

November 3, 2022

## Neighborhood Meeting Summary

**Application:** Avilla at Founders Village – Proposed Site Development Plan

**Developer:** NextMetro

**Meeting #: 3**

**Date/Time:** Wednesday Nov 2, 2022 @ 6:00 PM

**Meeting Location:** VIRTUAL

**Councilmember District:**

**Meeting Adjourned:** 6:52 p.m.

**Applicant's Presentation, Sign-in Sheet and recording of meeting:**

### Background:

Avilla at Founders Village is a 9.03-acre property located on the northwest corner of Mikelson Boulevard and Mitchell Street. The plan propose to develop 105 single-story residential units including one-bedroom duplexes, two-bedroom houses and three bedroom houses. Parking for 217 vehicles and detached garage units are also planned. The property will also house a leasing center with various amenities for residents, including a pool.

### Changes to the proposal since the last neighborhood meeting:

They state they have reduced the number of three bedroom units. But the total number of units remain at 105.

### Attendees

#### Applicant Representatives:

Kaleigh Robinson

Grayson Konkel – Next Metro

Felton Group – via telephone

Ty Robbins – Norris Design

#### Town Representatives:

Brad Boland

Michelle Pavlou

#### Online/Phone Public Attendees:

Councilwoman Karen Johnson

Julie

Julie's husband

Ben

Dennis

## **Presentation Description**

### **Applicant's Presentation:**

### **Town Staff Participation:**

### **Questions presented to applicant:**

*Q: How are people going to use the access point from Mitchell?*

A: Traffic study assumed people would use the Rock Canyon Trail entrance for entering.

*Q: Concerned that Mitchell Street will be too busy due to traffic patterns. Current residents from Bella Mesa subdivision have problems exiting and turning left (south) onto Mitchell*

A: They did traffic counts. Peak periods are the late afternoon after school traffic is over. Also said the new roundabout will alleviate some of the traffic issues. Studies have been reviewed by the Town and they feel confident traffic will flow.

*Q: What kind of studies on water usage have been done?*

A: We were originally approved 186 units. So, there will be much less stress on resources.

*Q: What will you do for pool privacy since it faces the public road? I'm concerned homes across the street will be able to see it.*

A: There will be a 15 foot setback and we will have landscaping to buffer the area.

*Q: What distance will the homes be in relation to the trail in back of the property?*

A: We will not be disturbing any open space and only developing our property. The property has been zoned for residential for about 7-8 yrs.

*Q: Concerned about middle school kids on their bikes driving past the Rock Canyon Trail entrance, especially since it is dark in the morning.*

A: The setback will help with that.

*Q: How will the sidewalk change on Mitchell?*

A: The sidewalk is detached and protected by a tree lawn. It will remain as is. The corner of Mitchell and Mikelson will have to be improved when the roundabout is put in.

*Q: Will there be an additional turn lanes put on Mitchell?*

A: No. There will be no road work done on Mitchell.

*Q: What kind of access will you have to build?*

A There is a 40ft access easement off Rock Canyon Trail.

*Q: Are you required to put in the trees?*

A: Yes. We will be installing the trees.

*Q: What about the slope around the open space near the pond? What is being done for erosion?*

A: There will be a retaining wall on the west side of the community.

*Q: Your literature says the units will be “professionally managed”. What do you mean by that?*

A: There will be full time management and maintenance on site. About 8 a.m.-5 p.m. M-F and 24hr emergency on-call response.

*Q: Did you consider making the main entrance on Mikelson instead?*

A: We did consider it. But Mikelson is an arterial roadway and has higher traffic. That makes it more difficult to put in an access point near the intersection.

*Q: How will the development of rentals affect the home values in the area?*

A: We will do background and credit checks on renters. We don't expect the community to negatively or positively impact the home values. The homes will look much like the current houses in the area.