

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 4-SG-25-F Related File Number:  
Application Filed: 2/25/2025 Date of Revision:  
Applicant: STEFAN CLAAR-1222 DEVELOPMENT

## PROPERTY INFORMATION

General Location: South of Suncrest Ln and north of Palmer Ln  
Other Parcel Info.:  
Tax ID Number: 72 D C 00101,002 Jurisdiction: County  
Size of Tract: 4.22 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Rural Residential  
Surrounding Land Use:  
Proposed Use: Density:  
Planning Sector: East County Plan Designation: SMR (Suburban Mixed Residential)  
Growth Policy Plan: Urban Growth Area (Outside City Limits)  
Neighborhood Context:

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

Street: 317 BRAKEBILL RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), <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 Brakebill Ridge  
No. of Lots Proposed: 28 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 4/13/2023 as Planning Case 4-SD-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 4/13/2023 as Planning Case 4-SD-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Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?: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: