

Neighborhood Meeting Summary

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

Property Owner: CVR PA3A LLC

Meeting: #2

Date/Time: Monday, March 24, 2026 @ 5:30 pm (Adjourned at 6:55 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 a 112 lot, single family residential development in Planning Area 3A of Crystal Valley Ranch. The site is approximately 21 acres and is located northwest of the Crystal Valley Parkway and Snow Goose Road intersection. The proposed plan designates approximately 4.57 acres as open space and public land. The vicinity map and applicant's presentation are attached. The first neighborhood meeting was held on December 9, 2025, and was attended by two residents.

Attendees

Applicant Representatives:

Gregg Brown, CVR PA3A LLC

Jim Mill, Legacy Consulting Engineers

Monika Krapichler, Henry Design Group

Legal Counsel

Public Attendees:

6 residents attended

Town Staff Attendees:

Tara Vargish, P.E., Development Services Director

Sandy Vossler, Senior Planner, Development Services

Presentation Description

Applicant's Presentation:

Gregg Brown, CVR PA3A LLC, introduced the development team and narrated a PowerPoint presentation that first described the location of the site. The public process for this project includes a minimum of four neighborhood meetings, and public hearings before the Planning Commission and Town Council. The applicant summarized the key elements of the proposed Site Development Plan that resulted from public input and Town Council approval of the Public Land Swap Agreement (Agreement) in 2025. Specifically,

- The permitted uses on the site include apartments, townhomes and single-family attached and detached residences. As a condition of the Agreement the developer committed to constructing 112 single-family detached homes in a site design prescribed in the Agreement.

- The buffer between the current and proposed neighborhoods has been widened.
- The subdivision has been shifted further to the west, away from the existing neighborhood.
- Snow Goose Road no longer extends to the northeast area of the site plan intersecting with Eldertree Place. The realignment shifts the roadway, away from many rear lots of the existing neighborhood. Snow Goose Road will be extended to the north approximately 240 feet from its current terminus as Bittern Lane.
- The cross-access connection of Loon Lane and Eldertree Place has been eliminated. Eldertree Place terminates in a cul-de-sac, with an emergency vehicle access connection to Loon Lane.
- There are two points of entry to the new neighborhood with the primary entrance from Crystal Valley Parkway via Snow Goose Road. With the elimination of the Loon Lane connection, the second access point was added on the west side of the development via Fabled Oak Drive to the Rhyolite Park access drive that intersects Crystal Valley Parkway.
- As proposed, the lot sizes are equal to or larger than those of the existing neighborhood.

The proposed grading plan and landscape plan were shown and discussed, pointing out the boundaries of the Town-owned 0.91-acre public land tract that will remain in its natural condition.

Questions and Comments Presented to Applicant:

Q: Is the elevation of the site changing? How much will it be raised? What happened to the berm that was planned?

A: Grading on the site will impact the current elevation of the site. The final elevations will be engineered for the Construction Documents that have not been prepared yet. The berm is still shown on the general grading plan in the SDP.

Q: What happened to the minimum 45-foot wide buffer related to the swap of public land that was discussed at public meetings in 2025? Residents asked for a larger buffer between neighborhoods and removal of lots 85 – 87 on Eldertree Place in order to increase the buffer and shift the cul-de-sac away from existing lots. Lots could be added elsewhere, or lot sizes could be reduced to fit in lots elsewhere.

A: Ms. Vargish explained that a 45-foot wide strip of land adjacent to adjacent to the west property line of this site, totaling 0.91 acres, was conveyed to the developer to allow for a greater buffer between the existing and new neighborhoods, and to allow the new neighborhood to shift further to the west. A minimum buffer wide between the two neighborhoods was not proposed. As proposed, the buffer is a combination of private open space and public land totaling 2.47 acres. The width of the buffer ranges from approximately 20 feet to 150 feet.

The developer said they would look at the viability of revising the site plan to remove the identified lots and adding the same number of lots elsewhere, however he couldn't make any promises. Reducing lot sizes would impact the housing product planned for this site. The site plan, as proposed, includes lot sizes comparable to the adjacent neighborhood.

