

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 4-SC-25-F Related File Number:
Application Filed: 2/21/2025 Date of Revision:
Applicant: BENCHMARK ASSOCIATES, INC.

PROPERTY INFORMATION

General Location: South side of Hammer Rd, west side of Brakebill Rd
Other Parcel Info.:
Tax ID Number: 72 267 (PART OF) Jurisdiction: County
Size of Tract: 55.27 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Right of Way/Open Space
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: East County Plan Designation: TN (Traditional Neighborhood)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 521 BRAKEBILL RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), PR (Planned Residential), <9 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 Strawberry Hills Subdivision, Phase II, Section C
No. of Lots Proposed: 57 **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.): 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 5/11/2023 and 10/8/2020 as Planning Case Files # 5-SB-23-C and 9-SB-20-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 5/11/2023 and 10/8/2020 as Planning Case Files # 5-SB-23-C and 9-SB-20-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Withdrawn prior to publication?: ☐ **Action Appealed?:**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: