

**Additional Documents
Presented at
Planning & Zoning
Commission**

March 23, 2023

Jeff Ganello

This is the most recent iteration of an idea for the signal at Paddington and Ziegler. Of note is the fact that it does not require the widening of Paddington. An easement granted by the English Ranch Sough HOA will allow a roadway to be constructed across the existing detention pond. Only mild excavation would be required to maintain the current level of stormwater detention. The detention area would be bisected by this roadway, however, the installation of culverts will maintain normal stormwater levels. The sight triangle for the merge onto Paddington is ideal for a safe transition, particularly after the relocation of the trees highlighted in green.

One of the most important features of this design is the remote triggering of the traffic signal when a designated number of cars are in the queue for a northbound left turn into the proposed development. This would also create a break in traffic for residents exiting the Hidden Pond neighborhood southbound.

Lastly, one of the arguments against this design is that the distance from the merge to Ziegler is too short. It is in fact, the same distance as the space between Paddington and Hidden Pond Drive along Ziegler road. Both distances are approximately 395 feet.

