

SKP-04-004

531.11

**SKETCH PLAN AMENDMENT
FALCON HIGHLANDS 2004**

A request by Cygnet Land LLC and The Moore Agency for approval of an amended Sketch Plan for Falcon Highlands. The request covers approximately 852 acres proposed for residential, commercial and light industrial uses. The property is primarily located on the south side of Woodmen Road for approximately two miles west of Meridian Road. Numerous (15) tax schedule numbers, including 53000-00-488.

PREPARED BY

Carl Schueler
10/19/04

APPLICABLE RESOLUTIONS

Approval Page 5
Disapproval Page 6

PLANNING DIVISION RECOMMENDATION: The Planning Division recommends **approval** of the revised plan as proposed, subject to the following conditions and notations:

CONDITIONS

1. The Sketch Plan is only adopting the general land use concept and general alignment of collector streets or larger. The density ranges adopted shall mean that consideration will be given to establishing a maximum density somewhere in that range for indicated portions of the site, depending on the ultimate provision of open space and the design of the higher density areas.
2. Prior to scheduling this request for the Board of County Commissioners' hearing:
 - a. All remaining concerns of the Department of Transportation and the Engineering Division as articulated in their most recent review comments will be addressed to the satisfaction of those agencies.
 - b. Specifically provide a graphic or reference which clearly describes all approved access points to Woodmen, future Meridian and future Dublin Roads along with the allowable movements (i.e. full, 3/4, right in etc.) as well as the temporary or provisional nature of these access point if applicable.