# **CASE SUMMARY**

# APPLICATION TYPE: SUBDIVISION

#### **FINAL PLAT**



**Application Filed:** 7/29/2024 **Date of Revision:** 

Applicant: SH COUCHMILL LLC



### PROPERTY INFORMATION

General Location: Northeast of Olympic Valley Dr, southeast of Signal View Rd

Other Parcel Info.:

Tax ID Number: 117 812 (PART OF) Jurisdiction: County

Size of Tract: 12.802 acres

Accessibility:

### GENERAL LAND USE INFORMATION

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Density:

Planning Sector: Northwest County Plan Designation: SR (Suburban Residential)

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** 

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

Street: 12202 Couch Mill Rd.

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning:

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

9/13/2024 02:57 PM Page 1 of 2

### SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** Final Plat of The Highlands at Hardin Valley Phase 1C

No. of Lots Proposed: 60 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.): The concept plan indicating the overall layout and design for this plat was approved on 3/10/2022 as

Planning Case 1-SA-22-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in

substantial conformance with the concept plan and recommends approval.

The last revision of the final plat was received after the corrections deadline as Planning staff notified the surveyor of a typographical error and missing lot number for the Common Area without sufficient time for the surveyor to make corrections. Planning staff has allowed the plat to remain on the agenda in accordance with Section 2.10.C.6, which states the nine-day final plat correction deadline may be waived with just cause. Additionally, revisions to the final plat were submitted in time to be included in

the Planning Commission documentation.

Staff Recomm. (Full):

Comments:

Action: Approved Meeting Date: 9/12/2024

**Details of Action:** 

**Summary of Action:** The concept plan indicating the overall layout and design for this plat was approved on 3/10/2022 as

Planning Case 1-SA-22-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in

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the Planning Commission documentation.

Date of Approval: 9/12/2024 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:

9/13/2024 02:57 PM Page 2 of 2