

**Applicant:** Aaron Buley

**Project Location:** 716 Sonia Drive

**Case Number:** PD24-05

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

**Applicant Representative:**

Dagen Flowers  
Chris Anderson  
Pete Jackson

**Attendees:**

Allyson Wilson  
Audra Carr  
Jeremy Potts  
John Carr

**City Staff:**

Justin Fish, Planner I  
Kelly Abell, Planner I  
Beth Muckala, Assistant City Attorney

**Application Summary:**

The applicant submitted an application to request a preliminary plat for the development of two multi-family buildings. This property is currently zoned A-2, Rural Agricultural District, and a zoning change will be requested to RM-6, Medium Density Apartment District.

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

The Applicants are proposing 48 bedrooms, 48 parking spots, a detention pond, and 8 units with 6 bedrooms each. One of the attendees asked if the developers have considered flipping the detention pond so it can have the additional functionality of a buffer. Another attendee asked about fire hydrant access and if a firetruck would be able to turn around with the proposed design. The applicants explained that those concerns would be addressed in the final iteration of the plan. Another attendee asked about the existing sewer line that runs through the proposed development site and voiced concerns it may explode because of development.

Next, an attendee asked the developers why they chose RM-6, Medium Density Apartment District, as the designation for rezoning. The attendee mentioned that they believe the developer could get more density out of using the MUD, Mixed-Use Development District. The developers stated that they had not committed to any zoning district at this time.