

Prairie Canyon Neighborhood Meeting Minutes

City Case #: RZ19-00012 / RZ19-00014

Meeting Facilitator: Frank Dean

Meeting Date: Tuesday, July 30th, 2019

Meeting Start: 7:02pm

Meeting Stop: 7:35

Frank – Provided project description/location in reference to communities, businesses, highways. After project description, opened the floor for questions.

Q. – Is whole project Maintenance Provided?

A. – Yes.

Q. – Will you preserve greenspace along adjoining Cedar Creek Property Line?

A. – Will do the best we can – Developer has guidelines for tree removal beyond initial development clearing. Typ. Development clearing consists of 90ft from back of curb (30ft front yard, 60ft typ. Building depth). There are built in buffers/greenspace along most of the adjoining property line.

Q. – Will the project have amenities? - Why Not?

A. – No amenities planned at this time. Possible discussion of clubhouse, but not immediate plans.
– Projecting an older demographic buyer that does not want amenities found in younger demo. communities. – Similar anticipated buyer as Canyon Creek Point.

Q. – Does Clay Blair own ground to east of Prairie Canyon project?

A. – No, Oddo Development owns – Clay grazes cows across property.

Q. – Why does Prairie Canyon need to connect to Southglenn Streets?

A. – City Requirement of interconnectivity– Secondary accesses/egress requ. for emergency vehicles.

Q. – Who pays for new roads?

A. – The Developer – no specials district.

Q. – What will be the impact to College Blvd.? Will there be additional stop lights installed?

A. – Hard to judge impact. Not our decision to change/alter/improve College Blvd. Have heard discussion of possible stop light install for east entrance stub where future collector street would tie into (Dunraven?)

Q. – What is planned for the east and west sides of Prairie Canyon entrance (South of College Blvd.)?

A. – Retail or Apartment Zoning. Most likely to consist of small retail (dry cleaners, professional offices, coffee shops, etc).

Q. – Will cows stay?

A. – They will be retiring this year.

Q. – Are there any rules/restrictions for removing trees along the hills and/or Property Line adjacent to the Woods of Southglenn?

A. – Typical clearing is 90ft from back of curb, then builder to determine if more clearing is necessary for home construction. Developer to review additional clearing requests, with typical restrictions of tree

calibers of 6" or larger needing approval prior to removal. Desire to save as many trees around perimeter and interior as possible – trees are marketable and increase lot/project value and beauty.

Q. – Plan says 30% of project is reserved for greenspace, so does that mean you will tear up/strip down 70% of the ground? We bought home (11485 S. Gleason Rd.) because of vacant ground and cows – was told no plans for future development. Why develop now?

A. – It was never intended for the ground to forever remain vacant. The market is good, and there is demand for this type of project/product. Yes, there will be substantial grading and earthwork on the site to make ready for new home construction. Goal is to leave as much undisturbed as possible – however development does require disturbing the ground to put in improvements.

Q. – When was this first presented to the City?

A. – This was presented to the City last month.

Q. – What is the HOA? Will it be part of Cedar Creek?

A. – No, Prairie Canyon's HOA will not be part of Cedar Creek. It will be its own Association.

Q. – Is the project approved?

A. – No. Public hearing is scheduled for next month at Planning Commission. – Adjacent owners will be mailed a certified letter with details of upcoming hearing. If approved at Planning Commission, project will then be presented to City Council for approval.

Q. – When could this project realistically get started?

A. – If all processes/approvals move forward with minimal delays, we would be lucky to start sewers before the end of 2019. Most likely development would begin early 2020.

Q. – Owner at 23985 W. 112th Terr – Why is there no buffer between his home and Prairie Canyon project, like provided on other abutting properties? Concerns for losing trees/natural barrier. Are there req. for removing trees?

A. – Abutting lot is one of the largest/deepest lots in the development, and trees are marketable. Unlikely that builder would chose to remove, and nearby sewer work is not anticipated to disturb current trees/natural barrier. Trees larger than 6" caliber require developer approvals.

Q. – What is the typical size of proposed lots?

A. – Lots are anticipated to average around .25 acres (~70-75ft wide by ~125+ft depth).

Q. – What is the project timeline?

A. – It depends on the market, but anticipating breaking ground in 2020 if market remains. Plan to build in phases – possibly start phase in all 3 types of development (larger SF, detached villas, attached villas) – depends on market.

Q. – Will sewers all be put in at once?

A. – It depends on where the sewer is brought up from and if it makes sense to build out additional areas when bringing sewer to site.

Q. – Will walking trails connect?

A. – No walking trails will connect between Prairie Canyon and Southglen. Prairie Canyon trail is planned for interior corridor of project.

Q. – Will the walking trail above 113th Street stay?

A. – Yes, trail is not ours – belongs to Cedar Creek Association – and is in common area.

Q. – What is the plan for the east stub on College Blvd. and ground?

A. – Collector street is planned to connect from College Blvd. to 119th Street – paralleling K-7.

Controversial connection. Apartments are planned for the ground east/southeast of Prairie Canyon project.

Q. – Does Clay already own the ground where Prairie Canyon is being proposed?

A. – Yes, Clay and a Partner have owned the ground for the past 20 years.