



Wilson Groves Parcel A MPUD 2nd Amendment

P25-178

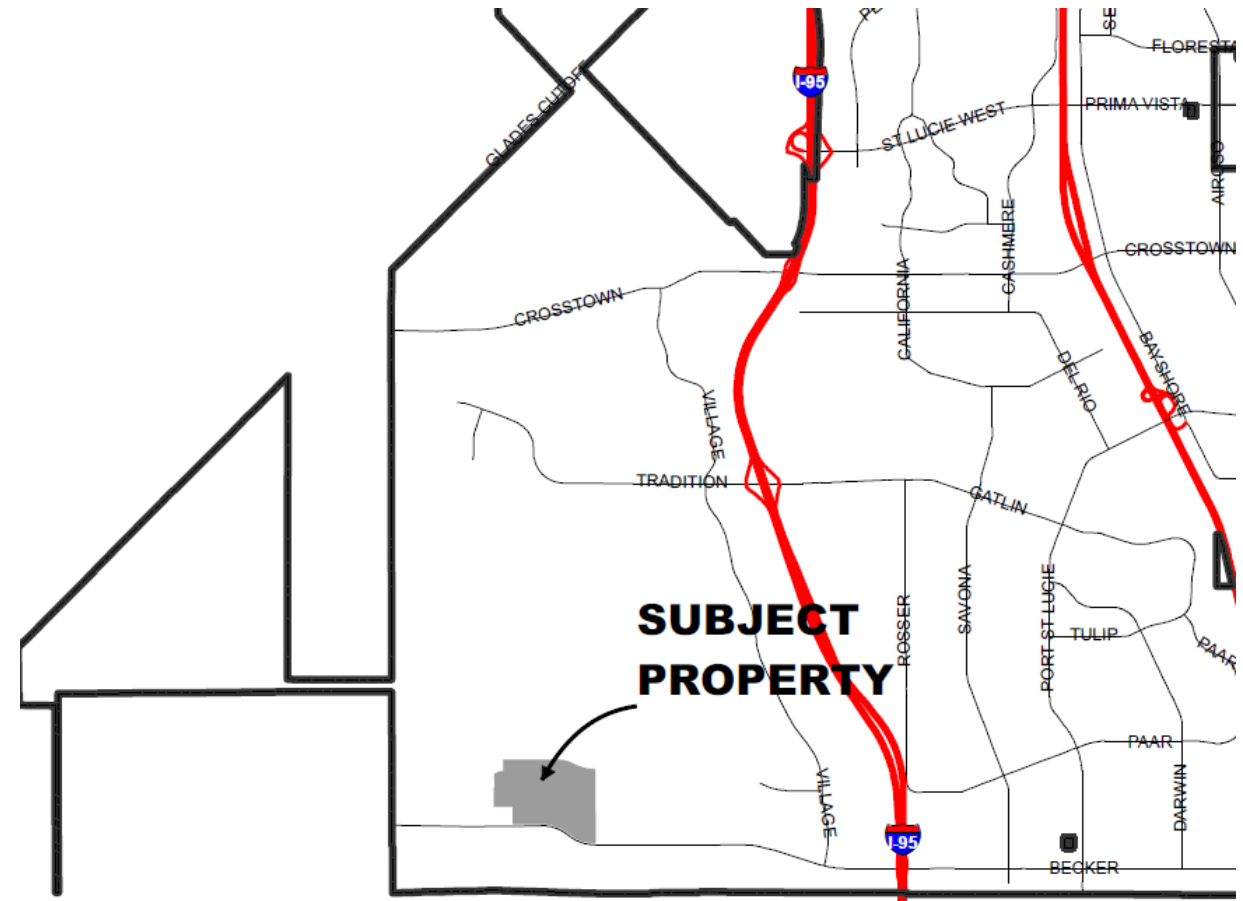
