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Boog Highberger, Mayor
Sue Hack
Mike Rundle
David Schauner
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Re: *Fairfield Farms*

Dear Mayor Highberger and City Commissioners:

On the Agenda for your meeting next week is a reconsideration of the conditions placed on the annexation of the property for the Fairfield Farms project. Specifically, the condition to be reconsidered is:

Adoption of an Area Plan that includes the subject property
prior to publication of the Annexation Ordinance.

The Fairfield Farms project has been pending for a long time. It was initially submitted in May of 2004. It was tabled for approximately a year pending consideration and adoption of a Southeast Area Plan ("SEAP").

Last summer, when it became apparent that the SEAP was not near to completion or adoption, I appeared before you and requested that the Fairfield Farms project be unlinked from the SEAP and allowed to proceed. I noted then, and reiterate today, that none of the land use issues being debated in connection with the SEAP have involved the subject property. The SEAP discussion has focused on the designation of industrial and residential land east of Franklin Road, and on the size of the area to be covered by the Plan. At no time during the consideration of the SEAP has there been debate regarding the land uses in the Fairfield Farms project area, which lies west of Franklin Road.

A review of the "Option 1" and "Option 2" versions of the SEAP indicates that the uses west of Franklin Road were identical in those two options. Therefore, from the outset the uses have been consistent with the Fairfield Farms proposal. In addition, the numerous informal layouts that have been presented for discussion have also shown identical or nearly identical uses on the west side of Franklin Road. Indeed, Planning Commissioner Haase stated last month that in the 18 plus months he has been very involved with the SEAP, every iteration of the SEAP that he has seen or heard discussed provided for the subject property to be developed consistent with the uses being proposed by the Fairfield Farms project.

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At the Planning Commission meeting last month, the Planning Commission voted 7-3 to approve the requested re-zonings. Prior to that vote, the Chair of that group suggested a six-month deferral of consideration of the submittal. He polled the Commissioners, and when it became apparent that a majority of the Commission was not in favor of a deferral, he withdrew the suggestion and the presentation on the merits proceeded.

Among those opposed to the deferral was Commissioner Haase. He recognized that it is neither necessary nor prudent to preclude the Fairfield Farms project from moving forward when there is no dispute as to the land uses in that area. Therefore, he provided the "second" for each motion to rezone.

Come Spring it will be two years since the Fairfield Farms project was first submitted to the City. It is time to let the project move forward. Removal of the condition for "adoption" of an area plan from the annexation will accomplish that, and it will do so without jeopardizing the SEAP that may ultimately be adopted.

I note that the Horizon 2020 Comprehensive Plan indicates that expansion of the city limits in the Fairfield Farms area has long been anticipated and expected. Therefore, we ask that you reconsider the conditions of annexation approval, and remove the condition regarding adoption of an area plan.

Representatives of the applicant will be at the meeting on Tuesday to respond to any questions you have. However, realizing that other items on the Agenda may take a significant amount of time, this letter is submitted in hopes of expediting our presentation.

Sincerely,

Todd N. Thompson

TNT:ap
cc: William R. Newsome