

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 9-SB-25-F

Related File Number:

Application Filed: 7/28/2025

Date of Revision:

Applicant: MARK C TUCKER

PROPERTY INFORMATION

General Location: Northeast side of Ivan Scott Dr, south and west of Hill Rd

Other Parcel Info.:

Tax ID Number: 19 07908

Jurisdiction: County

Size of Tract: 19819 square feet

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: North County

Plan Designation: RL (Rural Living), HP (Hillside Ridgeline Protection)

Growth Policy Plan: Rural Area

Neighborhood Context:

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

Street: 0 IVAN SCOTT DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3 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: Resubdivision of Lot 85R1 of Cantrell Heights Subdivision Phase 2

No. of Lots Proposed: 2 **No. of Lots Approved:** 2

Variances Requested: Allow a stub road to serve two lots without a cul-de-sac. (Subdivision Regulations, Sections 3.04.K.3 & 3.03.B.7.b)

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 variance to allow the stub road Ivan Scott Drive to serve two lots without a cul-de-sac, based on the following evidence of hardship.

Staff Recomm. (Full):

1. The right-of-way terminates into property designated for future development. Topographic restraints restrict right-of-way location.
2. The right-of-way is part of an approved concept plan, which has expired.
3. The northwest lot line limit has already been approved with the original plat for Lot 85R. The extra lot does not create a turn-around or safety issue. Future Development of the remainder of Lot 85 would likely include a right-of-way extension of Ivan Scott Drive at that time.

Comments: Approve the resubdivision plat for two lots in the PR district.

Background:
The Cantrell Heights Subdivision had a Concept Plan and Use on Review approved in 2005 (6-SC-05-C/6-F-05-UR), which have since expired. The rear 26.57 acres of the subdivision was never developed and was later platted as Lot 85 (instrument number 201808220012218). A small part of this exempt lot was platted earlier this year as Lot 85R1 (instrument number 202506030063926). The proposed resubdivision of Lot 85R1 reflects the lots shown on the Concept Plan and follows the outer lot boundary and right-of-way boundary of that plan (instrument number 202506030063926). The plat has designated the remaining area of Lot 85 as Future Development and the applicant has indicated it is intended for this area to be developed with additional lots and right-of-way as shown on the Concept.

Variance:
Section 3.04.K.3 – Cul-de-Sacs & Section 3.03.B.7.b – Local Streets – Stub Streets
Per the Subdivision Regulations, all streets having only one (1) open end which serve two (2) or more lots on the same side of the street shall provide adequate turnaround space. Stub streets do not have a turnaround and are planned for future connections. In this case, the plat indicates there will be future development to the north that would likely include a right-of-way extension but does not show a turnaround at the current terminus of the right-of-way of Ivan Scott Drive. Therefore, a variance is required to approve the current plat with two lots on a stub road without a cul-de-sac.

Action: Approved **Meeting Date:** 9/11/2025

Details of Action:

Summary of Action: Approve the variance to allow the stub road Ivan Scott Drive to serve two lots without a cul-de-sac, based on the following evidence of hardship. 1. The right-of-way terminates into property designated for future development. Topographic restraints restrict right-of-way location.
2. The right-of-way is part of an approved concept plan, which has expired.
3. The northwest lot line limit has already been approved with the original plat for Lot 85R. The extra lot does not create a turn-around or safety issue. Future Development of the remainder of Lot 85 would likely include a right-of-way extension of Ivan Scott Drive at that time.

Approve the resubdivision plat for two lots in the PR district.

Date of Approval: 9/11/2025 **Date of Denial:** **Postponements:**

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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: