



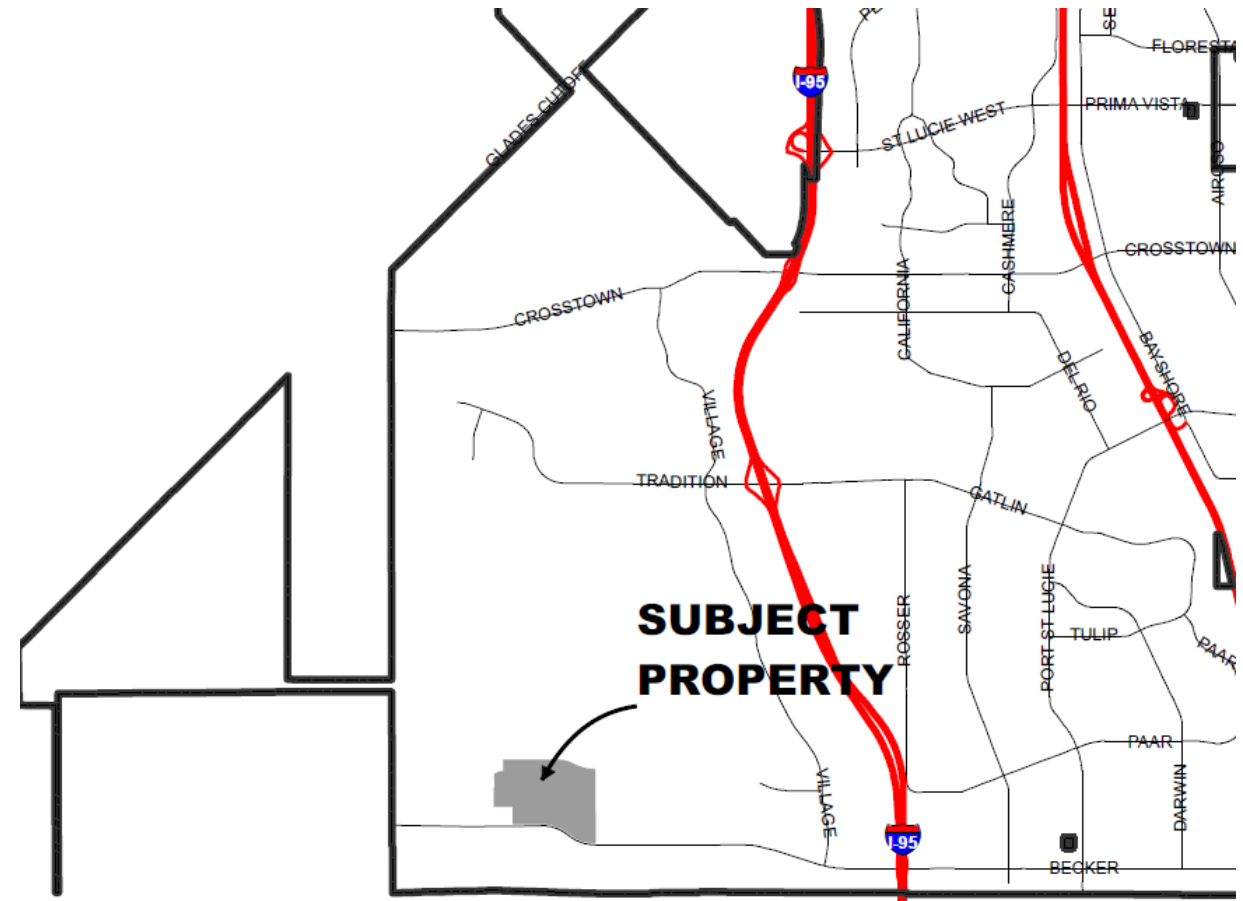
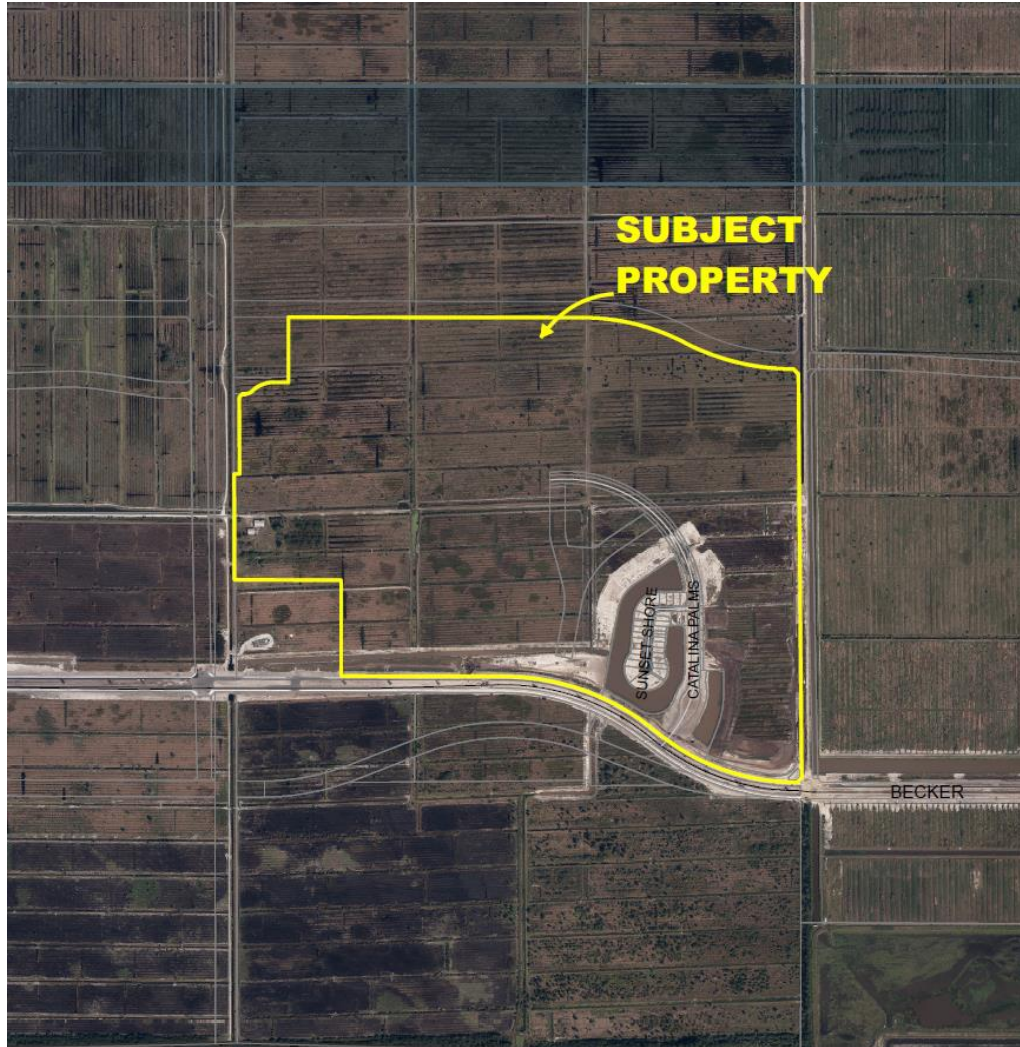
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Wilson Groves Parcel A MPUD 2<sup>nd</sup> Amendment  
P25-178  
Planning and Zoning Board Meeting  
May 5, 2026

