



PLANNING DIVISION SUMMARY REPORT – QUASI-JUDICIAL

Ordinance #:	Resolution 378-24
Case #:	VAC24-000005
Address(es):	849 Montclair Court
Staff Planner:	Patrick Carlton White, Senior Planner
Staff Recommendation:	Approval of Resolution
Hearing Examiner Recommendation:	Approval of case without condition 4

Requested Action	Notes
<input type="checkbox"/> Rezoning/Planned Unit Development	A change in the allowed uses on a property
<input type="checkbox"/> Planned Unit Development Amendment Major	A substantial change to a PUD that does not meet the criteria for an administrative PUD amendment
<input checked="" type="checkbox"/> Vacation of Plat/Easement/Right-of-Way	Vacating public rights-of-way, public easements, or other property in response to applications filed from adjoining property owners

Vacation of Plat/Easement/Right-of-Way

CONSIDERATIONS

Is the proposed request consistent with the Comprehensive Plan? Yes No

Does the Petitioner have color of title to the tract or parcel of land covered by the plat or portion of the plat of which vacation is sought?
 Yes No

Have public utility providers provide letters of consent to the vacation? Yes No

Are the plat, easements, or rights-of-way are required by the City for any future transportation, access, water management, or public utility purposes? Yes No

Are any required easements necessary to accommodate the vacation of any plat, easement, or right-of-way? Yes No

Are alternate routes are required or available that do not cause adverse impacts to surrounding areas? Yes No

Does the closure of a right-of-way negatively affect areas utilized for vehicles to turn around and exit an area? Yes No

Surrounding Future Land Use and Zoning Designations (if applicable):

Future Land Use	Zoning
North: Single Family (SF)	North: Single Family (R-1)
South: Single Family (SF)	South: Single Family (R-1)
East: Single Family (SF)	East: Single Family (R-1)
West: Single Family (SF)	West: Single Family (R-1)

Existing Maximum Density/Intensity (if applicable): 4.4

Proposed Maximum Density/Intensity (if applicable): 3.5

Service Impacts (if applicable): No anticipated impacts

Public Schools	
Potable Water	
Wastewater	
Irrigation	
Stormwater	

Police	
Fire	
Emergency Medical Services	
Parks	
Traffic & Transportation	
Solid Waste & Recycling	
Other	

Aerial Map (if applicable):

