



AVILLA FOUNDERS VILLAGE

**TOWN OF CASTLE ROCK
TOWN COUNCIL
APRIL 18, 2023**



TOWN



DEVELOPER



PLANNING & LANDSCAPE
ARCHITECTURE



CIVIL & TRAFFIC
ENGINEERING



ARCHITECTURE



Achieving the New American Dream



❖ Single-Family, Maintenance-Free Living

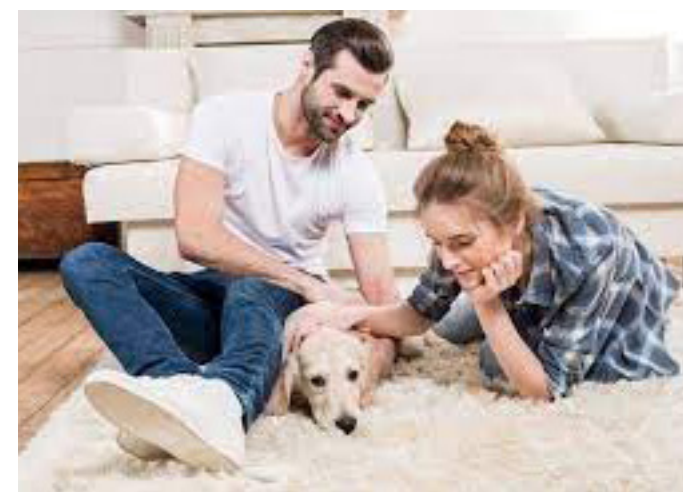
- Single-Story Detached Homes
- High-End Interior Finishes
- Private Backyards & Porches
- Professionally Managed
- Leased vs. Owned
- Energy Efficiency, Smart Home Tech
- Dog Park, Resort-Style Pool & Spa
- Trash Valet Service
- Optional Garages



❖ Giving Consumers What They Want

- Privacy, Flexibility & Individuality
- Affordable Luxury
- Open Floor Plans, High Ceilings
- Distinctive Architectural Style
- Hassle-free & Maintenance-free
- Indoor/Outdoor Living
- Stainless Appliances
- Hard Surface Floors Throughout





Site Area: 9.03 Gross Acres
Proposed Homes: 105 Homes
Existing Zoning: Planned Development (PD)

Mesa Middle School

PLD
+/- 12.3 AC

Mitchell St.

