

- For all questions about this Zone Change Request and the upcoming community meeting contact:
  - JeffCo case manager: **Alicia Halberg**, 303-271-8778 [ahalberg@jeffco.us](mailto:ahalberg@jeffco.us)
- County Commissioners voting on the zone request:
  - Libby Szabo - [lszabo@jeffco.us](mailto:lszabo@jeffco.us) - 303-271-6511 - Up for re-election 2020
  - Casey Tighe [ctighe@jeffco.us](mailto:ctighe@jeffco.us) - re-election 2020
  - Lesley Dahlkemper [ldahlkem@jeffco.us](mailto:ldahlkem@jeffco.us) - re-election 2022

**For info on what the zone change request being filed by NexMetro and the existing property owners entails:**

- This document will explain what that R-3 zoning entails: <https://www.jeffco.us/DocumentCenter/View/1828/Zoning-Resolution-Adopted-June-1-2019-PDF?bidId=>
- **Properties that are zoned R-3 have significant and impactful allowances, some of which include:**
  - The number of dwellings allowed within a plan of development can be increased exponentially. In this application the change would increase the currently approved, 1 single family dwelling per ¼ acre lot to 8 dwellings per ¼ acre lot.
  - Group home living facilities, where multiple registered sex offenders are allowed to live in one residence.
  - Building height allowances of up to 45 feet tall.
- **Considerations:**
  - Potential future development of additional high-density housing on open lands once the precedent is set.
  - Traffic impacts: Hwy 93, W 58<sup>th</sup> and W 60<sup>th</sup>Ave, Easley Road, etc.
  - Water and sanitation infrastructure (i.e. flow rates, price).
  - Full-cycle environmental impacts of not only the proposed construction project itself, but also as a result of the consistent / never-ending impacts (noise, pollution, maintenance, etc.) of large, multi-unit rental properties, where tenant turnover is high and unpredictable.
  - Impact on local trails of significantly increased population.

To get involved and receive updates please email [weareNTM@gmail.com](mailto:weareNTM@gmail.com)



# JEFFERSON COUNTY COLORADO | Planning and Zoning

**Case Type:** Community Meeting

**Case Number:** 20-111516CMT

**Case Name:** Avilla North Table Mountain

**Where:** Online Submission

**General Location:** Properties southwest of Blanca Street and West 58th Avenue

**Case Manager:** Alicia Halberg, 303-271-8778, ahalberg@jeffco.us

**Purpose:** To develop 4 parcels (26 acres total) as a multi-family residential development of 235 units, styled as single-family detached and attached units, and communal amenities

**Community Meeting Information:** Jun 25, 2020, 6 p.m.

**Online Community Meeting.** Please visit <http://planning.jeffco.us> for directions on how to join the meeting.

This Community Meeting is required by the County in order to provide for an information exchange between the applicant and the community members.

Documents for this case can be accessed through the Planning & Zoning Website.

<http://jeffco.us/planning-and-zoning/active-cases/>, or by contacting the case manager.

The postcard above was received by only the small number of households 'directly impacted' by this project. The impact will be much farther-reaching, however. Please go to the county website listed and use the case number to review the zoning request change and proposed site plan.

Conceptual site plan (left) proposes:

- ~26.62 acre site
- 235 rental units (~9 DU/ AC)
- Leasing center up to 35 ft tall

All information available at the Jeffco site above.

Enter case #: 20-11516CMT.

