

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 8-A-23-SU                      **Related File Number:** 7-SB-23-C  
**Application Filed:** 7/18/2023                      **Date of Revision:**  
**Applicant:** BEAVER CREEK DEVELOPMENT, LLC

## PROPERTY INFORMATION

**General Location:** East side of Central Avenue Pike, east of Barberry Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 68 075                      **Jurisdiction:** City  
**Size of Tract:** 31.46 acres  
**Accessibility:** Access is via Central Avenue Pike, a minor arterial street with a pavement width of 21-ft within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:** North: Public/quasi-public land, multifamily - PC (Planned Commercial) in the County, AG (Agricultural), F (Floodway), and HP (Hillside Protection Overlay) in the City  
South: Single family residential, agriculture/forestry/vacant - AG (Agricultural), HP (Hillside Protection Overlay) in the City  
East: Single family residential, rural residential - RA (Low Density Residential) in the County  
West: Single family residential, rural residential, commercial - A (Agricultural), OB (Office, Medical, and Related Services), and PC (Planned Commercial) in the County  
**Proposed Use:** Attached residential subdivision                      **Density:** 3.7 du/ac  
**Sector Plan:** North City                      **Sector Plan Designation:** MU-SD (Mixed Use Special District) NC-1, HP (Hill  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 0 CENTRAL AVENUE PIKE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-3 (General Residential Neighborhood) pending, HP (Hillside Protection Overlay), F (Floodplain Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

**PLAN INFORMATION (where applicable)**

Current Plan Category: MU-SD (Mixed Use Special District) NC-1, HP (Hillside Protection), SP (Stream Protection)

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Hamilton Park

No. of Lots Proposed: 115 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: Jessie Hillman

Staff Recomm. (Abbr.): Withdraw application as requested by the applicant.

Staff Recomm. (Full):

Comments:

Action: Withdrawn

Meeting Date: 9/14/2023

Details of Action:

Summary of Action: Withdrawn at the request of the applicant.

Date of Approval: Date of Denial: Postponements: 7/13/2023, 8/10/2023

Date of Withdrawal: 9/14/2023 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: