

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 4-SF-25-F

Related File Number:

Application Filed: 2/25/2025

Date of Revision:

Applicant: WADE LOVIN

PROPERTY INFORMATION

General Location: East of Poplar Wood Trl and west of Coatney Rd

Other Parcel Info.:

Tax ID Number: 148 10804,10806

Jurisdiction: County

Size of Tract: 19.21 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Agriculture/Forestry/Vacant Land, Rural Residential

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: South County

Plan Designation: SR (Suburban Residential), SP (Stream Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 2116 TIPTON STATION RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential), <3.7 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 Sycamore Estates (formerly known as Final Plat of Sycamore Breeze Estates)
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 1/11/2024 as Planning Case 1-SC-24-C.
Staff Recomm. (Full):
Comments:
Action: Approved **Meeting Date:** 5/8/2025
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 1/11/2024 as Planning Case 1-SC-24-C.
Date of Approval: 5/8/2025 **Date of Denial:** **Postponements:** 4/10/2025
Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Court of Competent Jurisdiction
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:**