

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**  
**EAST COUNTY SECTOR PLAN AMENDMENT**



**File Number:** 4-A-21-SP                      **Related File Number:** 4-E-21-RZ  
**Application Filed:** 2/19/2021              **Date of Revision:**  
**Applicant:** URBAN ENGINEERING

## **PROPERTY INFORMATION**

**General Location:** Pine Grove Road at Ratliff Lane, west of Union School Road  
**Other Parcel Info.:**  
**Tax ID Number:** 84 035                      **Jurisdiction:** County  
**Size of Tract:** 6.9 acres  
**Accessibility:** Access is via Pine Grove Rd a two lane minor collector street with 15ft of pavement within 40ft of right-of-way.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Agriculture/forestry/vacant land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:** 5 du/ac  
**Sector Plan:** East County                      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** The subject property is located in a low density neighborhood. Surrounding development includes a mix of agriculture, single detached housing on large lots, and planned residential uses in the A, RA, RB, PR and RN-1 zones.

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

**Street:** 0 Pine Grove Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

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

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** None noted.

## **PLAN INFORMATION (where applicable)**

**Current Plan Category:** LDR (Low Density Residential)

