

ITEM NO. 1 RS7 TO RS5; 10.56 ACRES; SE OF 25TH TERR & O'CONNELL RD (SLD)

Z-12-00325: Consider a request to rezone approximately 10.56 acres from RS7 (Single-Dwelling Residential) to RS5 (Single-Dwelling Residential) for Fairfield Farms East Addition, located SE of 25th Terrace and O'Connell Road. Submitted by CFS Engineers, for Fairfield Investors LLC, property owner of record.

STAFF PRESENTATION

Ms. Sandra Day presented the item.

APPLICANT PRESENTATION

Mr. Bill Newsome said they were attempting to deliver starter price housing and the rezoning would accommodate that. He said this would allow them to have a wider array of product for sale and the timing would support economic developments in the area.

PUBLIC HEARING

No public comment.

ACTION TAKEN

Motioned by Commissioner Hird, seconded by Commissioner Blaser, to approve the rezoning of approximately 10.56 acres from RS7 (Single-Dwelling Residential) District to RS5 (Single-Dwelling Residential) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval subject to the following conditions:

1. Density shall be limited to 6 dwelling units per acre to prevent the total area from being replatted in the future that would exceed the low-density category.

Unanimously approved 9-0.