CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

File Number:	3-SA-24-F	**Related File Number:**	
Application Filed:	1/12/2024	**Date of Revision:**	
Applicant:	RYAN LYNCH		

PROPERTY INFORMATION

General Location:	Northeast of Henderson Rd. and W. Emory Rd.		
Other Parcel Info.:			
Tax ID Number:	77 082, 083 02	**Jurisdiction:**	County
Size of Tract:	1.36 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:	Planned Growth Area		
Neighborhood Context:			

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

Street:	0 Henderson Rd.
Location:	
Proposed Street Name:	
Department-Utility Report:	
Reason:	

ZONING INFORMATION (where applicable)

Current Zoning:	PR <2.5 DU/AC (Planned Residential); PR <3 DU/AC (Planned Residential)
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 Tangled Branch Subdivision Phase 2

No. of Lots Proposed: 5 **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 May 12, 2022 as Planning Case 5-SB-22-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 and recommends approval.

Staff Recomm. (Full):

Comments:

Action: Approved **Meeting Date:** 3/7/2024

Details of Action:

Summary of Action: The concept plan indicating the overall layout and design for this plat was approved on May 12, 2022 as Planning Case 5-SB-22-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 and recommends approval.

Date of Approval: 3/7/2024 **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Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: