

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 10-I-21-PA Related File Number: 10-R-21-RZ  
Application Filed: 8/31/2021 Date of Revision:  
Applicant: HUBER PROPERTIES, LLC

## PROPERTY INFORMATION

General Location: East side of Helmbolt Road, west side of Francis Road, south of Amherst Road  
Other Parcel Info.:  
Tax ID Number: 106 C A 02301, 00401, 004 & 001 Jurisdiction: City  
Size of Tract: 16.6 acres  
Accessibility: Access is via Helmbolt Road, a minor arterial, with a pavement width of 20-ft within a right-of-way width of 60-ft. Access is also via Francis Road, a local street, with a pavement width of 19-ft within a right-of-way width of 40-ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant, single family residential  
Surrounding Land Use:  
Proposed Use: Density:  
Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential)  
Growth Policy Plan:  
Neighborhood Context: This area is a mix of single family residential with some larger vacant and rural residential lots remaining, adjacent to a railroad line. It is within the PRZ (Parental Responsibility Zone) for Bearden Middle School.

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

Street: 1817 & 0 Francis Road, 0 Old Amherst Road & 0 Helmbolt Road  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: AG (Agricultural)  
Former Zoning:  
Requested Zoning: RN-5 (General Residential Neighborhood)  
Previous Requests:  
Extension of Zone: No, MDR/O and RN-5 are not adjacent.  
History of Zoning: None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** MDR/O (Medium Density Residential/Office)

### ***SUBDIVISION INFORMATION (where applicable)***

**Subdivision Name:**  
**No. of Lots Proposed:** **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:** Liz Albertson  
**Staff Recomm. (Abbr.):** Withdraw the application per the applicant's request.  
**Staff Recomm. (Full):**  
**Comments:**  
**Action:** Withdrawn **Meeting Date:** 3/10/2022  
**Details of Action:**  
**Summary of Action:** Withdraw the application per the applicant's request.  
**Date of Approval:** **Date of Denial:** **Postponements:** 10/14/2021,  
11/10/2021  
**Date of Withdrawal:** 1/12/2023 **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":** **If "Other":**  
**Amendments:** **Amendments:**  
**Date of Legislative Appeal:** **Effective Date of Ordinance:**