

**ITEM NO. 1 RM12D TO RM12; 8 ACRES; SW CORNER OF E 25<sup>TH</sup> TERRACE & FRANKLIN ROAD (SLD)**

**Z-6-16-11:** Consider a request to rezone approximately 8 acres from RM12D (Multi-Dwelling Residential) to RM12 (Multi-Dwelling Residential), located at 25<sup>th</sup> Terrace and proposed Ellington Drive. The property is generally located at the SW corner of E 25<sup>th</sup> Terrace and Franklin Road. Submitted by Johnson Group LLC, for Fairfield Investors LLC, property owner of record.

**STAFF PRESENTATION**

Ms. Sandra Day presented the item.

**APPLICANT PRESENTATION**

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

**PUBLIC HEARING**

No public comment.

**COMMISSION DISCUSSION**

Commissioner Finkeldei said he supported the staff recommendation. He felt this would be a nice transition into the Prairie Park neighborhood.

**ACTION TAKEN**

Motioned by Commissioner Finkeldei, seconded by Commissioner Liese, to approve the request to rezone approximately 8.0 acres, from RM12D (Multi-Dwelling Residential) District to RM12 (Multi-Dwelling Residential) District based on the findings presented in the staff report and forwarding it to the City Commission.

Commissioner Liese said he agreed with Commissioner Finkeldei's comments.

Commissioner Belt said it would be helpful to have some sort of metric report to determine if apartments, townhomes, and condos were reaching a peak.

Mr. McCullough said staff could try to put together some sort of report on what currently existed. He stated staff had not been directed to complete a comprehensive and market analysis of multi-dwelling structures in the city by the governing body. He said staff could pull together some data and mapping where the different types of housing developments were.

Commissioner Hird asked if it would front or back onto Franklin Road.

Ms. Day said it would back onto Franklin Road. She stated they would face the duplexes across the street and there would be some form of alley access to the rear of the buildings.

Commissioner Burger asked if this could open the door to multi-family.

Ms. Day said yes, it could be multi-family if the property was re-platted. She said the depth was controlled by the location of Franklin Road and other interior local streets. She said the overall gross density would not change but the total number of units could fluctuate by a few dozen units total if there were no side yard setbacks.

Commissioner Burger said she was excited about what was presented in the staff report and would like to see more around town. She hoped that the project would end up reflecting what was represented. She said she would support the motion.

Unanimously approved 9-0.