

## Legislation Text

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**PUBLIC HEARING - Appl. #PL2018-019 - PRELIMINARY DEVELOPMENT PLAN - Fairfield Woods subdivision, request to remove conditions of approval requiring an emergency access road on the properties addressed 4028 and 4032 NE Grant St and fire access road easement; James Brown, applicant**

Issue/Request:

The applicant requests removal of a condition of approval for the Fairfield Woods subdivision that required the construction of an emergency access road along the common property line of Lots 6 and 7 of the subdivision. The applicant is the owner of Lot 7. Elimination of the emergency access road requirement would also necessitate the removal of a second condition of approval requiring an off-site access easement through Lot 16 of the abutting Westwood Estates subdivision to accommodate the emergency access road connection between NE Grant St and NE Channel Dr. The applicant intends to remove the access drive on his property so as to provide additional open space on his lot. The Fire Department has no objection to removing the access drive. Staff supports removal of the two conditions of approval.

This application is related to the application for vacation of easement (Appl. #PL2018-020), also on this agenda.

Recommendation: Staff recommends **APPROVAL** of the preliminary development plan, subject to the following:

1. The Fairfield Woods subdivision shall continue to be subject to the conditions of approval of Ordinance No. 6066, except that conditions #2 and #6 shall no longer apply.

Committee Recommendation: On motion of Mr. Funk and seconded by Mr. Simms, the Planning Commission voted unanimously by voice vote on March 27, 2018, to **RECOMMEND APPROVAL** of **Appl. #PL2018-019 - PRELIMINARY DEVELOPMENT PLAN - Fairfield Woods subdivision, request to remove conditions of approval requiring an emergency access road on the properties addressed 4028 and 4032 NE Grant St and fire access road easement; James Brown, applicant, subject to staff's letter dated March 23, 2018, recommendation item #1.**