

Statement of Reason for the Brio PCD Amendment

We propose the following changes to the Brio PCD:

- 1) amend the planned Single Family Attached (SFA) Townhomes to Single Family Detached (SFD) Patio Residential in Phase 3G and 5A of Brio,
- 2) amend a portion of the planned Single Family Detached (SFD) Residential to Single Family Detached (SFD) Patio Residential in Phase 6 of Brio,
- 3) amend language governing commercial use in the Commercial (Clinic) designated area. C-2

Item # 1 – Replace the planned Single Family Attached (SFA) Townhomes with a 40' wide lot Single Family Detached (SFD) Patio Residential in Phase 3G and 5A of Brio (see figure 1 and 1.1).

This change will decrease the total number of attached townhomes within the PCD and will complement the Single Family Detached (SFD) Patio Residential in Phase 4. A 40' wide lot also matches the age-targeted demographic at Brio.

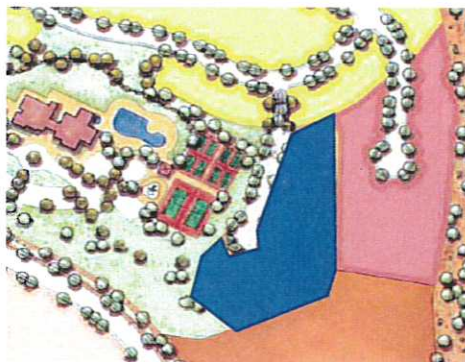
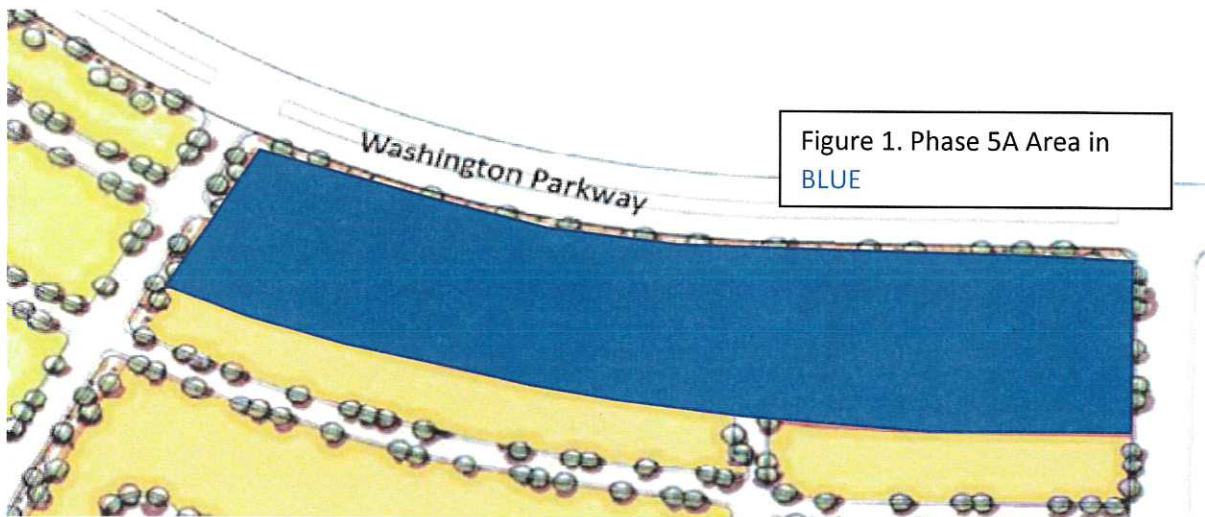
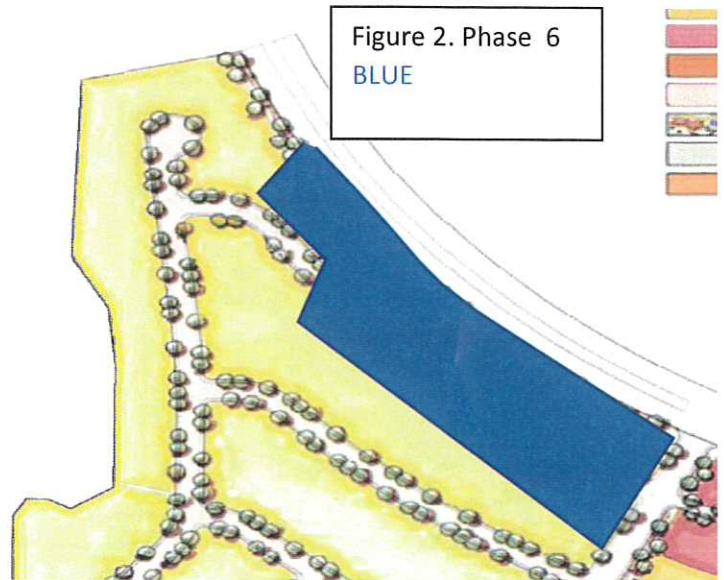


