

# **LTC Ranch Industrial Park**

## **Planned Unit Development Amendment No. 2**

### **(P21-028)**

City Council Meeting  
April 12 and 26, 2021  
Isai Chavez, Planner I

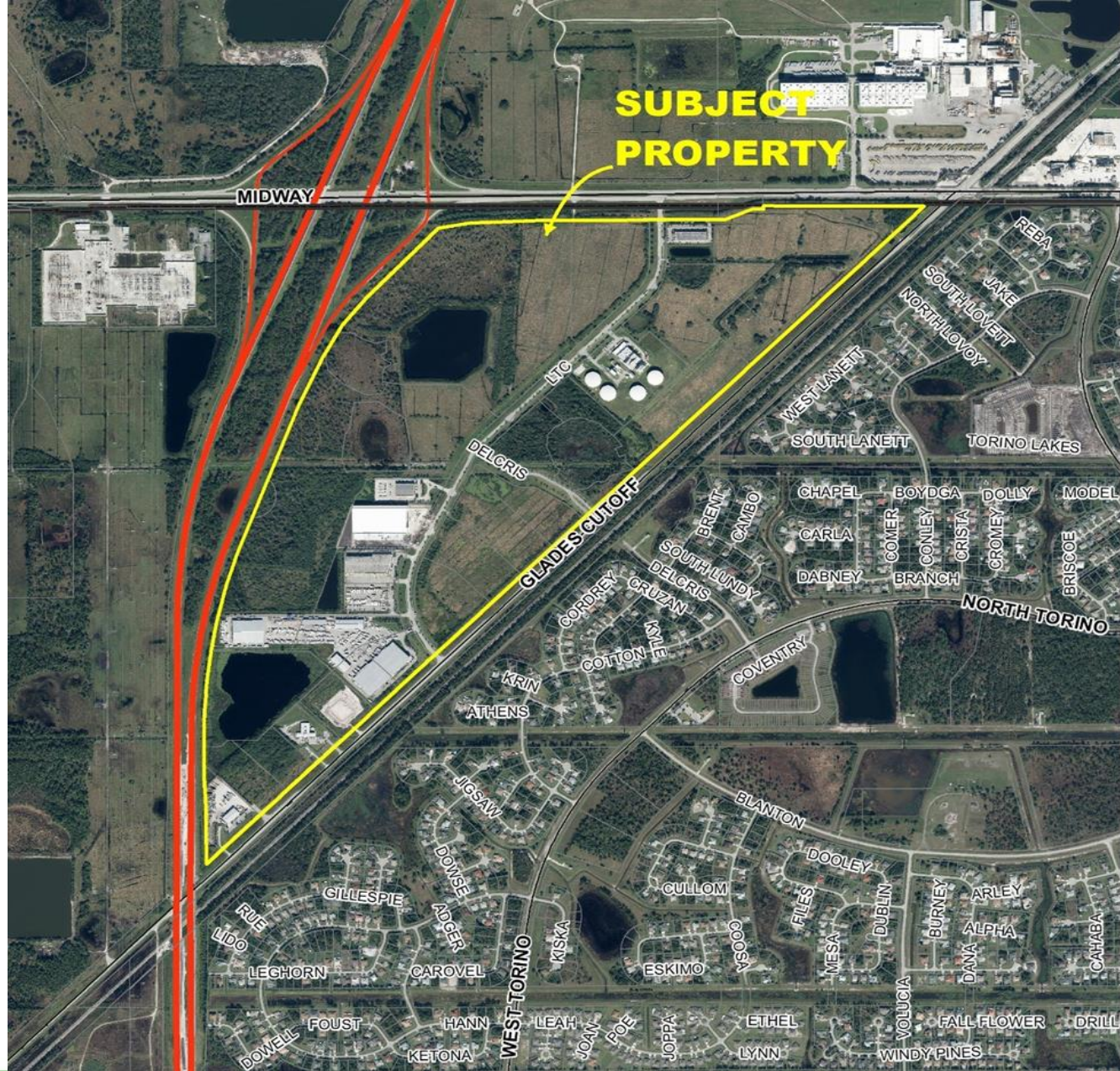


The application proposes a 2nd amendment to the PUD (Planned Unit Development) document and map for LTC Ranch Industrial Park PUD.

Applicant – Charles Millar, Kimley-Horn

Owner – James Kern, LTC Ranch Joint Ventures





AERIAL

CityofPSL.com





This is the 2nd amendment to the LTC Ranch Industrial Park PUD. The major changes included with this amendment are:

- The proposed addition of Distribution and Fulfillment Services and Facilities as a permitted use.
- The proposed deletion of the parallel access road that is south of W Midway Road and west of NW LTC Parkway (see Exhibit).

