



Oakley City Planning Commission
Staff Report
Plat Amendment: Maple Ridge Ranches:
Lot 18

Date: May 6, 2026

Prepared By: Stephanie Woolstenhulme, Oakley City Planner

Applicant(s): Troy Carr, owner Lot 18

Public Hearing: May 6, 2026

REQUEST:

The applicant is requesting a plat amendment for Maple Ridge Ranches affecting lot 18. Proposed plat amendment modifies the limits of disturbance for Lot 18 to allow proposed personal development of property.

CONSIDERATIONS:

- Total square footage of the Limits of Disturbance/ Building Envelope will remain the same.
- No right-of-way or easement affected.
 - Access to lot will remain the same.
- Adjacent lots unaffected
- Maple Ridge Ranches Homeowners Association approved of this plat amendment on 3.21.2026.
- Per Oakley City Code 13-5-11-A-3 *"The Planning Commission shall be the Land Use Authority for all subdivision plat amendments that result in building pad adjustments, subdivision title changes, plat note revisions, altering of utility easements, vacations and all other amendments that do not affect a public or private road."*

APPLICABLE ORDINANCES:

- Oakley City Code 13-5-11 Subdivision Plat Amendments

RECOMMENDED MOTION:

I move the Oakley City Planning Commission approve/deny the plat amendment for Maple Ridge Ranches, Lot 18, as proposed in application.

ATTACHMENT(S):

Proposed plat amendment

GRAYSCALE LINES AND HATCH ARE EXISTING LOD AND BUILDING ENVELOPE, PER ORIGINAL PLAT OF RECORD RECORDED AS ENTRY 507706, 05/26/1998.
THIS SHEET IS FOR INFORMATION ONLY AND IS NOT TO BE RECORDED.

MAPLE RIDGE TRAIL

NOT FOR RECORDATION

9.08 ACRES
6064 N. MAPLE RIDGE TRAIL
PARCEL ID: MRR-18
BULLDOG RANCHES LLC

EXISTING L.O.D. PER PLAT OF RECORD

EXISTING L.O.D.
55766 SF
1.28 AC

EXISTING L.O.D. PER PLAT OF RECORD

EXISTING BUILDING ENVELOPE PER PLAT OF RECORD



SHEET 1 OF 3
APRIL 17, 2028

THIS EXHIBIT IS FOR ILLUSTRATION ONLY
NOT FOR RECORDATION

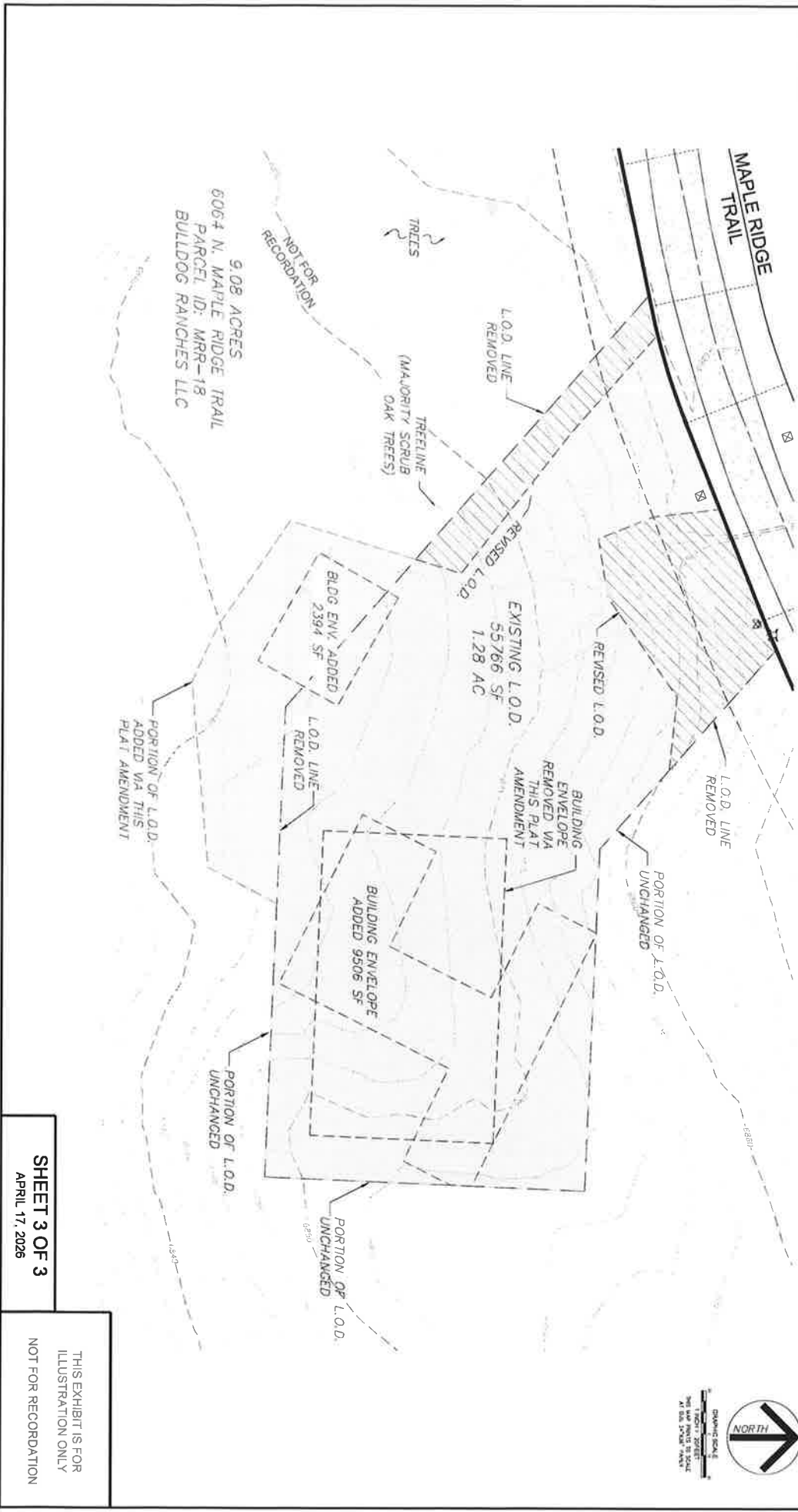
GRAYSCALE LINES AND HATCH ARE EXISTING L.O.D. PER ORIGINAL PLAT OF RECORD RECORDED AS ENTRY 507706, 09/26/1998.

NOTE:
THE TOTAL AREAS OF THE LIMIT OF DEVELOPMENT (L.O.D.) AND THE BUILDING ENVELOPE (B.E.) ARE UNCHANGED.

RED LINES AND HATCH ARE REVISED LOD
GREEN LINES AND HATCH ARE ADDED LOD

ORIGINAL PLAT	THIS PLAT AMENDMENT
L.O.D. 55,766 SF 1.28 AC	L.O.D. 55,766 SF 1.28 AC
B.E. 11,900 SF	B.E. 11,900 SF

BLUE LINES ARE REVISED BUILDING ENVELOPE
EXISTING CONDITIONS ADDED TO THIS SHEET FOR REFERENCE



SHEET 3 OF 3
APRIL 17, 2026