

ASSOCIATED CASES

Annexation

- A-12-14-03; Annexation approved 4/13/04 subject to conditions including adoption of an area plan.

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Zoning

- Z-06-38-05; 35.835 acres to RM-D
- Z-06-39-05; 12.329 acres to RM-2
- Z-06-40-05; 37.580 acres to RS-2
- Z-06-41-05; 17.889 acres to M-1
- Z-06-42-05; 28.833 acres to C-5
- Z-06-13-08; RM-24 & UR to CC-200; Fairfield Farms East Addition No. 2
- Z-06-14-08; RM-24 & UR to IL; Fairfield Farms East Addition No. 2
- Z-4-13-11; RS7 to RM12D to accommodate church lot.
- Z-6-16-11 RM12D to RM12 for lots along Franklin Road.
- Z-12-37-11; RS7 and RM12D revised boundary line. Concurrent submittal with PP-12-15-11



Subdivision

- PP-06-16-05; Fairfield Farms East Addition; original preliminary plat.
- PP-06-7-08; Fairfield Farms East Addition No. 2; entire residential and non-residential development)
- PF-08-30-05; Fairfield Farms West Addition No. 2; (non-residential portion of preliminary plat)
- PF-02-04-06; Fairfield Farms West Addition No. 1 (residential portion of preliminary plat)
- MS-9-3-09; Minor Subdivision of Lot 1, Block 1, Fairfield East Addition No. 1 (IL zoned property) for Tractor Supply store lot.
- PP-4-5-11; Fairfield Farms East Addition #1, approved by the Planning Commission on 6/20/11; and City Commission on 7/5/11. A final plat was not submitted for this approved preliminary plat.

Site Summary (PP-6-16-05)						
Zoning	RS-2 (old) RS7 (new)	RM-D (old) RM12D (new)	RM-2 (old) No longer part of project	M-1 (old) IL (new)	C-5 (old) CC200 (new)	TOTAL
Title	Single-Family Residence	Duplex Residential	Multiple-Family Residence	Research Industrial	Limited Commercial	
Case	Z-06-40-05	Z-06-38-05	Z-06-39-05 Rezoned in 2008 to be incorporated in to the IL and CC200 area.	Z-06-41-05 Z-6-14-08	Z-06-42-05 and Z-06-13-08	
Area	37.580	35.835	12.329	17.889	28.833	119.896
Total Lots	151	87	1	1	5	245
Tracts	0	2 ¹ 2.8 .05	0	1 4.06	0	3 6.91
ROW	13.68	11.94	1.80	6.259	8.50	24.813
Net Area	23.90	21.05	10.52	7.57	20.33	80.383
Min. Lot Size	7,200	9,000	10.52	7.58	1.29	--
Max. Lot Size	15,093	16,988	NA	NA	14.80	--
Avg. Lot Size	8,091	10,564	NA	NA	1.3 ²	--
Density/Acre	6.3 units	8.2 units	21 units/acre allowed	Residential use not allowed	43.5 units/acre allowed	

Site Summary: Original Approval (PP-4-5-11)						
Zoning	RS-2 (RS7)	RM-D (RM12D)	RM-2 (CC200)	M-1 (IL)	C-5 (CC200)	TOTAL
Title	Single-Family Residence	Duplex Residential	Multiple-Family Residence	Research Industrial/ Limited Industrial	Limited Commercial Community Commercial	
Area (acres)	37.580	35.835	12.329 (0)	17.889 (10.307)	28.833 (33.029)	119.896
Total Lots	151 ³ / (141)	87	1/ NA	1	5/ (6)	245/ (236)
Tracts	0	2 ⁴ 2.8 .05	0/ NA	1 4.06 (3.794)	0 (1) ⁵ (.114)	3 (4) 6.91 (6.758)
ROW	13.68	11.94	1.80/ NA	6.259	8.50	24.813
Min. Lot Size	7,200	9,000	10.52/ NA	7.58 (6.399)	1.29 (1.346)	--
Max. Lot Size	15,093	16,988	NA/ NA	7.58 (6.399)	14.80 (26.297)	--
Avg. Lot Size	8,091	10,564	NA/ NA	7.58 (6.399)	1.3 ⁶	--

¹ RMD area includes Tract B = to 2.7 acres for drainage and Tract D = 2,372 SF for pedestrian access

² Excludes large commercial lot

³ Total lots in the RS7 developed with 141 lots not 151 as shown on original preliminary plat.

⁴ RMD area includes Tract B = to 2.7 acres for drainage and Tract D = 2,372 SF for pedestrian access

⁵ Tract for City Utility Pump Station

⁶ Excludes large commercial lot

Site Plan

- SP-7-30-09; Tractor Supply 2420 Fairfield Street.
- SP-9-50-10; Tractor Supply, modification to landscape and exterior display areas.