

Neighborhood Meeting Summary

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

Property Owner: CVR PA3A LLC

Meeting: #4

Date/Time: Monday, October 5, 2026 @ 6 pm (Adjourned at approximately 6:45 pm)

Meeting Location: Philip S. Miller Library

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.

Attendees

Applicant Representatives:

Gregg Brown, CVR PA3A LLC

Jim Mill, Legacy Consulting Engineers

Monika, Krapichler, Henry Design Group

Public Attendees:

1 resident attended

Town Staff Attendees:

Sandy Vossler, Senior Planner, Development Services

Presentation Description

Applicant's Presentation:

Gregg Brown, CVR PA3A LLC, narrated a PowerPoint presentation that first described the location of the site. He noted that the Planning Commission public hearing is scheduled for October 8, 2026 and the Town Council public hearing has been rescheduled for November 17, 2026. The resident in attendance confirmed she had received the notice about the rescheduled Town Council public hearing.

Mr. Brown continued with the presentation by showing the originally proposed site plan and discussed the evolution of the site plan to the current plan to be considered at the public hearings. Specifically, he pointed out

- The increased buffer between the Eldertree Place cul-de-sac and the existing homes on Loon Lane and Bittern Street.
- The removal of one lot on Eldertree Place and the addition of one lot on Eldertree Loop.

- The realignment of Fabled Oak Drive to meet the geometry of the planned roundabout on Crystal Valley Parkway.
- The roundabout and reconfiguration of Fabled Oak Drive is expected to become the primary entrance to the new neighborhood, therefore reducing the traffic volumes on Snow Goose Road.
- The landscape plan includes evergreens and deciduous trees along the east side of Snow Goose Road that will provide screening for the existing homes located on Bittern Street.

Cross-sections were shown of the open space buffer and screening between the new development and specific homes on Bittern Street, including the home of the resident in attendance

Questions and Comments Presented to Applicant:

Q: The resident that attended asked about the distance between her back fence and the Snow Goose Road right-of-way.

A: The applicant referenced the cross section for that residence and estimated the distance from her rear property line to the street was approximately 50 feet. Within that distance he pointed out the concrete swale and its purpose, the area of native grass, the sidewalk along Snow Goose Road and the road itself.

Q: What is the change in elevation going to be, will the site be raised or lowered? Right now, I have a wonderful view of the sunset.

A: The applicant referenced a slide in the presentation that depicts the finished grade of the development compared to the current grade on the property. The portion of the site nearest her home is being graded and lowered about 30 feet. The nearest new home will be approximately 140 feet away and lower finished grade together should preserve her line of site to the west and sunsets.

Q: When do you expect to begin construction?

A: Grading and infrastructure construction is expected to occur in 2027, with construction of the first homes in 2028. The projections are dependent on weather and the housing market.

The meeting adjourned at approximately 6:45 p.m.