

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

October 23, 2023 City Council Meeting



Overview:

Owner: Midway Glades Developers, LLC

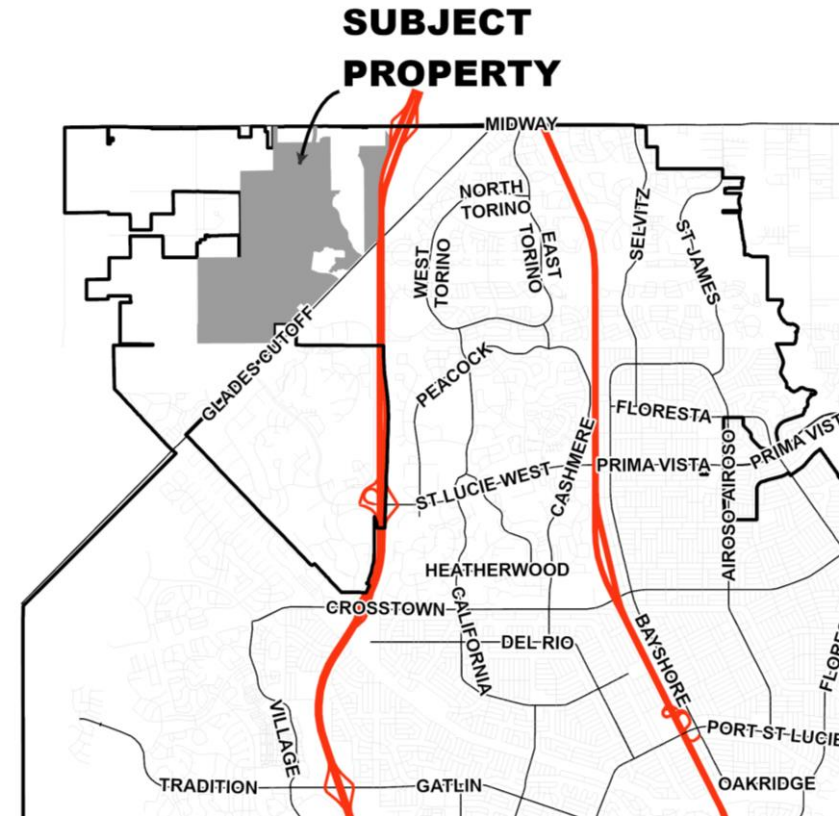
Applicant: Lucido & Associates

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

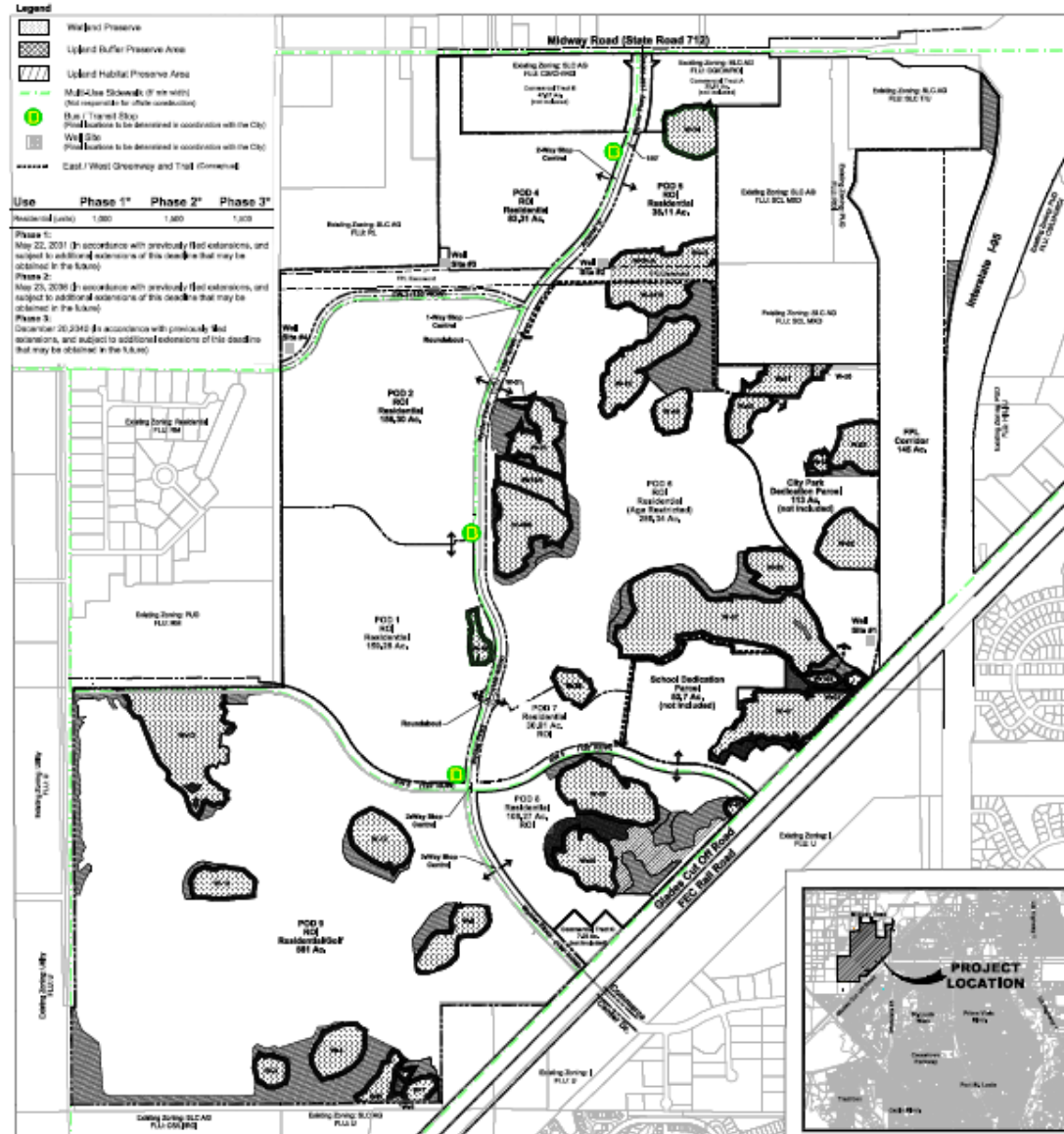


PUD Amendment Summary:

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.
- Adjustments to proposed bus stops on Wylder Parkway. All school bus stops will be provided internal to the residential development pods. The bus stops along Wylder Parkway will be for future mass transit stops.
- Update the legal description and development standards.
- 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 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 a multiuse path along Wylder Parkway.



Recommendation:

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

The Planning and Zoning Board recommended approval at their meeting of October 3, 2023.