

Letter of Intent

Owner/Applicant Information:

Richmond American Homes
4350 S. Monaco Street Denver, CO 80237
Office: 720.977.3881
Cell: 303.889.9145
Fax: 303.488.4843

Site Location, Size and Zoning:

The proposed setback and coverage variance is on the lots outlined in red which are currently owned by Richmond American Homes. The current zoning is RS 5000 and there are a total of 114 single family dwellings that are split between two builders. Richmond American Homes is requesting the variance on 57 Lots of the 114 total Lots in the Meadowbrook Crossing subdivision. Please reference the red and green polygons on the map below to understand which lots that Richmond American Homes is requesting the variance for.



Request and Justification:

Richmond American Homes (RAH) has encountered some lot fit issues with our proposed product in our new subdivision Meadowbrook Crossing. We purchased our lots and are having lot fit issues. More specifically fitting our ranch product on all of the lots. RAH's is interested in filing a variance under your mechanism of Administrative Relief as outlined in section 5.5.1 of the Land Development Code. The variance that RAH's is seeking is a 20% reduction in setback and coverage requirements for all the lots at Meadowbrook. If this variance or relief is not granted this would limit the subdivision to one model that we would be able to construct in the community. That will create a monotony issue that will be very detrimental to the appeal of the community as well as be a detriment to the overall public good. We

This needs to be more detailed, you need to go through the lots and ask for specific setback relief, and specific relief to lot coverage.

Application

would only be able to construct two story homes and unfortunately that is not an affordable product to the prospective buyers in this market.

Criteria for Administrative Relief:

1. A replat would be detrimental to the community and the project for a number of reasons. First and foremost, RAH has already sold homes within the community and cannot cancel the contracts. Secondly, the project location is constrained and the ability to increase lot size is not a practical solution without impacting the streets and the overall intent of the community. As a reminder the community has already finished horizontal development.
2. Granting the variance would reduce/eliminate monotony and allow RAH's to create a visual appealing community that will be better for residents and the County.
3. RAH's doesn't believe that by granting this variance it will have negative impact on surrounding land owners. We are/will be the majority of the surrounding owners and there is commercial use to the south of the project.
4. Granting the variance will not increase density as prescribed in the plat but rather provide more variation of product type and offering.

Existing and Proposed facilities and Improvements:

Currently all the subdivision improvements have been completed and the in the future there will new homes built on the finished lots.

Markup Summary

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Application

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