

**Applicant:** Alliance Development Group, LLC

**Project Location:** NE corner 36<sup>th</sup> NW/ Franklin Road & Tecumseh Road

**Case Number:** PD 23-11

**Time:** 6:00 p.m.

**Applicant/Representative**

Gunner Joyce

**Attendees**

Ben Bigelow, Neighbor  
Deborah & Gerald Younger, Neighbor  
Jonas & Judy Arms, Neighbor  
Sam & Mona Belleau, Neighbors  
Kendra & Justin Goodwin, Neighbors  
Wesley & Jennifer Hubert, Neighbors  
Eddie Tang, Neighbor  
Howe Pham & They Nguyen, Neighbors  
Terika Scott, Neighbors  
Lindsey Jenen, Neighbor  
Richard McKown, Developer  
Libby Smith, Representative

**City Staff**

Heather Poole, Assistant City Attorney II  
Melissa Navarro, Planner I

**Application Summary**

PUD zoning & Plat- Mixed use development with commercial, office, light industrial, multi-family & single family uses.

**Neighbor's Comments/Concerns/Responses**

The neighbors attending were concerned with traffic increase because of the very high density and the fact that there will be access to the dwellings over 36<sup>th</sup> Avenue, drainage and flooding issues, lack of school capacity for new residents, maintenance, and long-term management for the apartment complex. The neighbors brought up the existence of three other apartment complexes in the area, which they consider already have increased traffic in the neighborhood.

In discussion with the applicant, the neighbors felt better knowing the project details but are still concerned about the traffic, high-density issues, and long-term use of the apartments. The applicant will consider additional access over N Interstate Dr. The neighbor intend to attend the planning commission meeting.

