

April 30, 2020

Jefferson County Planning & Zoning
 100 Jefferson County Pkwy.
 Golden, CO 80419

Re: Avilla—North Table Mountain at 58th and Blanca – Pre-Application Request

<u>Subject Properties</u>	<u>Applicant</u>	<u>Applicant's Representative</u>
Owner: Charles Williams	NexMetro Communities	Norris Design
Parcel #: 30-104-11-165	Reed Ruck	Kayleigh Robinson
30-104-11-166	5691 Olde Wadsworth Blvd, Ste 220	1101 Bannock St.
Owner: Anthony Lombardi	Arvada, CO 80002	Denver, CO 80204
Parcel #: 30-104-00-003	303.901.8593	303-892-1166
30-104-00-002	reed@nexmetro.com	krobinson@norris-design.com

Project Overview

NexMetro Communities is pleased to propose a new residential community on an approximately 26-acre site located within unincorporated Jefferson County. The site is comprised of four parcels, located South of West 58th Avenue and East of Blanca Street, which are currently zoned Single Family Residential or Agricultural. The NexMetro Avilla communities consist of for-rent, single family detached and attached homes. These communities align most closely with multi-family land use definitions, given their single lot ownership, professional and community-level property management and maintenance services, and shared community amenities.

The Avilla North Table Mountain community is proposed to consist of a total of 235 residential units (approximately 9 dwelling units per acre), with 70 One-bedroom units in 35 duplex buildings, 94 Two-bedroom houses, and 71 Three-bedroom houses. Parking for 533 vehicles is provided through head-in spaces, parallel spaces, and detached garages situated along the community's drive aisles. Parking will meet or exceed Jefferson County's parking minimums for multi-family developments. Each home will have a private back yard with open front and side areas, with common green space and shared community amenities. Resident amenities include a leasing center / office at the entry of the site with surrounding park area, and a clubhouse with a pool area, bbq grilles, a fire pit, and park space situated near the center of the site.

Surrounding land uses include equestrian business, single family residential, and senior housing West of the site, North Table Mountain open space and single family residential to the South, single family residential to the East, and multifamily and single family residential to the North.

Per the Comprehensive Plan, the property is within the North Plains Area, on the North side of North Table Mountain. With that in mind, the site plan has been carefully considered to accommodate grading needs to meet the plan goals for clustered development. The comprehensive plan recommends a density of four dwelling units per acre in this area. However, many of the surrounding developments in the North Plains Area have densities ranging from six to ten dwelling units per acre, as shown in the attached density exhibit. Within this context, the applicant is confident that the

addition of a for-rent neighborhood with less than nine dwellings per acre will complement the existing surroundings and provide a diverse housing option for the neighborhood and the greater Jefferson County community.

Services for the site are provided by Fairmount Fire Protection District and North Table Mountain Water and Sanitation District. Access to the site will be provided from W 58th Avenue, with additional emergency vehicle access points at Blanca Street to the West, and West 53rd Drive to the Southeast.

The scope of the project will include a rezoning to a Planned Development, a Site Development Plan, and a Preliminary and Final Plat.

Proposed Zoning

The applicant is proposing a rezoning to a Planned Development, which will be based on the Residential-Three (R-3) zone district. The proposed Written Restrictions are as follows:

All development standards associated with the Residential-Three (R-3) uses within the Jefferson County, Colorado Zoning Resolution, as amended, shall be adhered to except as noted below. All of these standards shall only apply to Multifamily Dwelling (Detached and Duplex), defined herein as multiple single-story dwelling units on a single lot, comprised of single-family units not attached to any other buildings and duplexes with two dwelling units attached by a party wall in a side-by-side configuration. This use shall be allowed in addition to all other uses allowed in the R-3 district.

Setbacks

Due to the unique product provided, front, side and rear setbacks do not serve their typical intent on an Avilla site. Instead the following building setbacks from streets, property lines and internal drive aisles, and building separation are proposed.

- Adjacent to local/collector: 15'
- Adjacent to internal drive aisle:
 - Garage: 0' minimum / 5' maximum from back of drive aisle/parking curb to garage door face
 - Parking: 0'
 - Homes: 10'
 - Leasing Center, Clubhouse: 12'
- Building Separation:
 - Adjacent to building on lot: minimum 6' wall-to-wall building separation, measured in accordance with the International Fire Code/International Residential Code. 1' eaves may encroach.

Building Height

- Leasing Center: up to 35' height

Lot Size

- No minimum lot size is required

Off-Street Parking and Loading

- Multifamily Dwelling (Detached and Duplex): 2.18 or more spaces/unit, including guest parking
- Interior “roadways” are considered private internal drive aisles and will be parked

Density

- Up to 10 du/acre

Minimum Landscaped Area

- The minimum landscaped area of 35% for multi-family uses shall include private backyards, open spaces, detention pond area, and amenity locations.

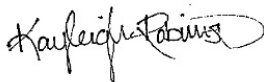
Dissimilar Uses

- This land use shall not be considered dissimilar from single family residential uses. Proposed dwellings are single-story single family detached and duplex homes, which do not impose the same height and bulk as multi-story multi-family apartment buildings. Accordingly, a 10-foot wide landscaped screen shall not be required.

We are pleased to bring this to the County as we firmly believe Avilla North Table Mountain will add great value and diversity to Jefferson County. We thank you for the opportunity to discuss this project with staff through the Pre-Application process. Please let us know if you have any questions prior to the Pre-Application meeting.

Sincerely,

Norris Design



Kayleigh Robinson
Associate