

LTC Ranch - Wylder Commercial
PUD Rezoning
P24-213
City Council
May 27, 2025 and June 9, 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		
The LTC Ranch Wylder Commercial Development PUD is gene location:  located at the corner of NW Wylder Parkway and Midway Roa within the LTC Ranch Development of Regional Impact (DRI).			



#### Aerial

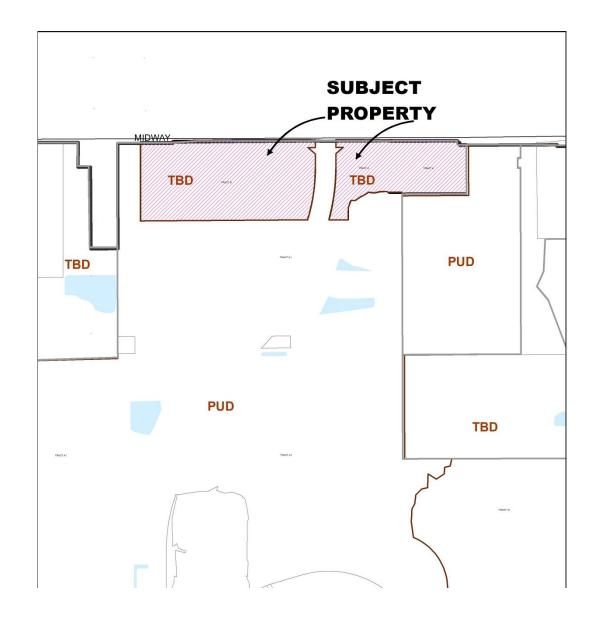






### **Surrounding Uses**

Directio n	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 Uses**

- A maximum of 665,000 square feet of commercial uses
- A maximum of 350 multi-family residential dwelling units

At this point in time advancing the Commercial uses and associated commercial site plans is the priority of the applicant due to demand.

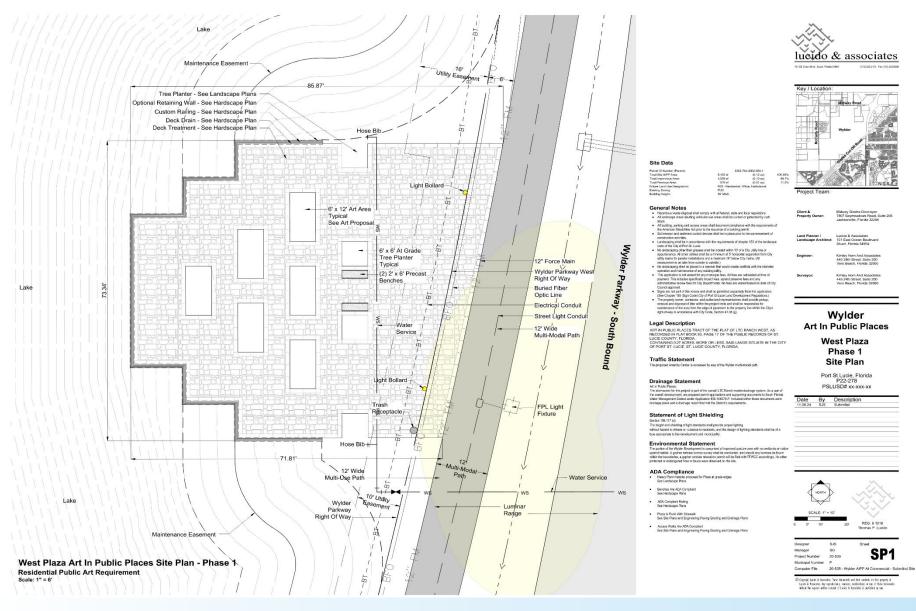


## Issues & Analysis

The rezoning is required so that the applicant can advance the site plans for the commercial plazas. This will enable commercial development and in addition, the public art requirement is going to be met by the installation of the "Ladybugs" in one of the commercial plazas.



#### Art in Public Places





## Land Use and DRI 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 Development of Regional Impact.



#### 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.

The Planning and Zoning Board recommended approval of the proposed PUD rezoning at the May 6, 2025, public hearing.

