

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

**FINAL PLAT**



**File Number:** 9-SA-21-F                      **Related File Number:**  
**Application Filed:** 7/13/2021                      **Date of Revision:**  
**Applicant:** PROFESSIONAL LAND SYSTEMS RALPH SMITH

## **PROPERTY INFORMATION**

**General Location:** 8004 Pelleaux Rd & 3025 Zachary Pointe  
**Other Parcel Info.:**  
**Tax ID Number:** 28 I C 027 OTHER: 028 03401, 03403, 03404, 032                      **Jurisdiction:** County  
**Size of Tract:** 9.44 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:**  
**Neighborhood Context:**

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

**Street:** 3025 Zachary Pointe  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** PR (Planned Residential) & A  
**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: Bjorvala Farms  
No. of Lots Proposed: 5 No. of Lots Approved: 5  
Variances Requested: 1. To reduce the requirements of the Subdivision Regulations and allow Lot 1 to be served by the existing, deeded 16' access strip as shown on plat.  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Emily Dills  
Staff Recomm. (Abbr.): Approve Variance  
APPROVE Final Plat  
Staff Recomm. (Full):  
Comments:  
Action: Approved Meeting Date: 9/9/2021  
Details of Action:  
Summary of Action: Approve Variance  
APPROVE Final Plat  
Date of Approval: 9/9/2021 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Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?: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: