

EXHIBIT PC-49-25-A
STAFF REPORT
PC-49-25

Project: Fairview 17

Application Type: Residential Development Plan

Applicant: Jason Stivers (Stivers Land Surveying)

Owner: Christine Brison

Developer: CLQ Land

Initial Submittal Date: 9/25/2025

Final Submittal Date: 10/31/2025

Tax Map: 042 Parcel: 132.00

Property Zoning: RS-8 (Single Family Residential)

Project Summary

Jason Stivers (Stivers Land Surveying) has submitted, on behalf of the property owner Christine Brison, a Residential Development Plan for Fairview 17, which is a residential subdivision that contains 45 single-family detached residential lots, one (1) new public right-of-way, three (3) open spaces, one (1) pump station lot and all necessary stormwater, water and wastewater infrastructure. The three (3) open spaces contain 6.22 (+/-) acres, with the largest open space containing 6.06 (+/-) acres. The largest open space is in the southern portion of the property and contains the floodway and floodplain areas as well as a detention basin and an existing cemetery.

The property is currently zoned RS-8 (Single Family Residential District) and contains a total of 17.74 (+/-) acres. The subdivision will develop 15.70 (+/-) acres of the property. The property is located on FEMA FIRM Panel, 47187C0151F and a portion of the property is located within a flood hazard area, Zone AE and a portion of the property is located within the Floodway. No portion of the proposed development is located within the floodplain (Zone AE) or Floodway. The Residential Development Plan does not show this development to be constructed in phases, so no phasing plan is provided.

Surrounding Zoning and Land Use

All surrounding properties are located within the Fairview municipal boundaries. The property to the north is zoned Commercial General (CG) while the property to the south and west are zoned RS-40 (Single Family Residential District). The property to the east is zoned R-20 (One- and Two-Family Residential). The property to the east is vacant,

while the properties to the south and west contain existing single family detached residences. The property to the north is currently vacant but has been approved for townhouse development.

Fairview Forward: 2040 Plan

The 2040 Fairview Forward Plan classifies this property as Residential Transition Neighborhood which lists appropriate zoning districts as RS-15, RS-8, RS-5, and RM-8 with PUD or a new district that includes design standards to achieve the intent of the policy. The appropriate land uses are listed as Multi Family Residential, Single-Family Attached Residential, Single-Family Detached Residential, and Civic/Institutional.

The existing property zoning of RS-8 is in alignment with the 2040 Fairview Forward Plan as is the proposed land use of single-family detached residential residences.

Staff Recommendation:

Staff recommends the Planning Commission **approve** the Residential Development Plan for the Fairview 17 to create a 45-lot single family detached residential subdivision, create one (1) new public right-of-way, create three (3) open spaces, create one (1) pump station lot, and install all necessary utilities (water, sewer, stormwater) as resubmitted on October 31, 2025.