



Tradition MPUD Amendment No. 16

Project No. P26-026

July 13, 2026 Council Meeting
MPUD and Ordinance Revisions

City Council Action

- At the June 22, 2026 City Council meeting, the City Council recommended approval subject to the following additional conditions:
 - The MPUD shall be revised before the second reading to prohibit service stations as permitted use for Parcel 11A in the MPUD document and the concept plan.
 - The ordinance shall be updated before the second reading to add a condition prohibiting service stations on Parcel 11A.

Tradition MPUD - Exhibit "B"

Retail/Office - Service Stations (as defined in Section 153.01 of the City Code) are prohibited:
Parcel 11A 9.48 acres

• Office/Retail, Civic: Parcel 1	75.89 acres	
Mixed Use: Parcels 4, 5, 7, 8, 10, 11, 11A		Total Area: 443.73 acres
• Residential: Parcel 7 & Parcel 10		% of Total: 44.93% 47.07
Parcel 7	23.79 acres	185.07 acres
Parcel 10	175.59 acres	
• Retail/Office/Hospital/Utility/Civic/Institutional/Assisted Living Facilities and Nursing Homes		
Parcel 8	179.03 acres	
	10.41 acres	
• School/Civic/Institutional Parcel 5	33.63 acres	
• Retail/Office Parcel 11	11.73 acres	
• Retail/Office - Service Stations (as defined in Section 153.01 of the City Code) are prohibited: Parcel 11A	9.48 acres	
Village Center: Parcels 19a, 19b		Total area: 7.37 acres
Retail/Office/Civic/Church		7.37 acres

III. Intentionally Left Blank

IV. UPLAND PRESERVATION

Uplands will be preserved consistent with the Tradition DRJ development order.

V. MODEL AREA

The proposed location of model/sales areas shall be determined as individual parcels are developed and approved through the conceptual plan process and require site plan approval by the Site Plan Review Committee.

They shall be utilized as a model and sales area in an orderly and organized manner to better service the homeowners who wish to call TRADITION their home. These will remain in effect until such time that it is practicable to offer these home sites for purchase. Fences may be located in private road rights-of-way and cross property lines for model home areas. Site plan approval is required and a bond shall be posted with the city ensuring its removal when the models revert to private residences.

VI. PEDESTRIAN WAYS

The major system of pedestrian movement will consist of sidewalks adjacent to the streets with connections to the neighborhoods.

The minor systems will be developed within the neighborhoods as development occurs.

