



## PROPOSED RIDGEGATE PDD and SOUTHWEST VILLAGE PRELIMINARY PLAN AMENDMENTS

April 3, 2023

### REQUEST

The relocation of C/M-U #5 on the RidgeGate PDD 6<sup>th</sup> Amendment approximately ¼ mile to the east along the south side of RidgeGate Parkway at the western edge of the Badger Gulch Open Space (OS #18) and south of the eastern-half of the Couplet (C/MU #4) was the subject of discussion between the City, Shea Homes, Coventry and HCA last year in conjunction with HCA's contemplated desire to build a new medical facility, which is still under discussion and land sale negotiation. Regardless, in better understanding and considering locations for commercial development that are positioned for success given access, visibility and impacts to adjacent uses, Coventry feels that this commercial use relocation will make for better community development and therefore requests that the City consider a simultaneous and integrated PDD Amendment and Southwest Village Preliminary Plan Amendment to accommodate this relocation.

If this change is approved, 3 acres at eastern end of the previous C/M-U #5 location (at the corners of Octave Ave./High Note Ave./RidgeGate Parkway) would be designated/zoned for smaller scale neighborhood commercial development (such as banking, child day care, etc.) via a Southwest Village Preliminary Plan Amendment by Shea Homes. And then the previously mentioned site to the east would be removed from the Southwest Village Preliminary Plan and re-zoned as Commercial Development. The western 10 acres of the previous C/M-U #5 would be re-zoned as R/M-U and added to R/M-U #12 in anticipation of a second phase Lokal Homes condominium development. Finally, 4 acres from the previously mentioned site to the east will be added to OS #18 as an element of the Couplet District Parks & Public Spaces Master Plan to provide an Open Space Offset.

This change would allow either the HCA project or another commercial use at the new C/MU #5 Site.

Again, the benefits of this Land Use Relocation are as follows:

- ✓ Retains the same acreage for 100% Commercial Development.
- ✓ Allows for a second phase of Lokal Homes' condominium project in the Lyric Village.
- ✓ Provides a commercial site to the east that can provide more 'commercial synergy' with the Couplet District retail development.

Provides for a well-located smaller neighborhood commercial development site integrated at the edge of the Lyric Village.

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