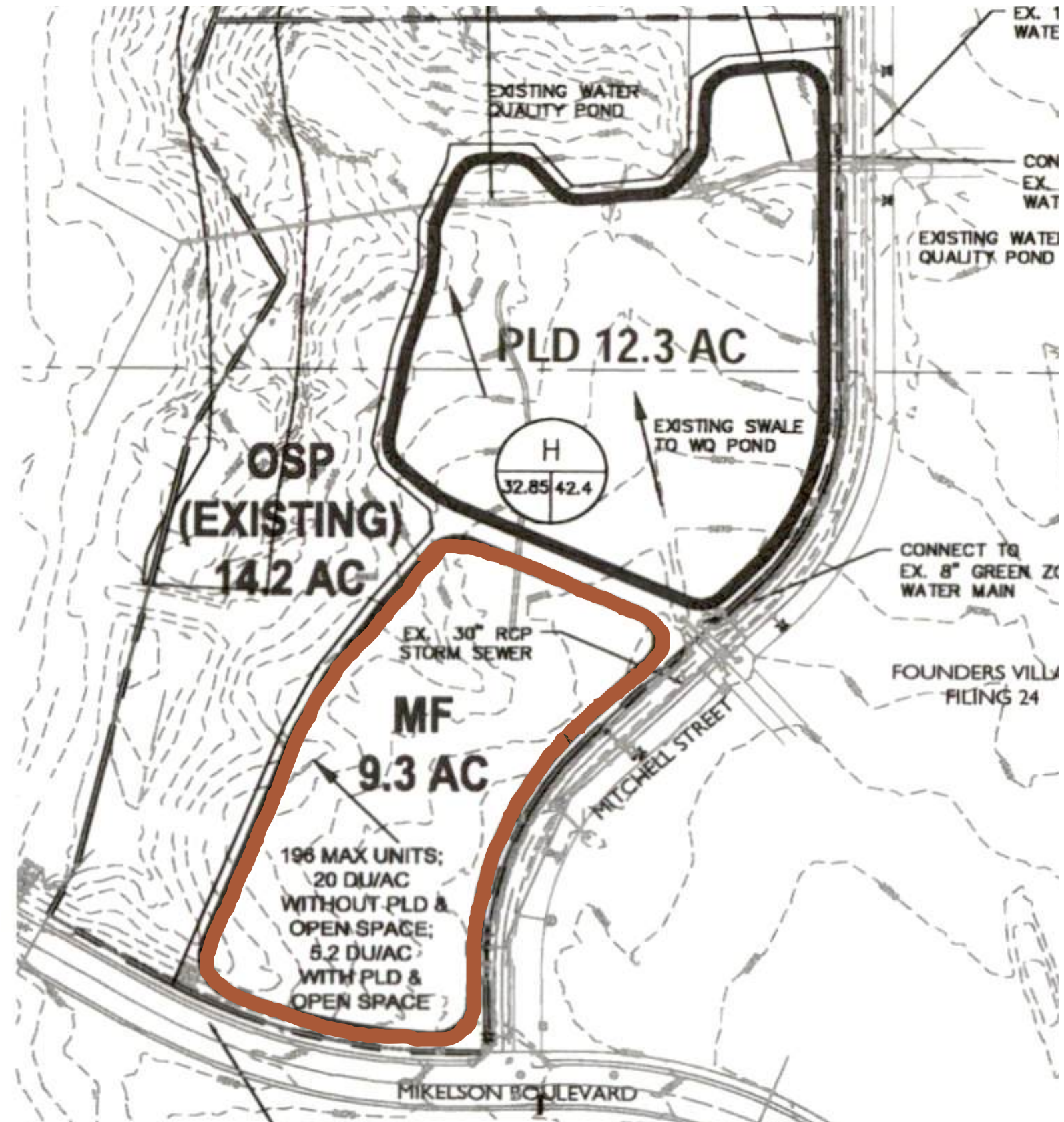
Mikelson Blvd.

Castlewood Ranch

Founders Village

EXISTING ZONING

- Planned Development
- Approved in 2015
- Maximum 186 dwelling units (20 du/ac)
- Maximum 50' building height
- Public Land Dedication (PLD) met



Site Data

Total Area: 9.03 ac
Total Density: 11.6 du/ac
Total Units: 105 units

Unit Mix

1-Bedroom: 34
2-Bedroom: 41
3-Bedroom: 30

Parking

Garage Spaces: 16
Surface Spaces: 204
Total Spaces: 220
Spaces/Unit: 2.1

Open Space & Landscape Area

53.7%

Building Height

Homes: 19'-6"
Leasing Center: 24'-11"



1 Bedroom



2 Bedroom



3 Bedroom



*THIS GRAPHIC IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

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Front Elevation - Craftsman
Elevation B 3/16" = 1'-0"



Front Elevation - Traditional
Elevation C 3/16" = 1'-0"

8" LAP SIDING



Front Elevation - Farmhouse
Elevation A 3/16" = 1'-0"



Front Elevation - Craftsman
Elevation B 3/16" = 1'-0"

50'-0"



Allowed Building Height

34'-0"



Typical 3,500 sf
Single Family Home

20'-0"



