Applicant: Apex Properties, LLC

Project Location: The southwest corner of I-35 and Indian Hills Road Intersection

Case Number: PD25-05

Time: 6:05 p.m.

Applicant Representative:
Sean Reiger Law Group
Richard McKown
Chris Anderson

Attendees:
Noel Saddath
Brad Conley
Checlsi Conley
Weasly Hubert
Jennifer Hubert
Tim Downing
Mona Belleau
Sam Belleau
Deborah Younger
Jerry Younger

City Staff:
Justin Fish, Planner I

Application Summary:
The applicant submitted a request for a rezoning of 130.76 acres located generally near the southwest corner of I-35 and Indian Hills Road Intersection. The rezoning would be going from A-2, Rural Agricultural District to PUD, Planned Unit Development District. This rezoning would allow the applicant to construct a mixed-use development featuring single-family homes, high-density housing, commercial offices, and retail.

Neighbor's Comments/Concerns/Responses:
After the applicant presentation, the first question from the attending neighbors was if they knew how many dwelling units this proposed project would include. The representative stated that there would be around 1500 apartment units and 170 single-family homes. The next question what were the lot sizes for these single-family homes going to be? The representative responded that the size lot for single-family homes would be 3600 sqft. The neighbors were concerned about this lot size because the lots of the existing single-family homes in the area are quite large in comparison. The next subject the neighbors were concerned about was screening. The neighbors were curious about what kind of screening would run along the west and south sides of the development. The representative said that they did not have a design for the screening at this stage of the

project. The last subject the neighbors discussed with the representative was drainage. The project features a large detention pond that is designed to collect water and drain it to the southeast corner of the lot where existing stormwater drainage infrastructure exists.