

LETTER OF INTENT

AMH Development LLC, by Matthew M. Price, requests a rezone of the Patel property consisting of approximately 15.94 acres from the AG District to the R-2 classification. This zone map amendment will provide for a single-family residential development to be known as Sycamore Preserve, which will include approximately 45 single-family homes.

Sycamore Preserve is located at 590 North 900 East on the west side County Road 900. The site has remained undeveloped, despite being surrounded by residential development and called out for Housing use on the Future Land Use Cluster Map in the Comprehensive Plan. As development has occurred on all sides, this property has been bypassed by residential development on all sides. As such, this is an infill site that is ready for residential development accordingly.

Sycamore Preserve will consist of approximately 45 lots, each being about 60 feet by 120 feet in size. Access will be provided via County Road 900 East along the west property line will likely be expanded.

Additionally, approximately one-half acre within the Sycamore Preserve development, along the County Road 900 frontage, has yet to be formally annexed into the Town of Avon. The voluntary annexation of this parcel is also being requested to accompany the rezone procedure.

The neighborhood will meet the Enhanced Architectural Standards for Single-Family Detached Dwellings found in Table 7-2 and Table 7-3 of the Avon Uniform Development Ordinance. As a result, Sycamore Preserve will comply with the enhanced lot standards for the R-2 classification with an overall density of 2.82 homes/acre.

The neighborhood presents a high quality single-family residential option for residents seeking a suburban lifestyle in a new home available for rent.