



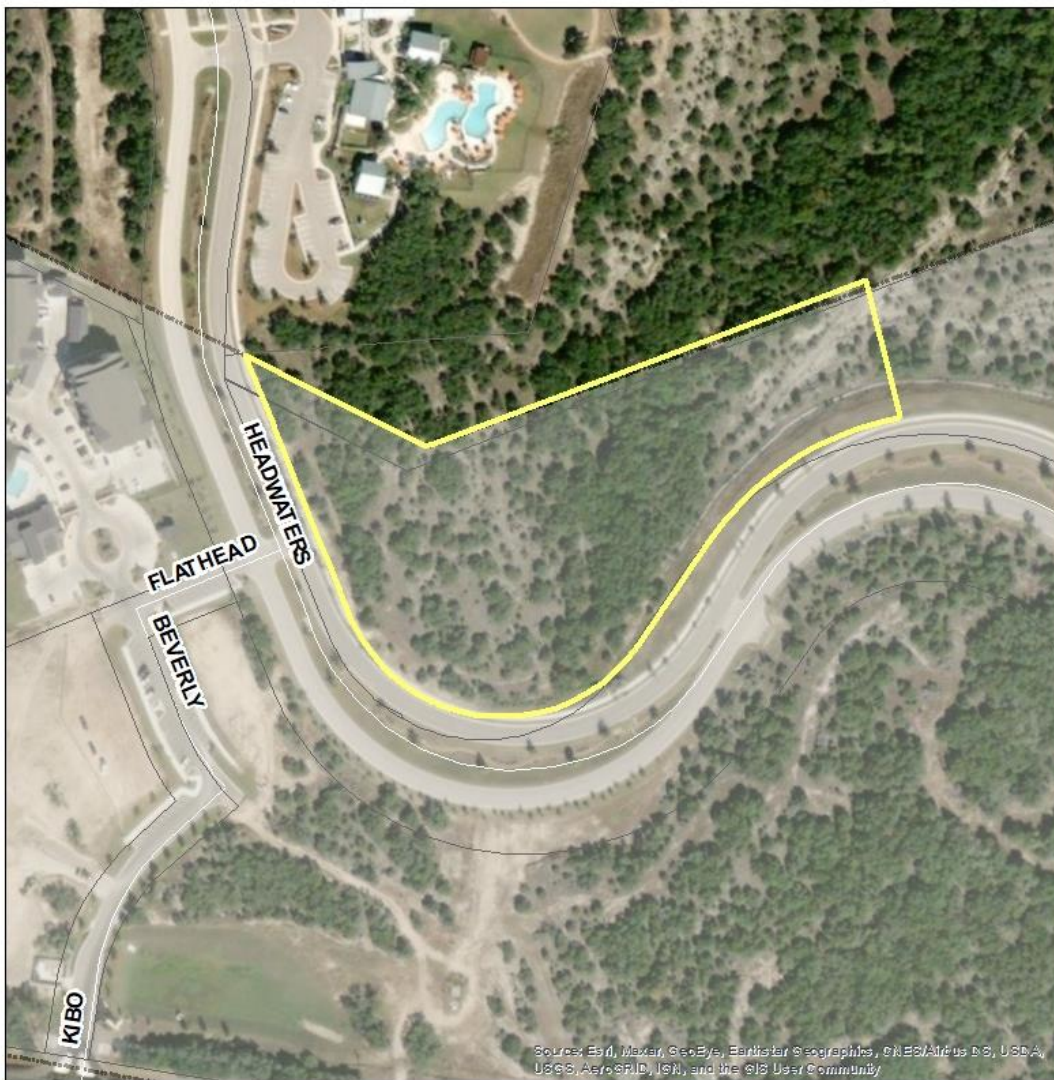
Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: April 26, 2022
Project No: SUB2022-0004
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

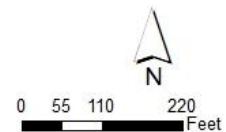
Project Name: Headwaters Commercial East Phase 1
Property Location: Headwaters Boulevard
Legal Description: 5.824 acres out of the William Walker Survey
Applicant: Blake Rue, Oryx Land Holding, LLC
Property Owner: Blake Rue, Oryx Land Holding, LLC
Staff recommendation: Approval of the Preliminary Plat



Location Map

*SUB2022-0004
Headwaters Commercial East
Phase 1 Preliminary Plat*

— Roads
City Limits
□ Full Purpose



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Planning Department Staff Report

Overview

This preliminary plat consists of four commercial lots within the Headwaters development

Access and Transportation

All lots will take access via the existing Headwaters Boulevard

Site Information

Location: Headwaters Boulevard near Flathead Drive

Zoning Designation: PDD # 6

Property History

The Planned Development District was approved in November 2016.

Recommendation

Approval of the Preliminary Plat.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Recommended Action	Approval of the Preliminary Plat.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A