

**STAFF REPORT
February 12, 2018**

Application: SUBD1-2018

Application Date: November 15, 2017

APPLICANT: Crazy Crow Holdings LLC
Represented by David Reed with Reed & Reed PC

Location: Bixler Ferry Road
Tax Map# 42A3-A-14

Current Use of Property: The property is presently vacant.

Background Information:

The Town received a preliminary subdivision plan application regarding a parcel located on Bixler Ferry Road and it is identified on Page County Tax Maps as 42A3-A-14. The subject parcel is zoned R3. The applicant is requesting division of the property into two parcels (Parcel A = 12,301 square feet and Parcel B = 12,282 square feet).

Applicable Code Sections:

Appendix A – Zoning, Section 403 – R3
Appendix B – Subdivisions
Article II – Submission and Review
Section 204 - Preliminary Plat Submission
Section 205 – Review of Preliminary Plat
Section 302 – Preliminary Plat

Public Notice: N/A

Planning Commission Agenda: January 10, 2018
Commission Recommended Approval

Action Needed:

Council Decision on this Preliminary Subdivision Plat

Other Items For Discussion:

Access Points for Driveways
Drainage
Narrow Construction Envelopes – especially for Parcel B