

October 21, 2020

MEMORANDUM

TO: City Clerk
FROM: Sonya Allen, Associate Planner
RE: Prescott Ridge – H-2020-0047

At the Commission hearing for this project on September 17th, the Commission continued the project to the October 22nd hearing in order for the Applicant to revise the conceptual development plan for the medical campus/commercial portion of the site and the townhome portion of the site.

A revised concept plan was submitted for the commercial portion of the development that includes the following changes (see attached):

- Reconfigured frontage road between Levi Ln. and Serenity Ln./Chinden Blvd.;
- Relocation of medical office building from the southeast corner to the northwest corner of the site;
- Addition of restaurant/retail uses at the northeast corner of the site on the out-parcel to contribute to the mix of uses desired in MU-R designated areas; (*Note: The Applicant states the hospital and land owner of this parcel have signed a Letter of Intent & a final purchase & sale agreement is being drafted – however, this parcel is not part of the subject development application so future development cannot be held to this plan.*)
- Reduction in the number of stories for the hospital and medical office buildings from 4- to 3-stories;
- Addition of many more trees within the 30-foot wide landscape buffers along the west & south boundaries as an added buffer to adjacent residential properties;
- Addition of pathway connections to the main building entrances from perimeter sidewalks and from the single-family residential to the commercial portion of the development for pedestrian interconnectivity; and,

- Addition of a shaded seating area in front of the medical office building and a large plaza/green space in front of the hospital.

A revised site plan was submitted for the townhome portion of the development that depicts the following changes (see attached):

- Reconfiguration of the site layout with homes fronting on private streets and a mew;
- Reduction in the number of dwelling units from 54 to 46 and inclusion of attached units in addition to the townhome units;
- An increase in the amount of common open space area; and,
- Addition of amenities consisting of a pavilion, BBQ's, seating area and fire pit.

A revised preliminary plat and landscape plan were also submitted that depict the revised layout of the townhome portion of the development and the replacement of a buildable lot with a common area lot (Lot 4, Block 8) adjacent to the east boundary of Peregrine Heights (see attached).