Figure 1.1. Phase 3G Area in
BLUE

Item #2 - Replace a portion of the planned Single Family Detached (SFD) Residential with Single Family Detached (SFD) Patio Residential in Phase 6 of Brio (see Figure 2).

This change will increase the density in this portion of the PCD, but overall density will still conform to the originally-approved PCD density. Moreover, this change will create a sense of continuity between Phase 5A and Phase 6. Smaller lots with patio homes are an appropriate land use situated adjacent to the major arterial street Washington Parkway.



Item #3 - Amend the PCD language to allow for more flexibility within the Commercial (Clinic) parcel located along the southern portion of Brio Parkway. Currently, the PCD includes language such as “the commercial site that **will be developed with a clinic**” and “**Clinic or other similar use**” (emphasis added). A couple years ago, Cole West engaged a commercial broker to market the commercial parcel with very little success to date. It is our commercial broker’s professional opinion that increasing the flexibility of commercial uses will enhance the marketability of this commercial parcel strategically situated just off the proposed MP-11 freeway interchange. Commercial uses such a retail, administrative or professional services, mixed use (horizontal or vertical and hobby caves are appropriate. As information, SITLA plans a major medical campus just off the I-15 exit 13. See Figure 3.

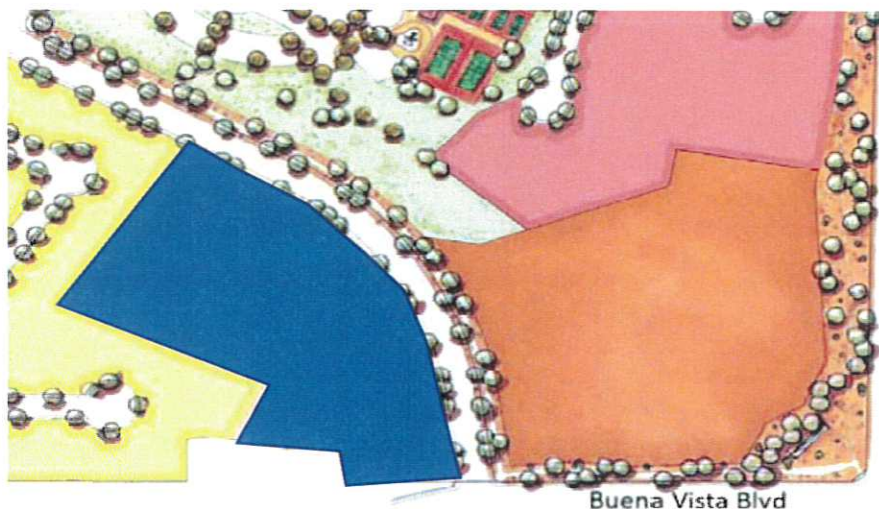


Figure 3.
Commercial Clinic
Area of for Item #3
in BLUE