

Neighborhood Meeting Summary – CVR Filing 18, Tract C SDP [Proposed Mixed Use] – 4 acres
Neighborhood Meeting #1 – Sept. 29, 2021, 6:00 p.m. to 7:00 p.m.
Location and Format – P.S. Miller Library, Hybrid

Dan Kaufmann, Kaufmann Homes, held a neighborhood meeting to discuss a proposed Site Development Plan (SDP), a mixed-use project. The proposal includes 24 townhomes and a two-story office/commercial building. The project site is 4-acres in size and located at the southeast corner of Crystal Valley Parkway and West Loop Road in Crystal Valley Ranch.

This meeting represented the first required neighborhood meeting. The meeting was conducted in a hybrid format. The neighborhood meeting notice was mailed to all property owners within 500-feet of the project site and included a vicinity map, project narrative, conceptual site plan, and building elevations renderings. Approximately 15 people attended in person and 31 attended virtually. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

- Dan Kaufmann, Kaufmann Homes
- Kevin Kaufmann, Kaufmann Homes
- Jacob Kaufmann, Kaufmann Homes
- Karen Henry, Henry Design Group

Town Representatives:

- Cara Reed, Neighborhood Liaison
- Camden Bender, Community Outreach Program Manager
- Sandy Vossler, Senior Planner
- Tim Dietz, Town Councilman, District #6

In-person Attendees (per sign-in sheets)

- Jerry Drachenberg
- Mike White
- Kathy Johnson
- James Mann
- E. Jansen
- J. Moody
- Cheryl Boehle
- Jimmy DiSawinger
- Sandra Martin
- Mark & Darcy Turner

Virtual Participants

1. Mallory Petrik
2. Susy V.
3. Barbara Hannington
4. Kelly Wilson
5. NP

6. Kathy Newman
7. Madison
8. Eric McDaniel
9. Caroline Venglar
10. Ralph & Peggy
11. Lisa
12. Diane Collier
13. Sheila Carsono
14. Jonathan
15. 2554 833 3480
16. G. Foster
17. Kevin McHugh
18. Carrie Risley
19. Rebecca Dunn
20. Lynn
21. Tandc
22. Sandra Perkins
23. Call-In User 2
24. Call-In User 3
25. Call-In User 4
26. Call-In User 5
27. Call-In User 6
28. Call-In User 7
29. Call-In User 8
30. Call-In User 9
31. Call-In User 10

The applicant presentation discussed the following:

- Project proposal to include 24 townhomes and a two-story office/commercial building.
- For-purchase townhomes to be two-stories, with an attached garage and two-car driveway behind each unit.
- Office/Commercial building to be approximately 15,000 square feet, with neighborhood retail, service, restaurant, or similar uses on the first floor, and private office space for lease on the second floor.
- Outdoor patio gathering space is planned on the east side of the commercial/office building.
- Architectural design of the townhomes and building to be complimentary, with similar palette of material, colors, form and massing.
- Single point of access is proposed from Magwitch Drive on the south side of the lot, with EVA to Crystal Valley Parkway on the north side of the lot.

Attendees had the following comments and questions:

- Supportive of neighborhood commercial and for-lease office space.
- More commercial square footage is desired.
- The property should be rezoned to single-family detached use.
- Disliked architecture design of townhome and commercial building. Preferred more traditional design, complementary to adjacent residential. Applicant is following up on specifics

- Does local commercial/office vacancy rate and market study support more commercial/office development on this site? Applicant/developer responded that their experience with market demand and local trends support his significant financial investment in the site development and uses. In addition, he indicated that he will remain the owner of the commercial property, leasing to tenant that meet his vision for the center.
- Parking is insufficient. Applicant: SDP is compliant with Town Code for parking.
- Lack of access from West Loop Road and CV Parkway. Staff: Due to CV Parkway access management plan, and intersection separation requirements.
- Site Design: Should be revised to avoid traffic cut-thru townhome community to commercial business.

The meeting adjourned at 7:30 p.m.

SDP Submittal Date: TBD

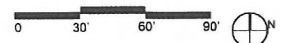
Attachments: Vicinity Map, Conceptual Site Plan, Architectural Renderings



Vicinity Map



Illustrative Site Plan





Conceptual Mixed-Use Rendering



Conceptual Townhome Rendering