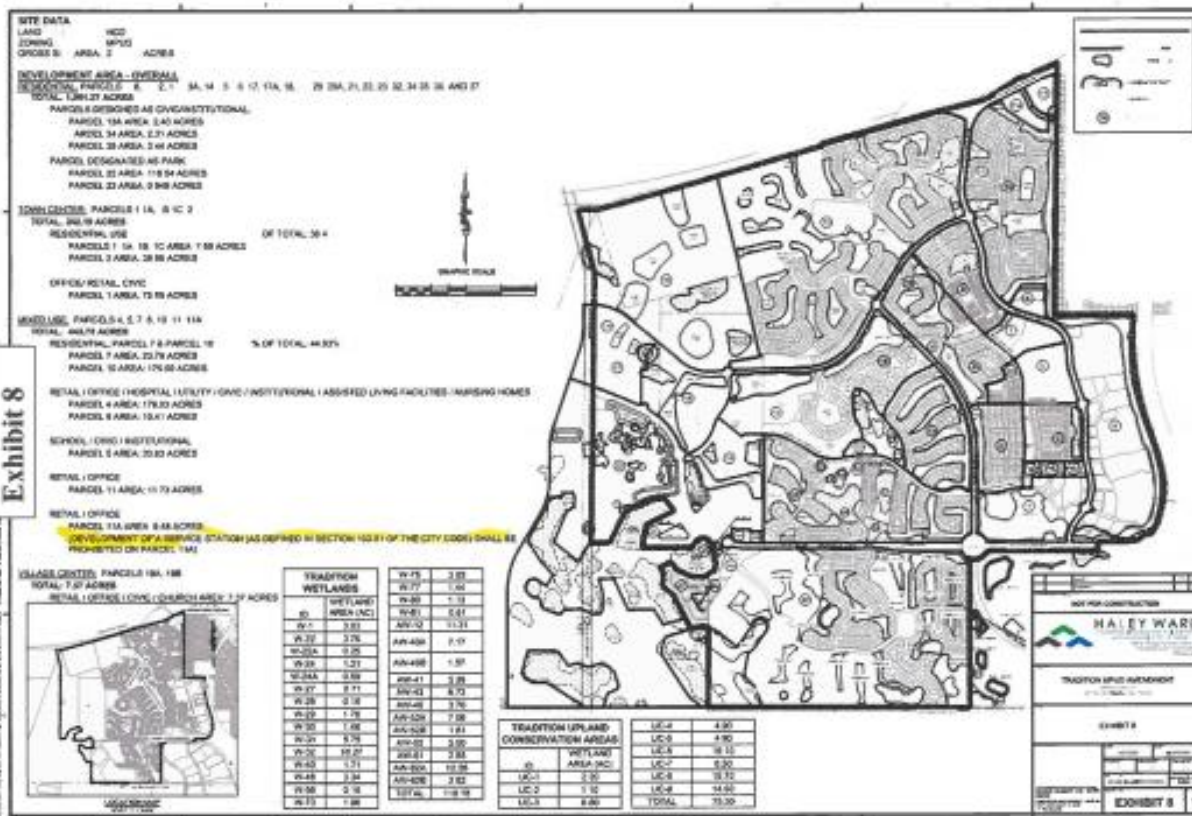
Trad. MPUD- Exhibit 6, Section 4, Permitted Uses - Mixed Use

Service station (except prohibited in Parcel 11A)



2. Office for administrative, business, professional or medical use;
3. Bank or savings and loan association;
4. Restaurant, including drive-in service; and/or walk-up window
5. Retail sales of alcoholic beverages for on and off premises consumption;
6. Hotel, motel, inn or bed and breakfast;
7. Theater(indoor);
8. Service station (except prohibited in Parcel 11A)
9. Car wash;
10. Self-storage;
11. Public facility or use;
12. Civic or cultural facility (private); Civic, institutional or cultural facility [including but not limited to enclosed assembly area, day care centers, schools (public or private), kindergarten through 12 grade, congregate living facilities].
13. School (public or private), grades kindergarten through 12;
14. School (technical or vocational);
15. Day care center;
16. Single-family dwellings (attached and detached);
17. Townhouse dwellings;
18. Multiple-family dwellings;
19. Recreation amusement facility;
20. Park or playground, or other public recreation or cultural facility (including but not limited to: Open space devoted to the conservation and maintenance of natural waterways, vegetation, and wildlife; Hiking and/or bicycle trails; Nature study areas and boardwalks; Picnic areas);
21. A single structure containing at least two complementary, integrated, or mutually supporting uses (such as housing, offices, retail, public service or entertainment). The structure must achieve physical and functional integration within itself. All permitted uses, including residential uses, shall be permitted within any floor of a multi-floor building, provided residential dwellings are not permitted on the ground floor of mixed-use structures. Any retail use in a mixed use project will be located on the ground floor;

Exhibit 8



(Development of a service station (as defined in Section 153.01 of the City Code) shall be prohibited on parcel 11A)

Ordinance – 26-48

3. The right-of-way connection to SW Glenbrook Drive shall be eliminated through legal documentation approved by the City Attorney's Office. Prior to issuance of a mass grading permit for any part of Parcel 11A, a fence shall be installed along the southern boundary of the property for the purpose of restricting access to SW Glenbrook Drive. Prior to issuance of the first building permit for vertical construction on Parcel 11A, the architectural wall and associated landscape buffering required above shall be installed along the eastern and southern boundaries of Parcel 11A.
4. Development of a Service Station (as defined in Section 153.01 of the City Code) shall be prohibited on Parcel 11A.