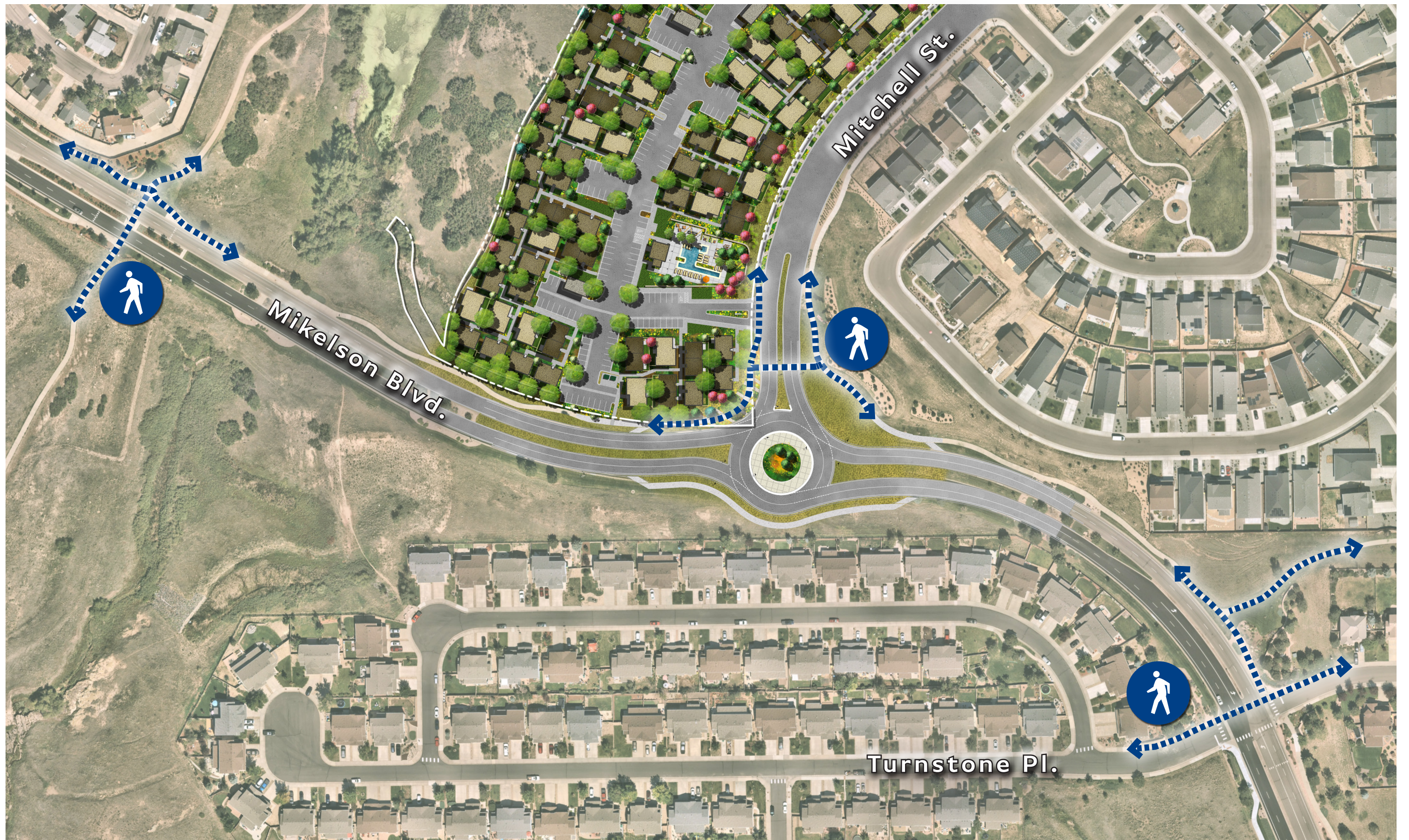
Avilla 3 Bedroom Home

TRAFFIC

- Traffic Impact Report provided per the SDP review process requirements
- Demonstrates existing roadway network and proposed improvements are sufficient to serve the development
- Intersections will continue to operate at acceptable levels of service
- Traffic reduction compared to maximum allowable density
- Proposed roundabout at Mikelson Blvd. and Mitchell St. (separate application)
 - » Improved circulation and safety for motorists and pedestrians
 - » Will be constructed to Town standards

