

Neighborhood Meeting Summary

Project: The Brickyard, 401 South Prairie Hawk Drive (aka the former Acme Brick Company)

Meeting #: 2

Date/Time: Tuesday, Dec. 13, 2022 6:00 p.m.

Meeting Location: Virtual and In-person

Councilmember District: Bracken

Meeting Adjourned: 6:57 p.m.

Proposal: This is a proposed rezoning of the former Acme Brick property from General Industrial (I-2) zoning to Planned Development. The 31.2 acre property is located at 401 South Prairie Hawk Drive. The proposed zoning would allow mixed use development with up to 600 multifamily dwelling units. An 11.2 acre public land dedication will provide the location for a new Town recreation facility.

Changes since last meeting: They have scaled down the commercial square footage proposed in the development plan, but have not made a final determination on the square footage. A 120 room hotel is planned and 500-600 residential dwelling units are proposed to be developed over time. The 2nd PD Plan and Zoning submittal is expected in early 2023. The resubmittal will reflect the developer's revisions to the development plan, as well as changes prompted by staff 1st review comments.

Applicant Representatives:

Tucker Bennett, Confluence Companies, LLC

Tony DeSimone, Confluence Companies, LLC

Public Attendees*In-person (3):*

Mary Aycock

Manfred Will

Caryn Johnson

Virtual (5):

DA Beck

Ty Robbins

House Cannon

Abraxas 1

Abraxas 2

Town Staff Attendees:

Sandy Vossler

Michelle Pavlou

Applicant's Presentation: The applicant gave a PowerPoint Presentation showing the Brickyard Development Plan. The applicant indicated that the 1st Neighborhood Meeting was held about a year ago and a formal application was submitted to the Town in September 2022. The Town staff has completed the 1st review and applicant stated they are working through the staff comments. Demolition has begun on the property. Development is

expected to begin summer of 2023, with build out anticipated to take about 5 years.

Concerns presented to applicant:

- *Concerns were raised about access, traffic and parking.*

Applicant response: Access to the property will be from Wolfensberger Road to the north and Plum Creek Parkway to the south. The main point of access is expected to be from Plum Creek Parkway. Off-site road improvements necessary to serve the development will be determined through the Traffic Impact Analysis and will be formalized in the Development Agreement. The number of parking spaces required will meet Town standards, and will be determined with the future Site Development Plans.

- *Concern about the applicant presenting information that has not yet been submitted to the Town.*

Town response: The applicant's next submittal will reflect the changes that they are summarizing at the neighborhood meeting. The purpose in holding the neighborhood meeting prior to that submittal is to discuss potential changes, hear feedback and concerns and incorporate input as appropriate. They must have the final plan in place for the final (third) neighborhood meeting. The meeting today (second meeting) is being held during the review process.

- *A question was asked about the kinds of amenities that would be provided in the residential development and would the units be for sale or for rent.*

Applicant response: A fitness center and pool are planned. The applicant is still assessing how amenities might be shared with the hotel facility. A final decision has not been made about the for-sale or for-lease product, but it is anticipated that most of the units will be for lease.

- *A request was made to see current photos of the tributary.*

Applicant response: They will look into what is available.

- *A question was asked about the traffic impacts from the project.*

Applicant response: The first review of the PD Plan, Zoning Regulations, and associated reports has been completed and the applicant is in the process of addressing staff comments. The Traffic Impact Analysis will be revised based on staff comments and resubmitted with the 2nd submittal package. The final traffic analysis will outline the road improvements necessary to mitigate the traffic impacts of the development.

- *Questions were asked about when construction will start, and whether any replats or variances requests have been received.*

Applicant response: After the project has been approved, they hope to break ground next summer and have it completed within 5 years. Currently there have been no variances being requested. Necessary plats will be submitted in the future with the site plans and construction documents. Staff briefly described the process of zoning, site plans, platting and construction plans.

- *There was interest in knowing whether development of the new Town recreation facility is approved and final.*

Applicant response: The applicant explained that the Town is the lead on the design phase, which when complete must be approved by Town Council. The details of the public/private partnership related to the financing and construction of the facility have not been finalized.

- *Questions were asked about the height of the hotel and if they are recycling any of the Acme Brick building material.*

Applicant response: The height of the hotel has not been determined yet. They are carefully going through items from the old building and salvaging what they can to incorporate it into the new building.

- *A question was asked about whether or not an Urban Renewal Authority (URA) will be created.*

Applicant response: The applicant indicated that they are looking into the potential of forming a URA, but have not taken steps to begin the process.