



PLANNING AND ZONING COMMISSION
April 12, 2024
STAFF REPORT

CASE NUMBER	ZONING/REGULATIONS ANALYSIS																	
PP-2024-0038	The lots meet the zoning requirements and plat meets the requirements.																	
PROJECT NAME	<table border="1"> <thead> <tr> <th><i>DIRECTION</i></th> <th><i>ADJACENT LAND USE</i></th> <th><i>ZONING</i></th> </tr> </thead> <tbody> <tr> <td><i>N</i></td> <td></td> <td><i>Pelham</i></td> </tr> <tr> <td><i>E</i></td> <td></td> <td><i>R-3</i></td> </tr> <tr> <td><i>S</i></td> <td></td> <td><i>R-3 & B-4</i></td> </tr> <tr> <td><i>W</i></td> <td></td> <td><i>R-3</i></td> </tr> </tbody> </table>			<i>DIRECTION</i>	<i>ADJACENT LAND USE</i>	<i>ZONING</i>	<i>N</i>		<i>Pelham</i>	<i>E</i>		<i>R-3</i>	<i>S</i>		<i>R-3 & B-4</i>	<i>W</i>		<i>R-3</i>
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High Ridge Village Phase 9																		
SITE DATA	NEXT STEPS IF RECOMMENDED																	
5.76 acres	Construction plans approved																	
REQUEST	Obtain a civil permit																	
Preliminary Plat	Bring Final Plat to the Planning Commission																	
ZONING/DISTRICT																		
R-3 Single Family Residential																		
COMP PLAN FLUM																		
Parcel ID																		
13 7 25 3 001 001.001																		
LOCATION																		
Hwy 68 and High Ridge Dr																		
ENGINEER																		
Engineering Design Group																		
OWNER/DEVELOPER																		
D R Horton Inc																		
DESCRIPTION OF USE																		
Preliminary Plat for High Ridge Village Phase 9 for 8 lots																		