

LTC Ranch (West) Residential
Planned Unit Development Amendment
(P22-278)

Planning & Zoning Board Meeting
October 3, 2023



Overview:

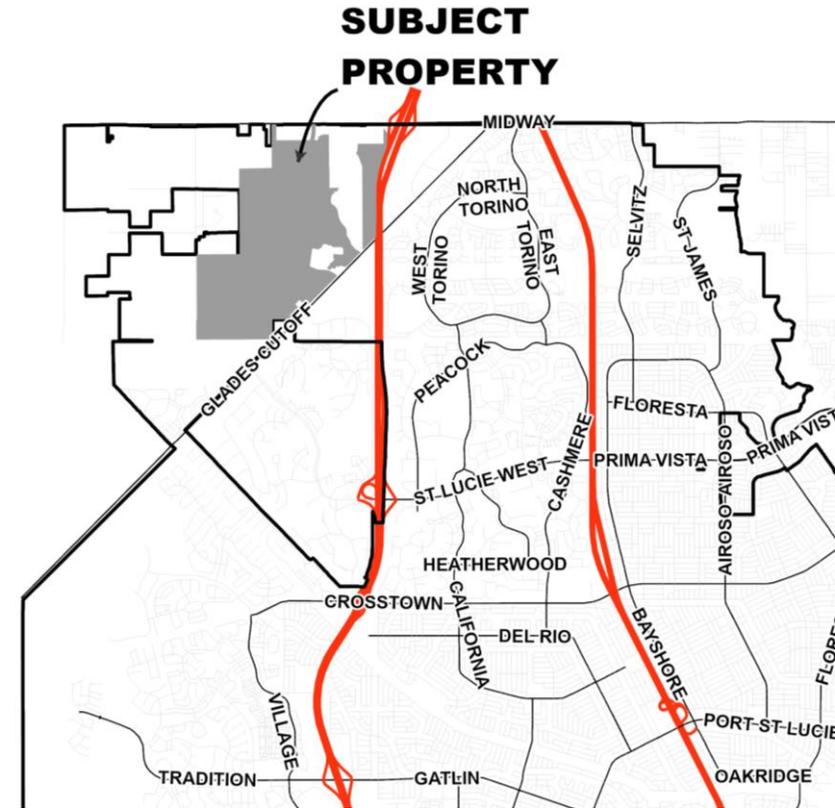
Owner: Midway Glades Developers, LLC

Applicant: Lucido & Associates

Request: Applicant is requesting approval of a PUD (Planned Unit Development) amendment.

Location Map

- Generally located south of the Midway Road and northwest of Glades Cut Off Road and is 1,804 acres in size.



Background

- LTC Ranch is an approved Development of Regional Impact (DRI) that consists of approximately 2,445 acres.
- 4,000 residential units
- 725,000 square feet of retail
- 1,960,200 square feet of industrial
- 1,508,500 square feet of office

Additionally

- A 52.7-acre school site
- 113-acre public park
- Conservation areas with wetlands and uplands