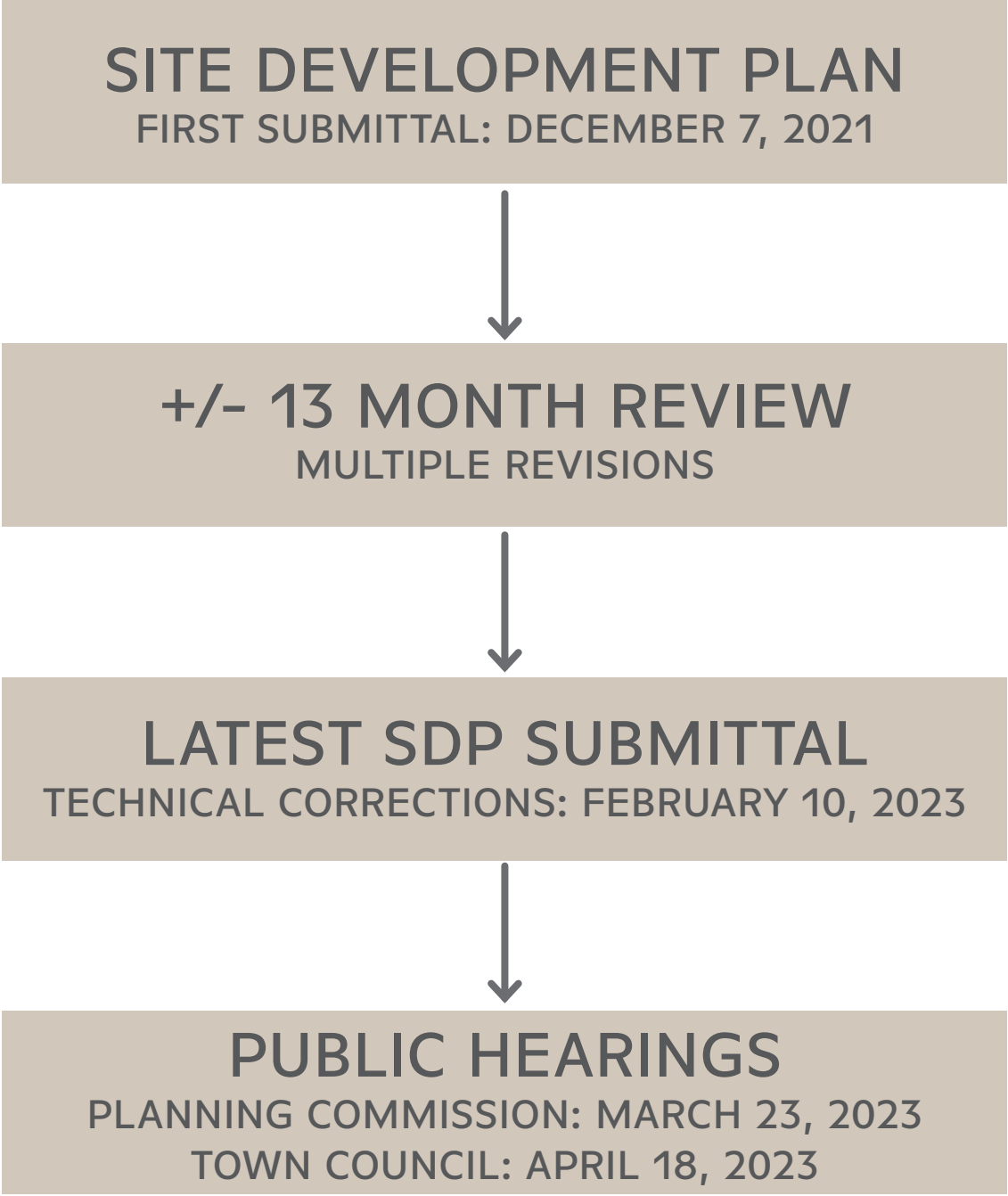


*ROUNDABOUT IS BEING REVIEWED UNDER A SEPARATE DOCUMENT AND DESIGN DETAILS ARE SUBJECT TO CHANGE.



