

Oakley City Planning Commission

Staff Report

Plat Amendment: Maple Ridge Ranches: Lot 22



Date: August 5, 2026

Prepared By: Stephanie Woolstenhulme, Oakley City Planner

Applicant: Dmitri Novikov

Address of Proposed Amendment: 6040 N Maple Ridge Trail

Parcel Number: MRR-22

Acreage: 31.15

Current Zoning: AR-40

Public Hearing: August 5, 2026

REQUEST:

The applicant is requesting a plat amendment for Maple Ridge Ranches Subdivision affecting lot 22. Proposed plat amendment adjusts limits of disturbance for lot to 1) be reflective of the existing driveways and buildings and 2) add a future barn location. The square footage of limits of disturbance does not change.

CONSIDERATIONS:

- Plat amendment corrects inadvertent existing improvements built outside the originally platted Limits of Disturbances.
- Building envelope only required for home. Building envelope will remain same size but will be moved, in entirety, to the home site. Other locations will strictly be limits of disturbance.
- Maple Ridge Ranches HOA approval of this plat amendment: April 2, 2026
- Slope was evaluated for new limits of disturbance.
- 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 Subdivision lot 22 as proposed in application with the addition of a plat note indicating that development on a slope of 30% or greater is prohibited.

ATTACHMENT(S):

- Zoomed-in Snapshot of proposed plat. Proposed new limits of disturbance in blue. Lower LOD reflects existing tennis courts, middle LOD is site for future barn, and upper LOD/building envelope reflects existing home and future addition.

