

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 10-SD-25-F

Related File Number:

Application Filed: 8/25/2025

Date of Revision:

Applicant: RYAN LYNCH

PROPERTY INFORMATION

General Location: Northeast of Harvey Rd and S. Northshore Dr intersection

Other Parcel Info.:

Tax ID Number: 169 009 (PARTIAL)

Jurisdiction: County

Size of Tract: 13.81 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: Southwest County Plan Designation: RL (Rural Living)

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 1630 HARVEY RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), <3 DU/AC

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Final Plat of The Enclave at Harvey, Phase 2
No. of Lots Proposed: 36 **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: Spencer Schmudde

Staff Recomm. (Abbr.): Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 11/14/2024 as Planning Case 11-SB-24-C.

Staff Recomm. (Full): The applicant submitted a revised plat after the final plat corrections deadline to note the removal of a parcel line of a Future Development lot shown on the Phase 1 plat, as this label was not shown on previous revisions. Planning staff has allowed the plat to remain on the agenda in accordance with Section 2.10.C.6, which states the nine-day final plat correction deadline may be waived with just cause. In this case, the remaining revisions were not related to the subdivision or lot layout. Additionally, revisions to the final plat were submitted in time to be included in the Planning Commission documentation.

Comments:

Action: Approved

Meeting Date: 10/2/2025

Details of Action:

Summary of Action: Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 11/14/2024 as Planning Case 11-SB-24-C.

Date of Approval: 10/2/2025

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: