



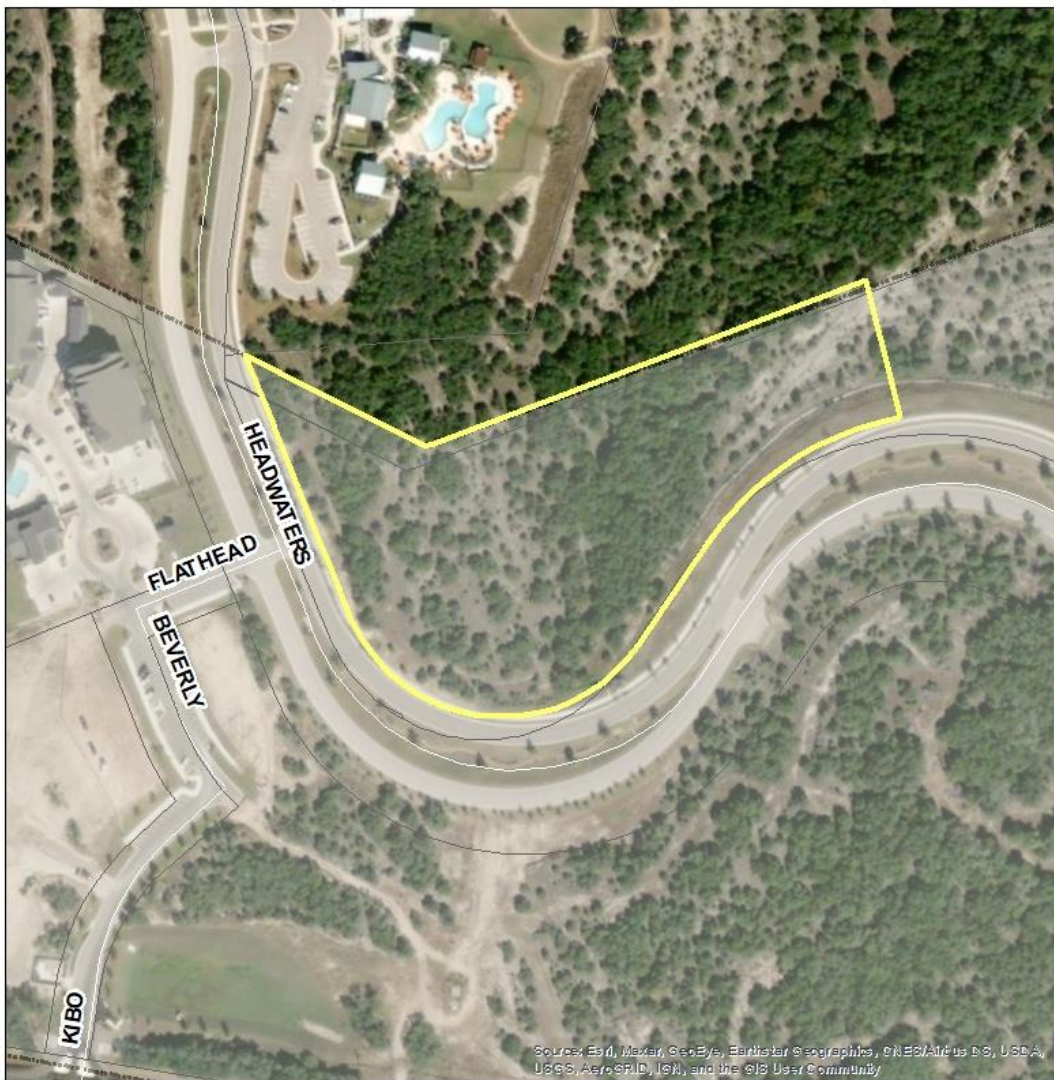
Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: March 22, 2022
Project No: SUB2022-0004
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

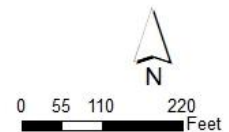
Project Name: Headwaters Commercial East Phase 1
Property Location: Headwaters Boulevard
Legal Description: 5.824 acres out o the William Walker Survey
Applicant: Blake Rue, Oryx Land Holding, LLC
Property Owner: Blake Rue, Oryx Land Holding, LLC
Staff recommendation: Denial of the Preliminary Plat based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



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 November 2016.

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Disapproval of the Plat with the outstanding comments.
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