AGENDA ITEM

New Business

REPORT TO: **Planning Commission Meeting (11/16/26)**

ITEM NO: 737/2026

SUBJECT: **3411 Springdale Forrest Circle | Special Use |** for a minor subdivision | on a 2.09± acre tract located on the north side of Springdale Forrest Circle approximately 330 feet northwest of its intersection with Springdale Forrest Boulevard | Zoned R-1; Tax Parcel 10062 000038 **| Proposed Use: 2-lot subdivision |** ** Commission District 2 **| KD South, LLC, applicant**

Meetings:

Voting Meeting Date: 11/16/26

Executive Summary:

Presenter: LT

Recommendation:

Approval, with conditions, as the proposed use meets all minimum standards of the Residential 1 (R-1) zoning district.

1. The property shall be developed in accordance with the site plan and narrative received September 22, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

3411 Springdale Forrest Circle | Special Use | for a minor subdivision | on a 2.09± acre tract located on the north side of Springdale Forrest Circle approximately 330 feet northwest of its intersection with Springdale Forrest Boulevard | Zoned R-1; Tax Parcel 10062 000038 **| Proposed Use: 2-lot subdivision |** ** Commission District 2 **| KD South, LLC, applicant**

History:

Facts and Issues:

Options:

Approvals:

Submit	Review
KE	LT

Attachments:

Staff Report

Application
Narrative
Site Plan
Plat
Maps
Deed
Water Availability
Department Comments
Notice Sign