

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 4-SB-25-F

Related File Number:

Application Filed: 2/19/2025

Date of Revision:

Applicant: RYAN LYNCH

## PROPERTY INFORMATION

General Location: South side of Millertown Pike, northeast of Presnell Rd

Other Parcel Info.:

Tax ID Number: 50 202

Jurisdiction: County

Size of Tract: 124.43 acres

Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: Northeast County

Plan Designation: RC (Rural Conservation), HP (Hillside Ridgetop Protection)

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context:

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

Street: 0 MILLERTOWN PIKE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), <4 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 Reserve at Three Ridges Phase 1  
**No. of Lots Proposed:** 73      **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 10/5/2023 as Planning Case File # 10-SC-23-C.

**Staff Recomm. (Full):**

**Comments:**

**Action:** Approved

**Meeting Date:** 4/10/2025

**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 10/5/2023 as Planning Case File # 10-SC-23-C.

**Date of Approval:** 4/10/2025

**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:**