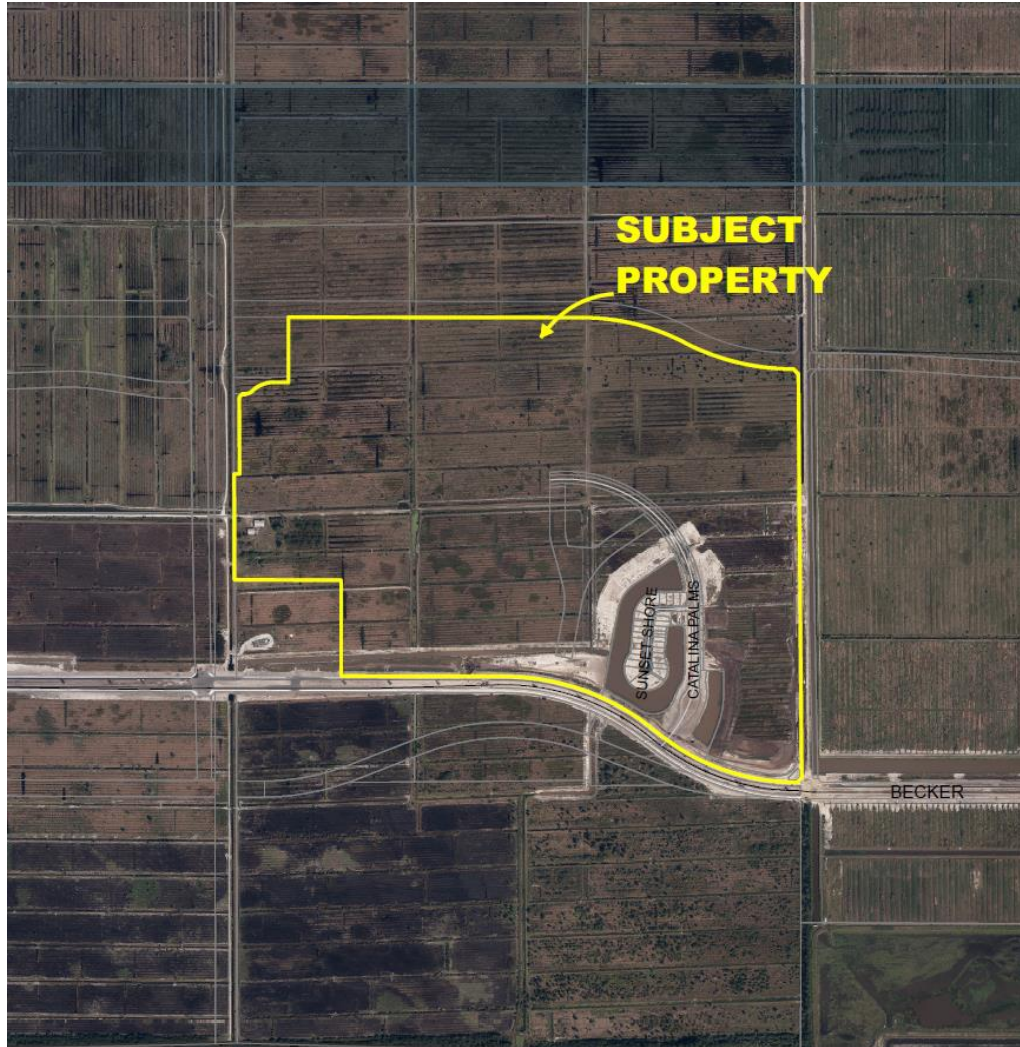
City Council Meetings

