



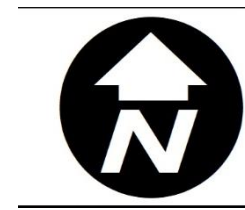
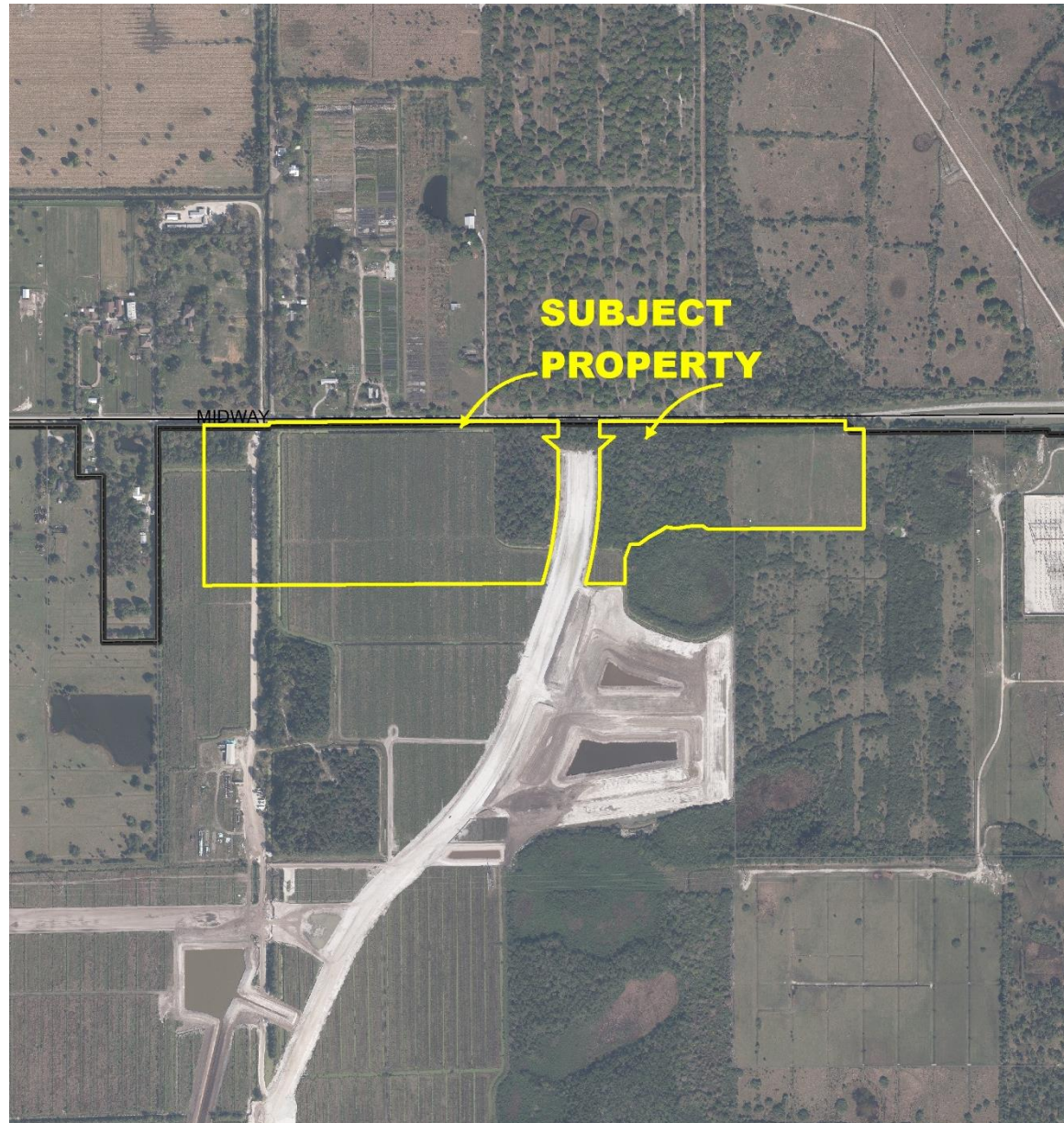
---

LTC Ranch - Wylder Commercial  
PUD Rezoning  
P24-213  
Planning and Zoning Board Meeting  
May 6th, 2025

