

**DEVELOPMENT STATUS BULLITEN**  
**Wilder Commons**  
**March 11, 2014**

**Property Information**

**Name:** Wilder Commons  
**Location:** South of Bowles Avenue on the east side of Platte Canyon Road (south of the 4G's Restaurant and north of The Village subdivision)  
**Existing Use:** Agriculture  
**Existing Zoning:** MUPD (Mixed Use Planned Development)  
**Proposed zoning:** No zone change requested or necessary

**Preliminary Development Plan- Attached**

**Applicant Information**

**Owner:** Nelson Real Estate Properties (under contract to Platte Canyon Partners, LLC)  
**Applicant:** Platte Canyon Partners, LLC  
**Contact:** Jay Neese, Co-Manager, Tel. 303-775-0892

**Town Staff Information**

**Town Planner:** Phil Sieber. Tel. (303)794-1434  
**Town Engineer:** Troy Carmann. Tel. (303) 221-0802  
**Town Administrator:** J.D. McCrumb. Tel. (303)794-1434  
**Town Attorney:** Lee Schiller. Tel. (303)779-5200

**Development Review Status**

A meeting was held with Town staff in January followed by a meeting with HOA representatives for the two adjacent neighborhoods, The Villages and Country Club Villas. All HOA members of The Villages and Country Club Villas were invited to an informational meeting on February 17<sup>th</sup>.

A pre-submittal meeting with Town staff was held on February 19<sup>th</sup>. The Town Planner and Engineer reviewed the draft proposal and recommended a number of revisions that should be made on the formal submittal. On March 4<sup>th</sup> the applicant submitted the formal Application for Land Development which included:

- A. Application Form, Letter of Intent, Current Title Work, List of Property Owners within 300'.

B. Preliminary Development Plan illustrating:

1. Proposed Use- Units( Residential Patio Homes)
2. Access point, internal streets, existing topography, and utilities.
3. Illustrative Landscaping.
4. Development Stipulations Chart which specifies.
  - Density: 3.9 DU's per Acre (16 units on 4.1 acres)
  - Maximum Heights 30'
  - Minimum Setbacks-Varies
  - Lot Size- Ranges from 5700 s.f.-over 10,000 s.f.
  - Parking including visitor spaces-32
  - Number and type of signs-To be determined
6. Preliminary Engineering Plans (Streets and Drainage).
7. Phase I Drainage Study.
8. Illustrative Landscaping.
9. Illustrative architecture.