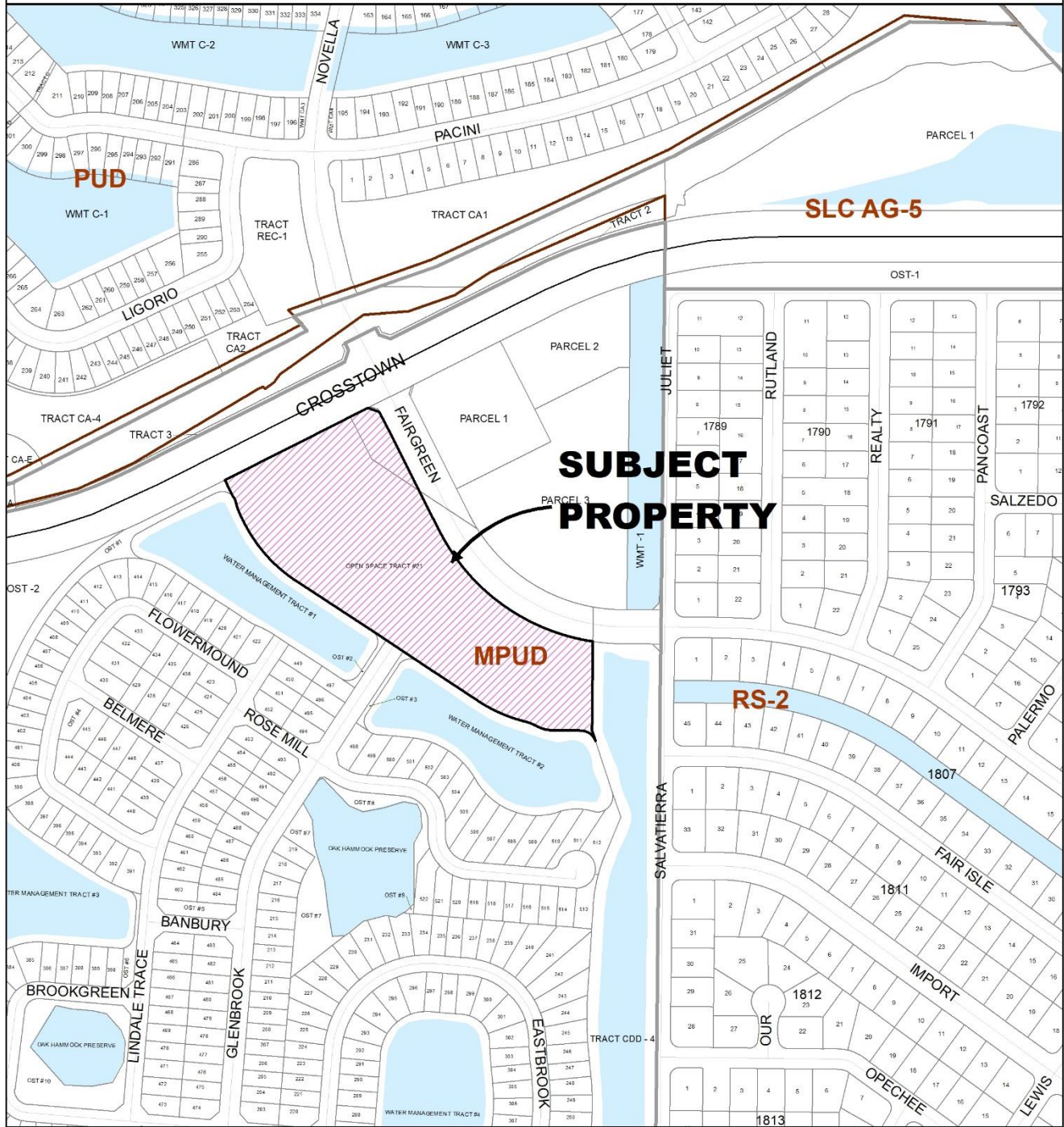
NCD – New Community Development District
 RL – Low Density Residential
 RGC – Residential Golf Course

MPUD – Master Planned Unit Development
 RS-2 – Single-Family residential
 PUD – Planned Unit Development

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The subject property is located within the Tradition Development of Regional Impact (DRI) and is within an area designated as a Mixed Use sub-district as shown on Map H of the Tradition DRI and Figure 1-3 of the Future Land Use Element. Map H is the master development plan for the Tradition DRI and Figure 1-3 is the conceptual land use plan for the Southern Grove NCD District.

Per Policy 1.2.2.7 of the comprehensive plan, Mixed-Use Areas shall be established that include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area. Each mixed use area must contain a minimum of three or more uses as described above, one of which shall be residential. The minimum three-use requirement shall be identified for each Mixed-Use Area as part of an MPUD master plan. Individual parcels within a Mixed-Use Area may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan. A minimum of 30% and a maximum 70% of the net acreage within a Mixed-Use Area shall be residential.

The Tradition MPUD provides for a variety of uses under the Mixed Use Sub-Area including residential. As shown under Exhibit 5 of the MPUD, the Mixed Use Sub-Area of the Tradition MPUD consists of Parcels 4, 5, 7, 8, 10, 11 for a total of 443.73 acres. Parcels 7 and 10 are designated for residential use and make up 47.07% of the mixed use acreage. The removal of 9.48 acres from Parcel 10 reduces the percent of residential acreage in the Mixed Use Area to 44.93%. The 44.93% is still within the thresholds for multi-family development in a Mixed Use Area established under Policy 1.2.2.7.

Policy 1.1.7.3 of the comprehensive plan does state that the City should encourage commercial and mixed use nodes at or near arterial intersections and utilize urban design standards and techniques to beautify and enhance community appearance along major corridors. Given the proximity of the property to the Heritage Oaks residential community, staff does recommend as a condition of this amendment that future development of the property must include the installation of an architectural wall and enhanced landscaping along the eastern and southern boundaries of the property.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval subject to the following condition of approval:

1. Future development of the property shall include the installation of an architectural wall and enhanced landscaping along the eastern and southern boundaries of the property.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.