

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 3-A-21-UR **Related File Number:**
Application Filed: 1/6/2021 **Date of Revision:**
Applicant: DAVE MCGINNIS

PROPERTY INFORMATION

General Location: North side of Jim Luttrell Ln., east of Luttrell Rd.
Other Parcel Info.:
Tax ID Number: 39 27003 **Jurisdiction:** County
Size of Tract: 7.5 acres
Accessibility: Access is via Jim Luttrell Lane, a local street with 10-12 feet of pavement width within 50 feet of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Detached residential lots **Density:** .27 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** AG (Agricultural)
Growth Policy Plan: Rural Area
Neighborhood Context: Properties along Luttrill Road and Jim Luttrell Lane are primarily used for agricultural purposes and large lot residential in the A (Agricultural) and PR (Planned Residential) zones. The Shannon Valley Farms neighborhood backs up to Luttrell Road but does not have access to the road.

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

Street: 0 Jim Luttrell Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was zoned PR up to 12 du/ac in 1979 with the condition of providing sewer service (4-L-79-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