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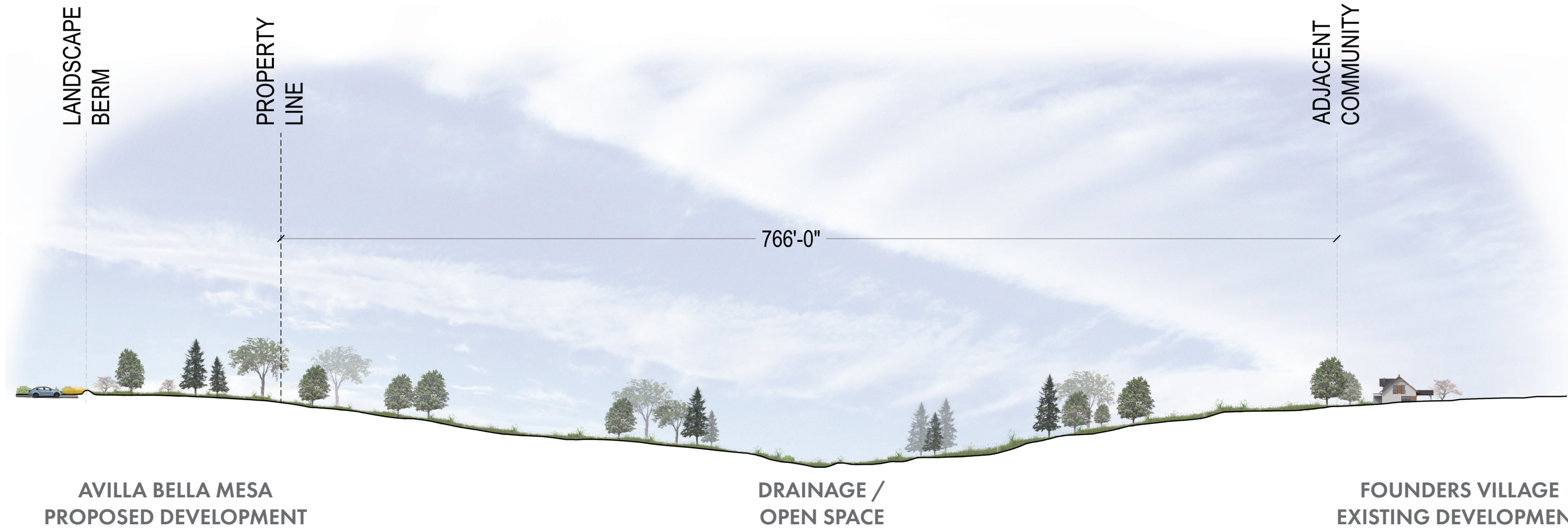
PROCESS OVERVIEW AND NEIGHBORHOOD OUTREACH



NEIGHBORHOOD MEETING #1
SEPTEMBER 16, 2021

NEIGHBORHOOD MEETING #2
JANUARY 20, 2022

NEIGHBORHOOD MEETING #3
NOVEMBER 2, 2022





THANK YOU



AVILLA COMMUNITIES PARKING TERMS

11. Parking Permits

In the event the community requires parking permits, the following rules apply:

- 12.1 Each apartment home can register up to 1 vehicle(s) for a parking permit.
- 12.2 Each Resident leaseholder must come to the leasing office to register their vehicle(s). (You must bring a photo ID). To complete the vehicle registration, Resident leaseholder must provide the vehicle(s)' year, make, model, color and license plate number.
- 12.3 Resident leaseholder must keep the vehicle information updated at all times. Any changes in vehicles must be reported to Landlord or be updated via the resident portal.
- 12.4 If designated Guest Parking is provided, guest vehicles must have a Guest Permit and the vehicle information and the guest's name(s) must be provided. Guest Permits are valid for 6 : 00pm-8 : 00am hours.
- 12.5 Permits must be picked up during business hours. If you are unable to pick up the permit during business hours, please contact the leasing office and we will issue one to your door.
- 12.6 Any vehicle found without a permit after 6 : 00pm-8 : 00am daily and does not have the parking tag easily visible, will be towed, without notification, at resident or vehicle owner's expense. This will occur even in inclement weather.
- 12.7 A fee of \$0 . 00 will be charged for each permit not returned at move out or for lost permits.
- 12.8 If a vehicle is towed, please contact: Wyatts Towing (303) 777-2448