

Neighborhood Meeting Summary –Avilla at Founders Village (Bella Mesa South)
Neighborhood Meeting #1 – Sept. 16, 2021 from 6:00 p.m. to 6:45 p.m.

NexMetro held a neighborhood meeting to discuss a proposed site development plan for Avilla at Founders Village, generally located at the northwest corner of Mikelson Blvd and Mitchel St, south of Mesa Middle School within the Bella Mesa PD. The property is approximately 9.3 acres in size.

This meeting represented the first neighborhood meeting. The meeting was conducted in a hybrid format, offering both in-person and virtual participation. The neighborhood meeting notice was mailed to all neighbors within 500-feet of the project site and included a project narrative, vicinity map, and site plan. The meeting was scheduled for Sept. 16, 2021 from 6:00 p.m. to 7:00 p.m. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

- Tyler Elick, NexMetro
- Reed Ruck, NexMetro
- Kayleigh Robinson, Norris Design
- Ty Robbins, Norris Design
- Jared Carlon, Norris Design
- Rachel Patton, Harris Kocher Smith

Town Representatives:

- Tara Vargish, PE, Director, Development Services (DS)
- Brad Boland, AICP, Planner II
- Cara Reed, Neighborhood Liaison
- Camden Bender, DS Community Outreach Program Manager
- Jackie Jensen, Sr. Office Assistant
- Sharon Chavez, Sr. Office Assistant
- Santi Smith, Technical Coordinator

In-person Participants:

- Vic Earnest
- Patti Earnest

Virtual Participants:

- Greg Brown
- Caroline
- Melody C
- Ann Riggs
- Call-In User_1
- Keigh Greenberg
- Jenn
- 1-501-428-7628
- Jeff Alexich
- Maxine Hepfer
- Julia McConnaughey
- Mark Hayden

- Toni DeLuca

The applicant presentation discussed the following:

- The project is 105 total units comprised of single family detached and paired homes
- The property is 9.3 acres
- The project is a for rent product
- Project will have common amenities
- Maximum height allowed is 50 feet per the approved zoning
- Proposed height is 20 feet

Attendees had the following comments:

- Several questions about traffic. The applicant is working on their TIA and will look to bring their traffic engineer to the 2nd neighborhood meeting.
- Questions about fees and schools. The applicant stated that as part of the zoning, land was dedicated for the purpose of the school.
- Questions about product type. The applicant stated that it is for rent at market rate. Fair Housing Practices will be followed.
- Questions about process. The applicant stated that this is the beginning of the process for a Site Development and the process includes public hearings before Planning Commission and Town Council. This application does not include a rezoning.
- Questions about existing vegetation and elevation of site compared to Mitchell St. Applicant stated that they are early in the process and will have more information as they move forward.

The meeting adjourned at approximately 6:45 PM.