

Neighborhood Meeting Summary

Application: Crystal Valley Ranch Planning Area 3A Site Development Plan

Property Owner: CVR PA3A LLC

Meeting: #1

Date/Time: Tuesday, December 9, 2025 @ 5:30 pm (Adjourned at 6:30 pm)

Meeting Location: Town Hall, Town Council Chambers

Councilmember District: Councilmember Dietz

Applicant's Proposal:

CVR PA3A LLC is proposing a Site Development Plan (SDP) for residential development of Planning Area 3A of Crystal Valley Ranch. The vicinity map and applicant's presentation are attached.

Attendees

Applicant Representatives:

Gregg Brown, CVR PA3A LLC

Jim Mill, Legacy Consulting Engineers

Karen Henry, Henry Design Group

Public Attendees:

2 In-person Attendees

Town Staff Attendees:

Tara Vargish, P.E., Development Services Director

Sandy Vossler, Senior Planner

Amber Melendez, Enterprise Business Analyst

Presentation Description

Applicant's Presentation:

Jim Mill, applicant's representative, described the proposed SDP for a new neighborhood of located east of Rhyolite Park and north of Crystal Valley Parkway. A conceptual rendering was shown. The plan includes 112 single-family detached homes with two points of access from Crystal Valley Parkway. No cross-access street connections between the new and existing neighborhoods are proposed and a open space buffer is provided on the east side adjacent to the existing neighborhood. The SDP is expected to be submitted to the Town in January.

Questions Presented to Applicant:

Q: Will the homes be two-story?

A: Yes, two-story floor plans are planned.

Q: Will the homes have two or three-car garages?

A: Yes, two-car garages are planned, and there may be some lots with three-car garages. That will depend on the builder and the final lot sizes.

Q: Will the storm runoff be to the existing detention pond? What can be done about the algae in the current pond?

A: The location of the existing and proposed detention ponds was pointed out and capacity was discussed. Staff will convey the algae issue to Castle Rock Water.

Q: What is the anticipated construction schedule?

A: The developer expects to break ground in 2027.

Q: What are the next steps?

A: Submittal of the SDP is expected in January 2026. There will be 2 more neighborhood meetings and public hearings before the Planning Commission and Town Council. The applicant will also prepare construction documents and anticipates completing those administrative reviews in 2026.