

ITEM NO. 4A RS7 TO RM12D; 4.6 ACRES; 25TH TERRACE & O'CONNELL RD (SLD)

Z-4-13-11: Consider a request to rezone approximately 4.6 acres from RS7 (Single-Dwelling Residential) to RM12D (Multi-Dwelling Residential), located at 25th Terrace and O'Connell Road. Submitted by Johnson Group Engineering, for Fairfield Investors LLC, property owner of record.

ITEM NO. 4B PRELIMINARY PLAT; FAIRFIELD FARMS; 25TH TERRACE & O'CONNELL RD (SLD)

PP-4-5-11: Consider a Preliminary Plat for Fairfield Farms, a revision to an approved residential plat known as Fairfield Farms East Addition No. 1, specifically modifying Blocks 1 and 2 and Blocks 14 and 15 to combine 44 lots and rights-of-way into 14 lots with abutting right-of-way, located at 25th Terrace and O'Connell Road. Submitted by Johnson Group Engineering, for Fairfield Investors LLC, property owner of record.

STAFF PRESENTATION

Ms. Sandra Day presented items 4A & 4B together.

Commissioner Burger said the staff reports states approval does not guarantee development of the site as a church or other community facility. She asked if with the rezoning it could be a potential location for a homeless shelter.

Ms. Day said potentially it could, it would require a public hearing through a Special Use Permit.

Mr. McCullough said they could have a temporary shelter in a church, up to 15 people, through the program Family Promise.

Ms. Day said a standalone shelter would be something different.

APPLICANT PRESENTATION

Mr. Aaron Gaspers, Johnson Group, was present for questioning.

PUBLIC HEARING on Item 4A

No public comment.

COMMISSION DISCUSSION

Mr. McCullough said a standalone temporary shelter was not allowed in RM12D. If it was accessory to a religious institution it would be allowed with no more than 20 occupants (15 shelter clients plus 5 support staff) that shall only be operated for up to 120 days in either consecutive or non-consecutive days per calendar year.

ACTION TAKEN on Item 4A

Motioned by Commissioner Liese, seconded by Commissioner Finkeldei, to approve the request to rezone approximately 4.6 acres, from RS7 (Single-Dwelling Residential) District to RM12D (Multi-Dwelling Residential) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Unanimously approved 7-0.

ACTION TAKEN on Item 4B

Motioned by Commissioner Liese, seconded by Commissioner Finkeldei, to approve the Preliminary Plat of the Fairfield Farms Subdivision and forwarding it to the City Commission for consideration of acceptance of easements and right-of-way and subject to the following conditions:

1. Provision of a revised Preliminary Plat note number 18 to include a note that states: Direct access to O'Connell Road south of 25th Terrace shall be subject to review and approval of a traffic study to be submitted with future development applications. Removal of the access restriction does not guarantee a direct access to O'Connell Road in the future for Lot 9, Block 1 Fairfield Farms East Addition.
2. Provision of a revised Preliminary Plat to show in the site summary a total of 125 Lots in the RS7 zone

Unanimously approved 7-0.