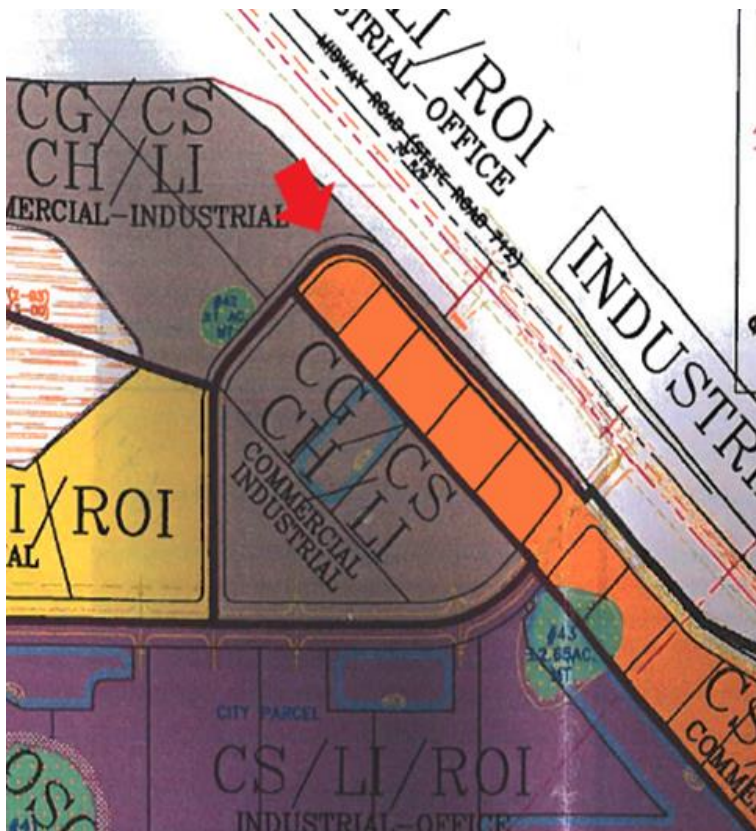


## **Distribution and Fulfillment Services and Facilities:**

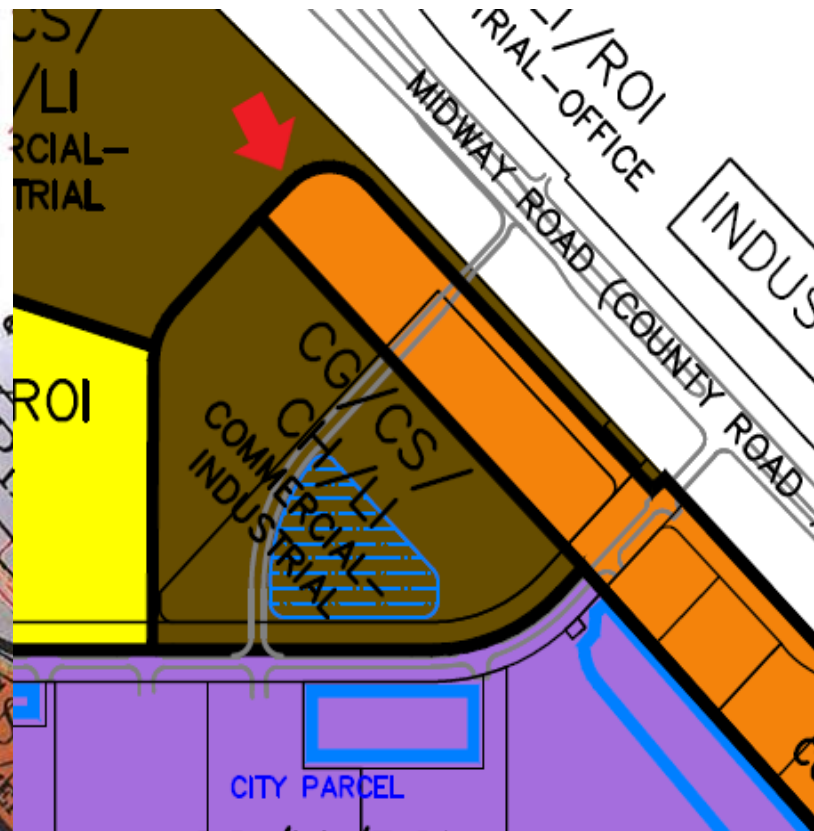
**(i) receiving, storing, assembling, displaying, shipping, distributing, preparing, selling, and serving as a pick-up/drop-off location for products, materials, food, grocery, and liquor items; (ii) parking, storage, dispatch, incidental maintenance within an enclosed building, outdoor and indoor loading/unloading of vehicles, including automobiles, fleet vehicles, trucks and trailers; (iii) printing; (iv) making products on demand; (v) warehouse and office use; (vi) installing and operating equipment such as satellite dishes, cellular antenna, and renewable energy systems.**







Old PUD Map



New PUD Map

## **This PUD amendment is consistent with the direction and policies of the Comprehensive Plan.**

- As per Comprehensive Plan Policy 1.1.4.12, the City may encourage economic development by revising the zoning code to allow more flexibility in non-residential zoning districts.





The Planning and Zoning Board  
recommended approval of the PUD  
Amendment on April 6, 2021.

**RECOMMENDATION**

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