

Addendum to staff report

22-54 Map Amendment and Vacation BH2

On December 15, 2022, the County received an email from Jon Hotaling, on whose behalf BH2 submitted the application 22-55 outlining a proposal to reduce the maximum densities on the parcels in the application from a total allowance of 260 on all parcels to a total of 240. The email contains an attachment outlining three options: one as proposed in the application, and two adding one and two additional lots to be created. The Applicant requests that the Planning Commission consider whether creating an additional one or two parcels would still be considered a plat amendment, or if it would be considered a subdivision. The current proposal creates six lots out of five tracts, the options in question would be to create seven or eight lots out of the current five tracts.

The distinction between a Plat Amendment and a Subdivision rests on whether it creates a “significant” increase in the total number of lots.

To create eight lots out of the current proposed six, the Applicant proposes splitting parcels A and B into three 2.15-acre lots and splitting Parcel F in half.

Section 2.14 of the Land Use Code reads:

Minor changes to an approved and recorded plat shall not be considered a subdivision of land within the intent and definitions of these regulations, so long as the minor changes are not undertaken for the purposes of circumventing these subdivision regulations and so long as the minor changes do not include modifications which significantly alter the intended land uses, density, number of lots, circulation system, dedicated land or encompass more than twenty-five (25) percent of the land included within an overall site within an approved and recorded subdivision. Specifically included within the scope of minor changes are the following actions: the adjustment and revision of lot lines, the re-platting of lots, the reconfiguration of dedicated streets and easements and reserved sites, along with similar minor changes to an approved and recorded plat, so long as the minor changes create no nonconforming lots, nor significantly alter street and road locations, drainage easements or violate the subdivision design standards contained herein.

Attachments to Application 22-54 can be found in the December 8, 2022 packet.