

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
FINAL PLAT



File Number: 4-SA-24-F                      Related File Number:  
Application Filed: 2/22/2024              Date of Revision:  
Applicant: RYAN LYNCH

## PROPERTY INFORMATION

General Location: South of W. Emory Rd., North of Paradise Hill Way  
Other Parcel Info.:  
Tax ID Number: 77 083 03                      Jurisdiction: County  
Size of Tract: 19.44 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:  
Surrounding Land Use:  
Proposed Use:                                      Density:  
Sector Plan: Northeast County              Sector Plan Designation:  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 0 W. Emory Rd.  
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:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Final Plat of Emory Green Subdivision  
No. of Lots Proposed: 60 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 4/8/2021 as Planning Case 4-SD-21-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: 4/11/2024  
Details of Action:  
Summary of Action: The concept plan indicating the overall layout and design for this plat was approved on 4/8/2021 as Planning Case 4-SD-21-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: 4/11/2024 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Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?: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: