

Metropolitan Residential Advisors, Inc.
10111 Inverness Main St., Suite T
Englewood, CO 80112

November 7, 2016

RE: Neighborhood Meeting Regarding Proposed Development at 1300 W Quincy Ave.

CITY OF ENGLEWOOD
1000 ENGLEWOOD PKWY
ENGLEWOOD CO 80110-2373

Dear CITY OF ENGLEWOOD,

Metropolitan Residential Advisors, Inc. will be hosting a neighborhood meeting at the Englewood Rec Center (1155 W Oxford Ave. Englewood, CO 80110) on **Thursday, November 17th @ 7:30pm** regarding the development of the property located at 1300 W. Quincy Avenue. As an owner in the area, you are invited to attend.

Our proposed development includes 2 mixed-use apartment buildings that will blend street level commercial space with second and third floor residential units. Each building provides 26 units, 14 single car garages, and ample on site parking. Apartments will range in size from approximately 500 sq ft studios to 900 sq ft two bedroom/two bathroom units. This concept at 1300 W Quincy Ave. will greatly enhance the neighborhood by creating continuity with the existing character of the area while delivering a balanced transition between single family homes, commercial/residential space, and the industrial corridor along Santa Fe Drive.

- Meeting Date: **Thursday, November 17th, 2016**
- Meeting Time: **7:30 PM**
- Meeting Location: Englewood Rec Center – 1155 W Oxford Ave. Englewood, CO 80110

We look forward to working with the neighborhood and hope to see you there.

Regards,

Michael Warren
Development Manager
Metropolitan Residential Advisors, Inc.

Planned Unit Development (PUD) Frequently Asked Questions

What is a Planned Unit Development (PUD)?

A Planned Unit Development (PUD) is a rezoning process that establishes specific zoning regulations and development criteria for a particular site.

What makes up a PUD?

The PUD is composed of a *District Plan* (zoning regulations) and a *Site Plan* (design and development requirements) that apply to the site.

Who approves or denies a Planned Unit Development?

The Planning and Zoning Commission reviews the PUD rezoning application and makes a recommendation to City Council, who has the authority to approve or deny the PUD rezoning application.

How can I make my opinion known?

Opportunities for public comments on a PUD application may occur at the required neighborhood meeting, the Planning and Zoning Commission Public Hearing, or the City Council Public Hearing.

What if I can't attend a meeting or do not wish to speak at a meeting?

All written comments received prior to a Public Hearing will be included in the application packet prepared for the Planning and Zoning Commission and/or City Council. Written comments received between packet delivery and the Public Hearing will be presented at the Public Hearing.

Where should I send my written comments?

City of Englewood
Community Development Department
1000 Englewood Parkway
Englewood, Colorado 80110

I don't live in Englewood, can I still comment on the proposal?

Yes, Planning and Zoning Commission and City Council will hear comments from all interested parties.

How will I know about the Public Hearings?

By Ordinance, notice of the Public Hearing will be published in the *Englewood Herald* at least 10 day prior to a Public Hearing. Also, signs will be posted on the property (visible from the street) for 10 days prior to a Public Hearing. You may also contact Community Development for updates.

I don't like the proposal, why is the City considering the development?

The City is obligated to process all PUD rezoning applications.

Whom do I contact if I need more information?

Community Development Department 303-762-2342

How long does the PUD process take?

The PUD rezoning process takes approximately 4 to 6 months to complete.

What is the PUD process?

- **Neighborhood Meeting (Pre-application)**
The neighborhood meeting is an informal presentation hosted by the developer to introduce the development concept and seek input from neighbors. The meeting is an open forum that provides an opportunity for interested parties to ask questions and provide comments directly to the developer.
- **Formal PUD rezoning application submitted of the to the City**
- **City Review and referral to outside agencies**
- **Notice published and property posted with the date of the upcoming Public Hearing**
- **Planning and Zoning Commission**
Public Hearing: The Public Hearing is a formal hearing where sworn testimony, by one person at a time, is taken on the PUD rezoning application.
Possible Action:
 - Continue the Public Hearing
 - Recommendation forwarded to City Council to:
 - Approve
 - Approve with Conditions, or
 - Deny
- **City Council First Reading**
The PUD rezoning application is introduced and Council sets a date for a Public Hearing. Public comments are not taken at this meeting.
- **Notice published and property posted with the date of the upcoming Public Hearing**
- **City Council**
Public Hearing: The Public Hearing is a formal hearing where sworn testimony, by one person at a time, is taken on the PUD rezoning application. (Note: A vote is not taken at this Public Hearing)
- **City Council Second Reading**
Council deliberates and votes to:
 - Approve
 - Approve with Conditions, or
 - Deny
- **Publication of PUD rezoning by Ordinance**
(Note: Publication occurs only if the PUD rezoning is approved or conditionally approved)