

Applicant: Wiggin Properties, LLC

Project Location: Generally located east of US Highway 77, south of east Cedar Lane,
and north of Post Oak Road

Case Number: PD25-28

Time: 6:00 p.m.

Applicant Representative:
Gunner Joyce

Attendees:
Erica Bird
John Nelson
Derrick Baungardner

City Staff:
Justin Fish, Planner I
Todd McClellan, Public Works
Beth Muckala, Assistant City Attorney

Application Summary:
The applicant submitted a request to amend the previously approved PUD, Planned Unit Development (O-2324-33). The requested amendment would increase the number of commercial structures on the site, including a new use and structures for multi-family residential. An amendment to the previously approved PUD Narrative and Site Development Plan is required for this change to occur.

Neighbor's Comments/Concerns/Responses:
The neighbors in attendance asked if a turn lane or traffic light would be included as part of this project to help with the traffic it will generate. The applicant representative explained to the neighbors that a Traffic Impact Analysis was conducted for this project, and if certain thresholds were met, a traffic light would need to be installed. The representative then added that as part of the plating process, street improvements must be made by the developer along the frontage of the project site. These improvements include the turn lane mentioned by the neighbors.