# **CASE SUMMARY**

## APPLICATION TYPE: SUBDIVISION

#### **FINAL PLAT**



Application Filed: 11/29/2023 Date of Revision:

Applicant: RYAN LYNCH



#### **PROPERTY INFORMATION**

General Location: West side of Campbell Station Road and North of Yarnell Road

Other Parcel Info.:

**Tax ID Number:** 117 012 03, 130 A A 002 14 **Jurisdiction:** County

Size of Tract: 23.84 acres

Accessibility:

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Rural Area

**Neighborhood Context:** 

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 1737 N. Campbell Station Rd.

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### **ZONING INFORMATION (where applicable)**

Current Zoning: PR (Planned Residential), < 1.93 du/ac

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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#### SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Final Plat of Catatoga Subdivision Phase 1

No. of Lots Proposed: 42 No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

#### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

#### PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Frankie Ramos

Staff Recomm. (Abbr.): The concept plan indicating the overall layout and design for this plat was approved on 5/13/2021 as

Planning Case 5-SB-21-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat

is in substantial conformance with the concept plan.

The applicant has requested the use of the designation "Boulevard", which requires approval by the Planning Commission according to the Uniform Street Naming and Addressing Ordinance and Section 3.04.K.1 of the Subdivision Regulations. Per Sheet C-3 of the approved Design Plan (Attachment 1), the road is designed with a median separating the lanes of traffic. Planning staff affirms this design

meets this criterion for a "Boulevard".

Planning staff recommends approval of the final plat and the use of the designation "Boulevard".

Staff Recomm. (Full):

Comments:

Action: Approved Meeting Date: 1/11/2024

**Details of Action:** 

Summary of Action: The concept plan indicating the overall layout and design for this plat was approved on 5/13/2021 as

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Planning staff recommends approval of the final plat and the use of the designation "Boulevard".

Date of Approval: 1/11/2024 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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