

Meeting Overview:

- **Attendance:** 78 residents signed in.
- **Primary Concerns:** rental properties, traffic management, infrastructure improvements, compatibility with existing neighborhood, HOA structure, and environmental impacts.

Summary of Community Feedback:

1. Project Details and Timeline:

- Residents sought detailed information about project phases, home types, and estimated pricing.
- Many requested clarity on the balance of multi-family vs. single-family units.

2. Design Consistency and Property Values:

- Concerns were voiced regarding the impact of multi-family homes on surrounding property values.
- Questions arose about visual aesthetics and the rationale behind specific site layouts and road connections.

3. HOA Management and Amenities:

- Residents expressed interest in clear definitions of HOA responsibilities, particularly regarding the maintenance of amenities and green spaces.
- There were multiple questions about potential impacts on existing HOA structures and fees.

4. Traffic and Connectivity:

- Traffic congestion and the effectiveness of proposed road expansions were significant concerns.
- Residents requested detailed presentations on traffic impact studies at the upcoming Planning Commission meeting.

5. Concerns Related to Rental Properties:

- Many attendees raised concerns regarding renter screening processes and the potential impact of rental units on community safety and crime rates.

6. Environmental and Drainage Concerns:

- Several residents inquired about environmental assessments, particularly addressing wetlands, siltation, and drainage.
- Positive feedback was received after discussing planned infrastructure improvements intended to mitigate current drainage and silt issues.

7. Communication and Transparency:

- Residents emphasized the need for timely communication and transparent updates throughout the project's progression.

- Recommendations were made for making plans and updates easily accessible online.

8. Public Perception and Identity Clarification:

- We addressed confusion regarding an unrelated entity named "Petra Development" with negative online reviews. We clarified our distinct identity and reinforced our values and community commitment.

Actions and Next Steps:

- **Presentation Enhancements:** We are revising our presentation to incorporate more detailed information on city growth plans, feasibility challenges related to exclusively single-family developments, and detailed traffic analysis.
- **Community Concerns:** We are actively evaluating potential minor site plan adjustments based on community feedback to demonstrate responsiveness and collaboration.
- **HOA Engagement:** Continued dialogue is planned with local HOAs, particularly with Raintree Lake HOA leadership, to address any ongoing concerns and garner continued support.
- **Research Initiatives:**
 - Preparing evidence-based materials demonstrating that thoughtfully integrated rental properties do not negatively impact home values or community safety.
 - Conducting further research into local crime statistics to address and alleviate resident concerns proactively.

Raw Meeting Notes (As Recorded During the Meeting):

- Strong attendance, approximately 78 people signed in.
- Major concern about rental units affecting home values and safety.
- Residents asked about home price ranges and phasing.
- Frequent questions about traffic studies, impacts, and infrastructure improvements.
- Concerns voiced about HOA responsibilities and fee structures.
- Environmental issues, especially drainage and siltation, raised repeatedly.
- Residents emphasized transparency and ease of communication.
- Misidentification with another Petra entity caused confusion; addressed and clarified.
- Suggestion received to proactively engage with the city and local HOAs post-meeting.

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