CASE SUMMARY

APPLICATION TYPE: SUBDIVISION FINAL PLAT

File Number: 4-SR-08-F Related File Number:

Application Filed: 3/5/2008 Date of Revision:

Applicant: BOKAJAN LLC



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General Location: Southeast intersection of W. Emory Road and Brickyard Road

Other Parcel Info.:

Tax ID Number: 56 144 Jurisdiction: County

Size of Tract: 1.08 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: North County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) & I (Industrial)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Bokajan

No. of Lots Proposed: 1 No. of Lots Approved: 1

Variances Requested:

1. To reduce the required right of way of W. Emory Road from 35' to 29' from the centerline to the

property line.

2. To reduce the required right of way of Brickyard Road from 35' to 29' from the centerline to the

property line.

3. To reduce the required corner radius at W. Emory Road and Brickyard Road from 75' to 50'.

4. To reduce the utility and drainage easement under the masonry building from 10' to 5.1'.

5. To reduce the utility and drainage easement under the retaining wall from 10' to 2.25' as shown on

plat.

6. To reduce the utility and drainage easement under the retaining wall from 10' to 0' as shown on plat.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Emily Dills

Staff Recomm. (Abbr.): Deny Variances 1-5

DENY Final Plat

Staff Recomm. (Full):

Comments: Staff has recommended denial of this Final Plat because a revised plat or request for other action from

the applicant was not received by corrections deadline. Staff has since received a revised plat that meets all conditions of approval. Applicant will be requesting a waiver of the 9 day rule and approval of

the plat.

MPC Action: Approved MPC Meeting Date: 4/10/2008

Details of MPC action:

Summary of MPC action: Approve Variances 1-5 & Final Plat with 9-day waiver

Date of MPC Approval: 4/10/2008 **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, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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