

# Rock Creek Development, Inc.

September 7, 2016

Town of Superior  
124 E. Coal Creek Drive  
Superior, CO 80027

RE: Rezoning of Lot 1, Block 1, Rock Creek Ranch Filing No. 17C

Staff, Planning Commission, and Board of Trustees:

Please allow this letter to serve as the project narrative for the above mentioned project.

Rock Creek Development, Inc (RCD), is submitting a Rezoning request for an existing parcel of vacant land known as Lot 1, Block 1, Rock Creek Ranch Filing No. 17C. The rezone would take the property from Regional Activity and Employment Center (RAC) to Residential -2A (R2-A). The combination of these two zoning designations happen to be what the property was originally zoned when the first Rock Creek Ranch FDP was approved in 1987. The lot totals 7.196 acres and is part of an overall 13.59 acre subdivision. Currently the entire 13.59 acre subdivision is zoned RAC per the Horizons at Rock Creek PUD Amendment No. 22.

In June of 2016 RCD received Town Board approval of its Final Plat Site Plan and Final Plat to subdivide the lots and provide the horizontal infrastructure for the entire 13.59 acre subdivision. As part of our presentation we showed the below site plan which laid out 100 townhomes on lot 1.



# Rock Creek Development, Inc.

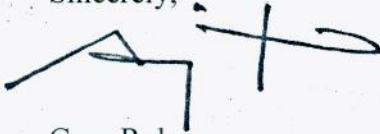
Pursuant to the R2-A guidelines in the Rock Creek Ranch FDP a total of 18 DU/Acre would be allowed. In keeping with the spirit of the original plan presented we are proposing to downzone that to 14 DU/Acre. This will allow a similar layout to what is shown above and caps the development at 100 townhomes. The townhomes will front Autrey Reservoir and face the Flatirons and be a sought after place to live and a great residential amenity to the Town of Superior.

The setbacks will keep the townhomes 40' from Coalton road, 10' from the property line adjacent to Autrey Reservoir, and 15' from the internal drive. With a separation between the buildings of at least 20' and the generous setbacks mentioned above we will be able to provide at least 40% open space.

If we are successful in our rezoning request we will be able to market lot 1 to a townhome developer and install the infrastructure for the entire site. Once the infrastructure for the entire site is in place the commercial sites become much more marketable. Currently, we are struggling with users for the commercial pads because the speed at which a commercial user can come to market is much slower than the competition in the general area. Often times the parcels that are being selected have infrastructure in place and speed to market is much shorter. Thus the rezoning not only spurs activity on the townhome site, but also makes the commercial sites much more attractive. We thank you for your consideration of our request.

If you should have any questions as it relates to the above please contact Kris Barnes with Resolute Investments, Inc at (303)572-4371

Sincerely,

A handwritten signature in black ink, appearing to read 'Gary Rohr', with a stylized flourish extending to the right.

Gary Rohr,  
President