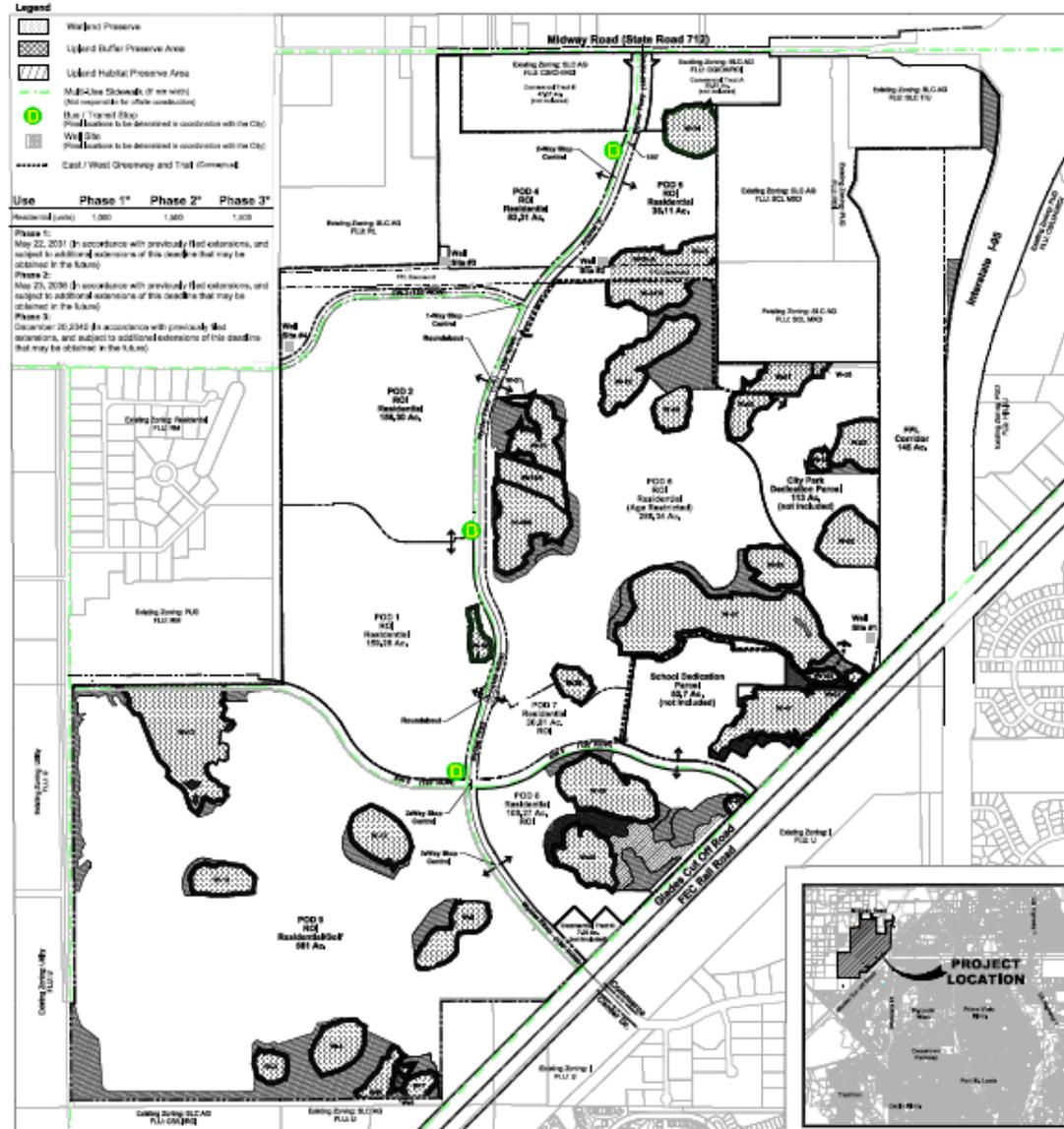
PUD Amendment Summary:

The request includes:

- Amending the conceptual plan to remove a 3.91-acre wetland, which will be mitigated through the purchase of offsite credits and onsite wetland enhancement and to relocate proposed bus stops on Wylder Parkway.
- Updating the development standards to clarify setbacks, building height, parking requirements, multi-family product types, and pedestrian circulation elements.
- Update the legal description.
- Add roadway cross sections for the arterial and local roadways.



Proposed Conceptual Plan



CONCEPT PLAN (Proposed)

Consistency with Comprehensive Plan:

- Consistent with Policy 5.2.2.1 of the Conservation and Coastal Management Element, which is to continue to enforce standards for open space, wildlife and habitat preservation in conjunction with residential and commercial development.
- Consistent with Policy 2.2.1.4 of the Transportation Element which is to encourage new developments to construct bus stops and other transit amenities.
- Consistent with Objective 2.2.1 of the Transportation Element, which is to address motorized and non-motorized needs for each new development. Typical R-O-W sections include sidewalks, bikepaths and multiuse paths.



Staff Recommendation:

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. The Site Plan Review Committee recommended approval at their meeting of January 11, 2023.