# Request Summary

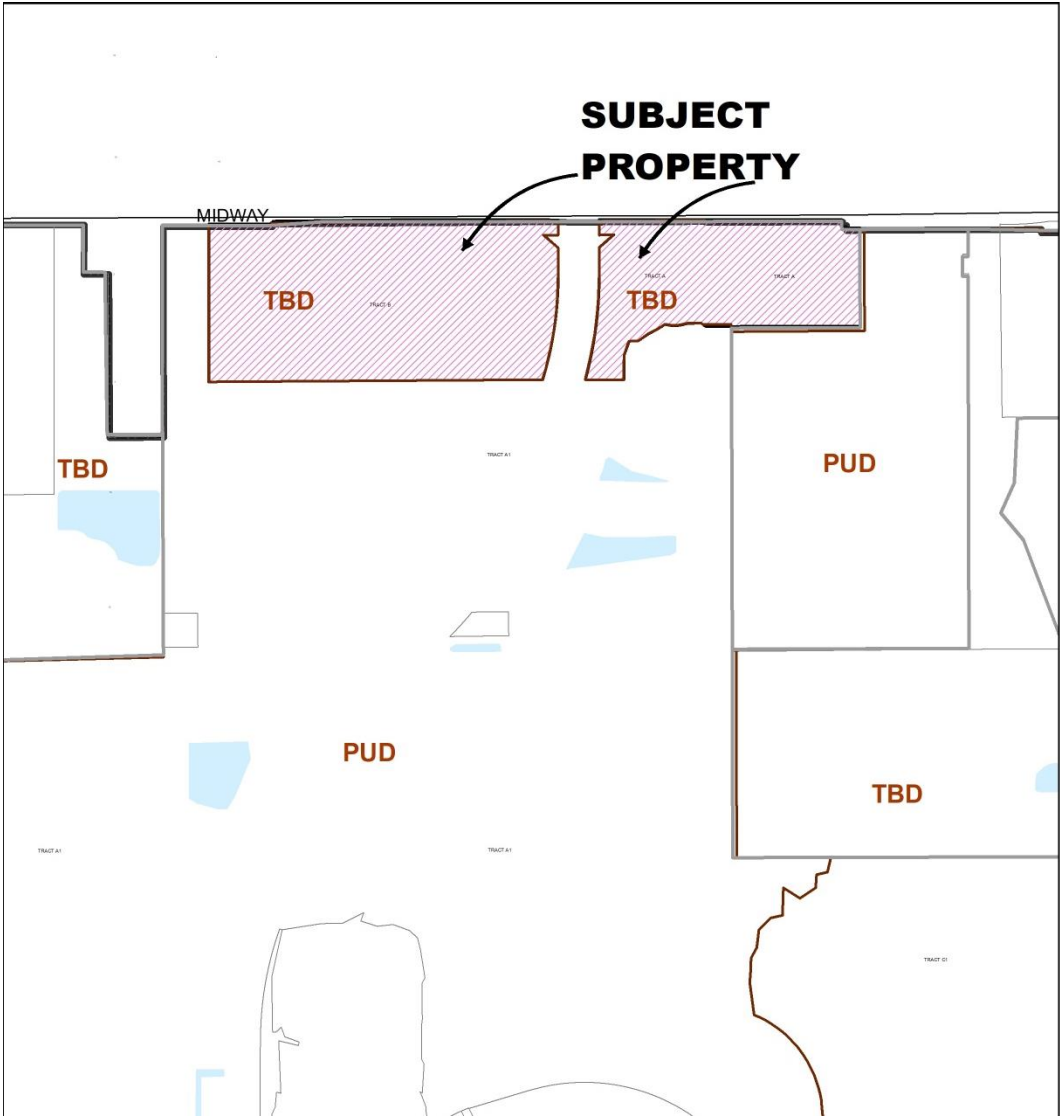
Applicant's Request:	Request for approval of a PUD rezoning for the LTC Ranch West Wylder Commercial Development (PUD) with commercial and residential uses.
Agent(s):	Lucido and Associates
Applicant:	Wylder Commercial LLC
Location:	The LTC Ranch Wylder Commercial Development PUD is generally located at the corner of NW Wylder Parkway and Midway Road within the LTC Ranch Development of Regional Impact (DRI).

# Aerial



# Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	SLC	SLC	Vacant
South	ROI and LI	PUD	Residential/Vacant
East	ROI and CS	PUD	Vacant
West	ROI	PUD	Vacant



# Proposed Residential and Commercial uses

- A maximum of 350 residential dwelling units
  - Multi-Family uses
- A maximum of 665,000 square feet of commercial uses

# Land Use Consistency

The proposed PUD is consistent with Policies 1.1.4.10 and 1.1.4.13 of the comprehensive plan establishing the compatible land use classifications and zoning districts, along with the residential density and commercial intensity of the allowable uses within the LTC Ranch Wylder Commercial Development.

# Recommendation

The Site Plan Review Committee recommended approval of the proposed PUD document at the December 11, 2024, Site Plan Review Committee meeting.

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.

## 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
- Motion to table