

Neighborhood Meeting Summary – Avilla at Founders Village (Bella Mesa South)  
Second Neighborhood Meeting – January 20, 2022

NexMetro Communities and Norris Design held a neighborhood meeting to discuss a proposed Site Development Plan project known as Avilla at Founders Vista (Bella Mesa South). Avilla at Founders Vista (Bella Mesa) is approximately 9 acres in size and located at the northwest corner of Mikelson Blvd. and Mitchell St. (see attached vicinity map). The Site Development Plan calls for a mixture of for rent single family detached homes and paired homes for a total unit count of 105 units.

This meeting represented the third required neighborhood meeting. The meeting was conducted in a hybrid format, both in-person and virtual via Zoom. The neighborhood meeting notice was mailed to all neighbors within 500-feet of the proposed project and open for any public to attend. Prior to the neighborhood meeting, all neighbors were provided with a vicinity map, project narrative, and Site Development Plan. The meeting was scheduled for Jan. 20, 2022 from 6:30 p.m. to 7:30 p.m. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

1. Greyson Konkel, NexMetro Communities
2. Tyler Elick, NexMetro Communities
3. Kayleigh Robinson, Norris Design
4. Ty Robbins, Norris Design
5. Rachel Patton, Harris Kocher Smith
6. Mike Kibbee, Harris Kocher Smith

Town Representatives:

1. Councilmember Johnson
2. Tony Felts, AICP, Assist Director of Development Services
3. Kevin Wrede, Planning Manager
4. Brad Boland, AICP, Planner II
5. Cara Reed, Neighborhood Liaison
6. Camden Bender, Community Outreach Program Manager
7. Amy Becker, Administrative Assistant, Development Services
8. Julie Parker, Sr. Office Assistant, Development Services

In-person Public Participants:

1. None

Virtual Public Participants:

1. Carter Bishop
2. jay
3. jeff

The applicant presentation discussed the following:

- Introduced development team
- Provided back ground on Avilla Homes
- Went over the Site Development Plan

Attendees had the following comments:

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- General concerns about development in the Town.
- Question about the north entrance. Applicant stated that they are utilizing a shared access easement with the public land to the north.
- Question regarding the distance between Mikelson Blvd and the South Entrance. Applicant stated that the distance is a little more than 150 feet.
- Question about mitigation at the Mikelson Blvd and Enderud Blvd intersection. Applicant stated that the traffic study is currently looking at a traffic signal in the future but still working through the review process.

The meeting adjourned at approximately 7:00 p.m.