May 26, 2026, and June 8, 2026

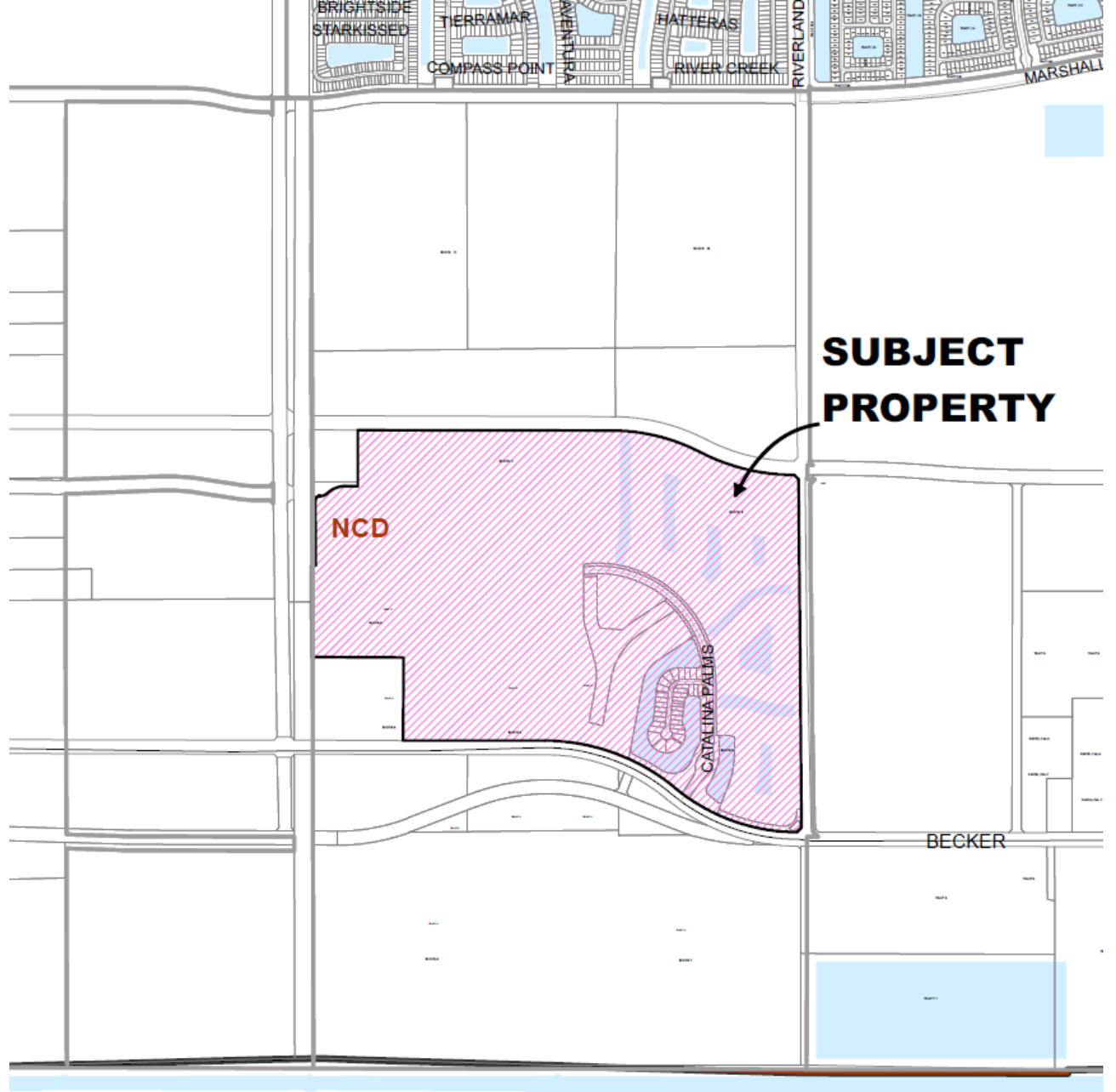
Request Summary

Applicant's Request:	A request for a major amendment (2 nd 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

- Second 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 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.
- The applicant intends to have the proposed design standards and guidelines apply to the overall Wilson Groves DRI.

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 integrate 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 Board recommended approval at their meeting of May 5, 2026.