



## **CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT Windmill Road and Stagecoach Pass**

June 11, 2020

### **Overview**

This Citizen Review Report is being performed in association with an initial request for a Zoning District Map Amendment to rezone from R1-190 ESL to R1-43 ESL of an approximately 30+/- acre property located at the southwest corner of Windmill and Stagecoach Pass. The request now reflects a request to rezone from R1-190 ESL to R1-70 ESL. The proposed project would result in a low-density, luxury residential community. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

### **Community Involvement**

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings and door-to-door outreach since November of 2018. Members of the outreach team have continued to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide,

as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on April 23, 2019 at Christ the Lord Lutheran Church for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign.

Fifty-nine interested people attended the Open House. Neighbors who attended the Open House advised us that they had been instructed not to sign anything, including the sign-in attendance sheet. Consequently, the sign-in sheet does not reflect the actual attendance. Attendees expressed concern about density and potential impacts to existing flooding that occurs to the south of our site. There were also concerns expressed by the property owner immediately to the east of the proposed entry to the site about car lights exiting our project impacting their home. These questions were addressed at the Open House with need for additional follow up as site plan changes are made.

Prior to the 2019 neighborhood meeting an individual meeting was held with the Encanto Norte neighbors to discuss the proposed site plan. In addition, several meetings were held with neighborhood leaders from the Tecolate and Sandflower neighborhoods.

As a result of neighborhood input, the project has undergone a number of significant modifications. The initial pre application was for a 40-acre parcel utilizing R1-35 ESL zoning. The changes to the current plan now include the elimination of approximately ten+/- acres from the zoning application, a modification to the zoning designation change to R1-70 ESL, a realignment of the driveway entrance, the removal of a proposed lot and lots now aligned with Tecolate lot lines, and additional buffering adjacent to Tecolate. These changes were done in order to respond to neighborhood concerns.

Prior to holding a second neighborhood meeting to inform neighbors of the significant changes to the request, the development team attempted to hold a ZOOM meeting, given COVID 19 constraints, with the neighborhood leadership to preview the revised plan. Unfortunately, one of those leaders shared with us she could not use ZOOM and would prefer we simply e-mail the plan to the group. Given that, we did distribute that to the neighborhood leadership by e-mail for one more round of input prior to setting our second neighborhood meeting.

Surrounding property owners, HOAs and other interested parties were again noticed via first class mail about the revisions to the plan and were provided with information about a virtual open house that was held on Thursday, May 28, 2020 via an online link to project information. A dial-in phone number and email address were provided to give the opportunity to ask questions and provide comments to the development team to accommodate COVID-19 concerns. The online information was accessible from May 28<sup>th</sup> through June 1<sup>st</sup> and several neighbors called and emailed with questions and comments for the development team. Neighbors were very appreciative of the revised zoning request and the site plan limited to thirteen lots. Neighbors had questions about drainage, the interior roadway within the community, and cul-de-sac design.

The outreach team will continue to be available to respond to any neighbors who have questions or comments. To date, no additional concerns have been raised by neighbors.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

**ATTACHMENTS:**

Notification Letter  
Notification List  
Affidavit of Posting  
Sign-in sheets