

LETTER OF INTENT

AMH Development LLC, by Matthew M. Price, requests a rezone of the Eaton property consisting of approximately 10.06 acres from the C-3 District to the R-3 classification. This zone map amendment will provide for a single-family residential development to be known as Glenrock Springs, which will include approximately 32 single-family homes.

Glenrock Springs is located on the west side of Beechwood Centre Road, and is the third parcel north of US 36. The site has remained undeveloped, despite being on the northern fringe of a US 36 node identified as Innovation by the Comprehensive Plan. As development has occurred on all sides, this property has been bypassed by more intensive development on all sides. As such, this represents an infill site, and a transitional property between the commercial development adjacent on two sides (south and east) and residential development on the other two (north and west).

Glenrock Springs will consist of approximately 32 lots, each being a minimum of 50 feet wide and approximately 120 feet in depth. Access will be provided from Beechwood Centre Road, and an existing drainage facility along the west property line will likely be expanded. Another advantage of the development is that the unsightly back of the neighboring retail commercial center to the south will be thoroughly screened from view.

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, the community will fall within the enhanced lot standards for the R-3 classification with an overall density of 3.18 homes/acre and lot sizes of approximately 6,000 square feet.

Glenrock Springs represents a high quality residential offering for residents seeking a vibrant suburban lifestyle in a new home available for rent.