

ITEM NO. 4A RM-24 & UR TO CC-200; 44.259 ACRES; E OF O'CONNELL ROAD BETWEEN K-10 & 25th TERRACE (SLD)

Z-06-13-08: Consider a request to rezone a tract of land located east of O'Connell Road between K-10 and 25th Terrace, approximately 44.259 acres from RM-24 (Multi-Dwelling Residential) & UR (Urban Reserve) to CC-200 (Community Commercial) for Fairfield Farms East Addition No. 2. Submitted by Peridian Group Inc, for Eastside Acquisitions LLC, property owner of record.

ITEM NO. 4B UR TO IL; 14.784 ACRES; E OF O'CONNELL ROAD BETWEEN K-10 & 25th TERRACE (SLD)

Z-06-14-08: Consider a request to rezone a tract of land located east of O'Connell Road between K-10 and 25th Terrace, approximately 14.784 acres from UR (Urban Reserve) to IL (Limited Industrial) for Fairfield Farms East Addition No. 2. Submitted by Peridian Group Inc, for Eastside Acquisitions LLC, property owner of record.

ITEM NO. 4C PRELIMINARY PLAT FOR FAIRFIELD FARMS EAST ADDITION NO. 2; SE CORNER OF K-10 & O'CONNELL ROAD (SLD)

PP-06-07-08: Revised Preliminary Plat for Fairfield Farms East Addition No. 2 located on the SE corner of K-10 & O'Connell Road. The plat proposes to amend 6 commercial lots and 1 industrial lot all north of 25th Terrace. The entire subdivision contains 119 acres and 470 total lots. Submitted by Peridian Group Inc, for Eastside Acquisitions LLC, property owner of record.

STAFF PRESENTATION

Ms. Sandra Day presented items 4A-4C together.

Ms. Amy Brown went over the retail market study.

Commissioner Hird asked if the lots north of Exchange Place would be visible from K-10.

Ms. Day said that those would certainly be key but that it would depend on the building arrangement.

Commissioner Hird asked if the lots were large enough to develop the use.

Ms. Day replied, yes.

Commissioner Harris asked if the market study included projected population in the southeast area.

Ms. Brown replied that the study included information on population broken down by zip code, and that it also included projected population figures in the demand analysis done in Mr. Kaplan's market analysis.

APPLICANT PRESENTATION

Mr. Bill Leek, Peridian Group, was present for questioning.

Commissioner Finkeldei inquired about a possible grocery store.

Mr. Newsome said there were no conversations about a grocery store but they were not opposed to the idea.

PUBLIC HEARING ON ITEMS 4A & 4B

No public comments.

COMMISSION DISCUSSION

Commissioner Finkeldei said he used to live in the area and felt it was a good plan.

ACTION TAKEN ON 4A

Motioned by Commissioner Rasmussen, seconded by Commissioner Harris, to approve the rezoning of approximately 44.259 acres, from RM-24 (Multi-Dwelling Residential) and UR (Urban Reserve) to CC-200 (Community Commercial) based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Unanimously approved 9-0.

ACTION TAKEN ON 4B

Motioned by Commissioner Rasmussen, seconded by Commissioner Singleton, to approve the rezoning of approximately 14.784 acres, from UR (Urban Reserve) to IL (Limited Industrial) based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Unanimously approved 9-0.

ACTION TAKEN ON 4C

Motioned by Commissioner Rasmussen, seconded by Commissioner Dominguez to approve the Revised Preliminary Plat for Fairfield Farms East Addition No. 2 and forwarding it to the City Commission for consideration of the requested vacation and dedication of easements subject to the following conditions:

1. Provision of a revised preliminary plat to show the following name changes
 - a. Change North-south portion of Exchange Place to Fairfield Street
2. Correct zoning graphic on face of preliminary development plan that shows 6th lot included in the CC200 zoning request consistent with the legal description for Z-06-13-08.
3. Add L/E to legend and describe use of this symbol on page two of drawing.

Unanimously approved 9-0.