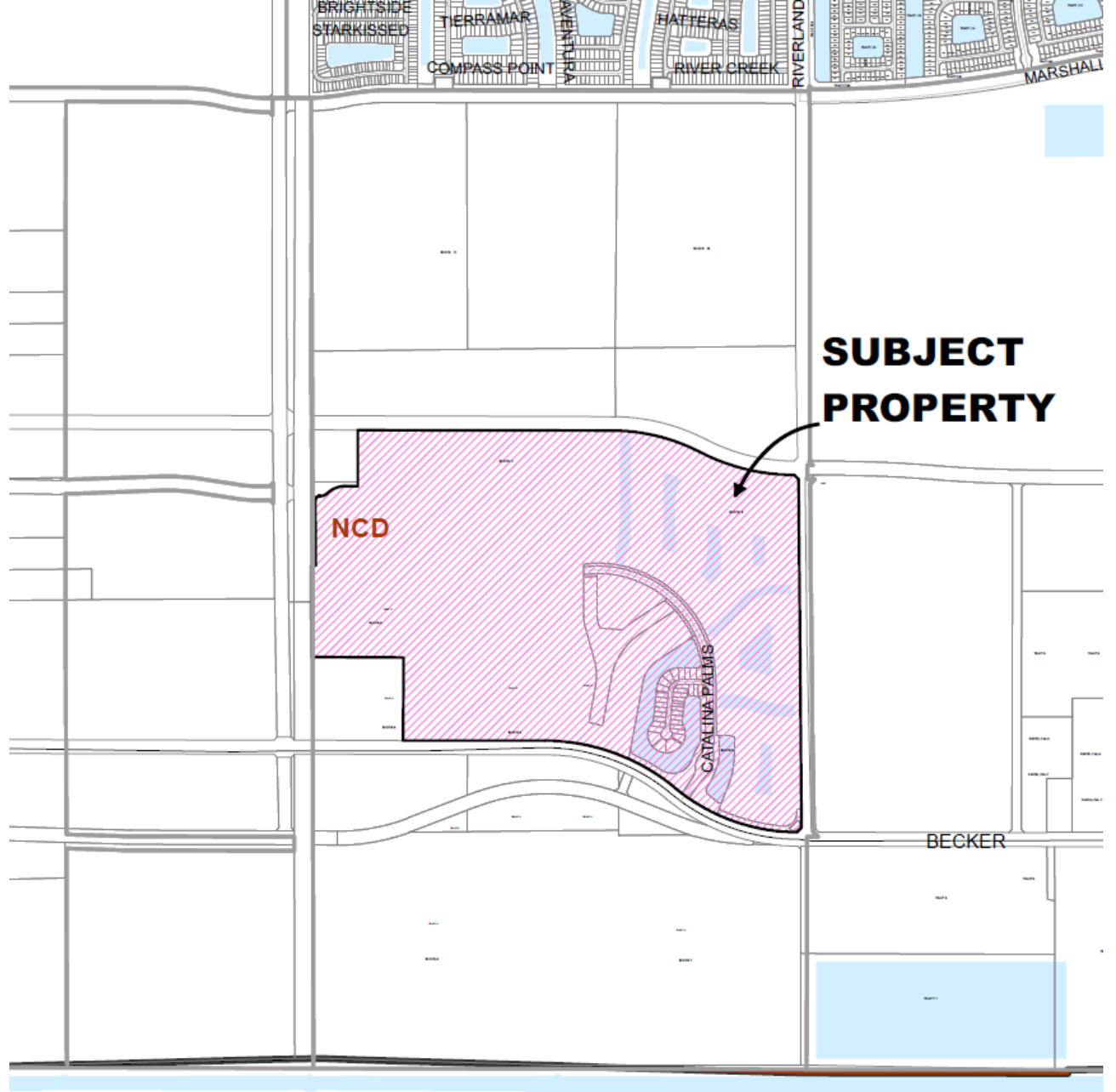
# Request Summary

Applicant's Request:	A request for a major amendment (2 <sup>nd</sup> Amendment) to the MPUD zoning regulation book for Wilson Groves Parcel A MPUD.
Agent:	Cotleur and Hearing, Inc.
Applicants:	Sundance PSL I, LLC
Location:	The property is generally located north of Becker Road, west of future roadway N/S B, east of future roadway N/S A and south of the future extension of SW Hegener Drive.

# Location Map



# Future Land Use Map



# Project Background

- 2<sup>nd</sup> Amendment to the Wilson Groves Parcel A MPUD
- Wilson Groves Parcel A MPUD is located within the Wilson Groves DRI and was first approved in 2006.
- The MPUD is approx. 390.375 acres in size and has been amended.
- The land is within a Residential sub-district.

# Proposed Project

- This application is to provide independent design standards and guidelines for this MPUD per the exceptions listed in the Citywide Design Standards.
- The proposed design standards and guidelines are intended to apply to the overall Wilson Groves DRI.
- The applicant has provided proof of a review board (architectural review committee) that will administer their standards .
- Evidence of building elevation approval from the architectural review committee will be provided during the Site Plan Review Board review process.

# Sundance Community Standards and Architectural Design Guidelines



# Comprehensive Plan Consistency

- Policy 1.1.7.2 For large scale projects, utilize PUD zoning, and design and architectural controls to better intergrade mixed uses into neighborhoods.
- Policy 1.1.7.3: 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.

# Recommendation

- The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the January 28, 2026, 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.