



# Planning and Zoning Commission

## Planning Department Staff Report

### Planning and Zoning Commission Meeting:

June 28, 2022

### Project No:

SUB2022-0028

### 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:

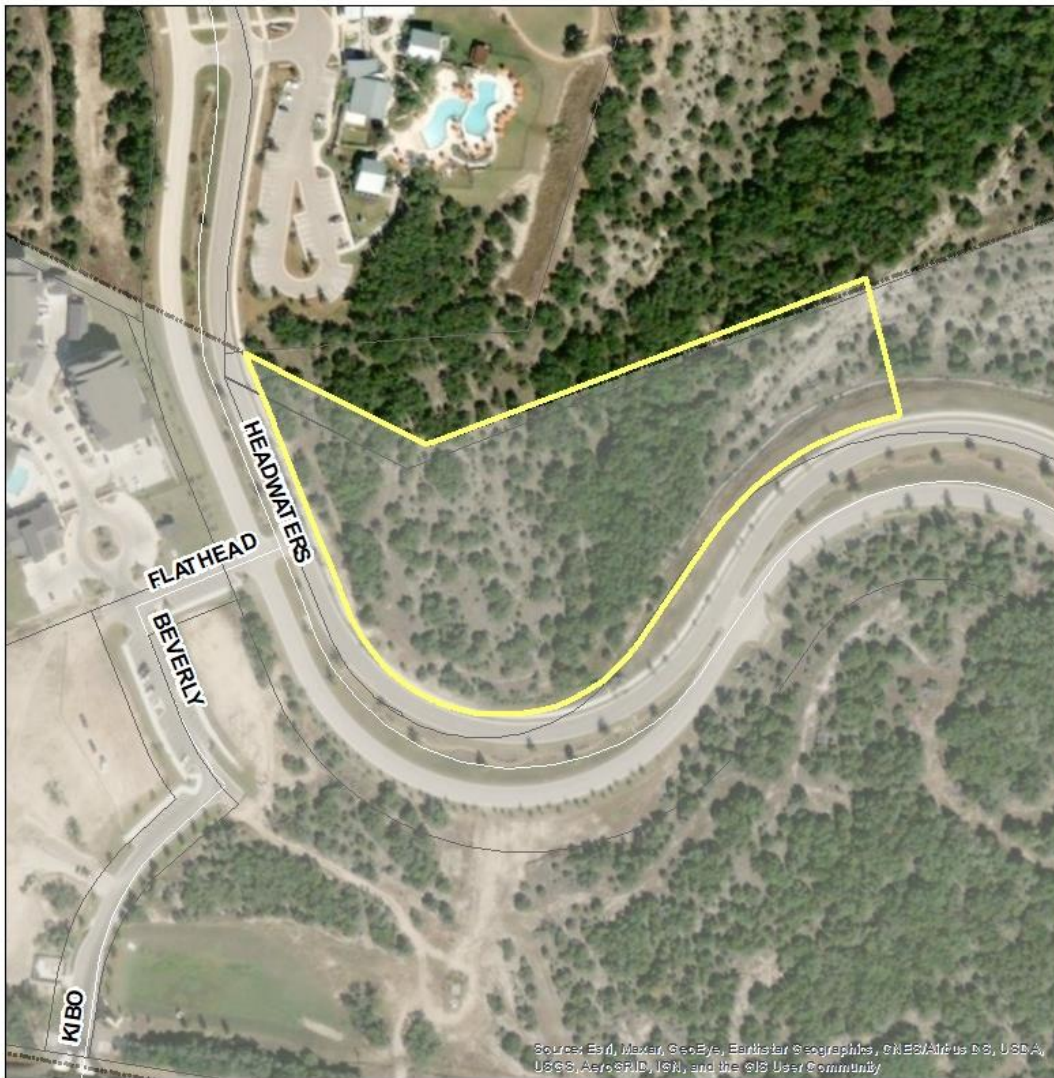
Blake Rue, Oryx Land Holding, LLC

#### Property Owner:

Blake Rue, Oryx Land Holding, LLC

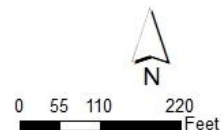
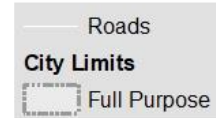
#### Staff recommendation:

Approval of the Final Plat



### Location Map

SUB2022-0004  
Headwaters Commercial East  
Phase 1 Preliminary Plat



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

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## Overview

This final 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 Final Plat.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Final Plat

Recommended Action	Approval of the Final 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