Q: The Eldertree cul-de-sac should be removed and a through connection made to Loon Lane. Having a cul-de-sac 20 feet from existing property line is dangerous and impactful to nearby residents. Does the secondary access from Rhyolite Park via Fabled Oak Drive meet code?

A: The developer indicated that they are willing to connect the two streets, however Town Council favored elimination of the cross-connection based on feedback from the public in 2025. A resident in attendance offered to gather updated feedback from the other residents about having the cross-connection. If the cul-de-sac remains, the developer proposed posting No Parking signs. Staff indicated that both access points are under review and the roadways will be constructed to Town standards.

Q: Why can't the number of homes be reduced? This site should not be developed and should remain open space. This is the only place where there is green space in CVR. The development should be shifted further west.

A: The developer summarized the zoning on the site that allows up to 121 single-family homes, 242 townhomes or 485 apartment units. The property is undeveloped land and not an open space parcel. Crystal Valley Ranch has exceeded the open space dedications required by the Town. Not developing the site is not an option.

The public land swap agreement approved by Town Council in 2025 exchanged 0.91 acres along the western site boundary to allow the development to shift further to the west. In exchange, the developer has increased the buffer with the existing neighborhood by 0.91 acres, and agreed to limit the development to 112 single-family detached units.

Q: Why does Snow Goose Road need to be so close to my rear property line? Can Snow Goose Road make a turn west into the new neighborhood closer to Crystal Valley Parkway?

A: The developer showed the initial site plan rendering that had Snow Goose Road extending north to Eldertree Place, however with the redesign of the site the street was pulled back to the current alignment. The turn into the development is subject to Town criteria for turn radii and setback distance from Crystal Valley Parkway. The developer's landscape architect was present and continued the discussion proposing planting additional trees along Snow Goose Road, specifically evergreens to provide as much screening as possible. The trees would be 35 to 40 feet tall at maturity.

Q: What landscaping or other improvements will be added in the buffer between the neighborhoods? Where is the berm we were expecting, will it be landscaped?

A: The developer indicated that the intention was to leave the 0.91 acre public land parcel in its natural condition and the Town has no plans for any construction on the

property. Portions of the adjacent open space parcel will be graded as the site is prepared for infrastructure and construction of the homes. With the grading a berm will be created and will be landscaped to provide the screening requested. The landscaping shown on the plan in the PowerPoint was preliminary and additional trees would be added.

Q: The additional traffic will have negative impacts to the already existing traffic problem/volumes on Crystal Valley Parkway. In the mornings, vehicles leaving Crystal Valley Ranch via Lake Gulch Road stacks back to Idylwood Street. The Development Agreement says that Crystal Valley Parkway must be widened to four lanes all the way to Lake Gulch Road, when will that happen?

A: A traffic report has been submitted to the Town and is currently under review. Crystal Valley Parkway was designed and constructed anticipating development of this site as either a school or the allowed residential uses. As part of the site plan review, staff will verify whether there are any remaining obligations required of the developer with this development.

Q: Who owns the property? We were told that the Town owns the property and that nothing would be developed on it.

A: The property was dedicated to the Town to be held for a school site, if the Douglas County School District chose to use it. The Development Agreement states that at such time as the Douglas County School District notifies the Town that the property is no longer needed for a school site, then the property will be conveyed to the developer and may develop according to the residential zoning allowances. In 2025, the District informed the Town in writing that the site would not be developed as a school site, and the Town was reconveyed to the developer.

Q: Why are so many detention ponds needed?

A: The developer explained that the number, size and location of the ponds is determined by the analyzed stormwater flows and the drainage patterns of the development site, as well as the Town's stormwater criteria.

Q: Are you aware that the Development Agreement requires the developer to pay cash-in-lieu of water if the Crystal Valley Water Bank is exhausted?

A: The developer indicated that he was aware of this requirement and the cost that may be incurred. The available water resources for this development are currently under review by Town staff.

Q: What are the next steps? Can future neighborhood meetings begin at 6 pm, rather than 5:30 pm? Signs need to be placed in a more visible location and one should be placed in Rhyolite Park.

A: Review of the site plan will continue until all staff comments have been addressed. Two more neighborhood meetings will be held and will be scheduled to start at 6 pm.

At the next meeting the development team will present what changes have been made to the site plan based on residents' feedback and staff review comments. Sign posting locations will be revisited.