

Oakley City Planning Commission
Staff Report
Plat Amendment: Maple Ridge Ranches: Lot 6



Date: September 2, 2026
Prepared By: Stephanie Woolstenhulme, Oakley City Planner
Applicant: Brad Smith
Address of Proposed Amendment: 5954 N Maple Ridge Trail
Parcel Number: MRR-6-2AM
Acreage: 9.37
Current Zoning: AR-40
Public Hearing: September 2, 2026

REQUEST:

The applicant is requesting a plat amendment for Maple Ridge Ranches Subdivision affecting lot 6. Proposed plat amendment adjusts limits of disturbance to 1) not cross shared driveway, 2) add a future barn location, and 3) better accommodate topography. The square footage of limits of disturbance does not change.

CONSIDERATIONS:

- Proposed changes move building envelope away from the shared driveway. Proposed LOD no longer crosses shared driveway and is adjusted away from Easterly neighbor.
 - Existing 30' driveway easement
- Proposed changes reflect future barn location
- Proposed changes move building envelope to less steep terrain but do call for an 11% down-slope driveway.
- Square footage of LOD does not change; it is just reconfigured.
- Maple Ridge Ranches HOA approval of this plat amendment: July 13, 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:

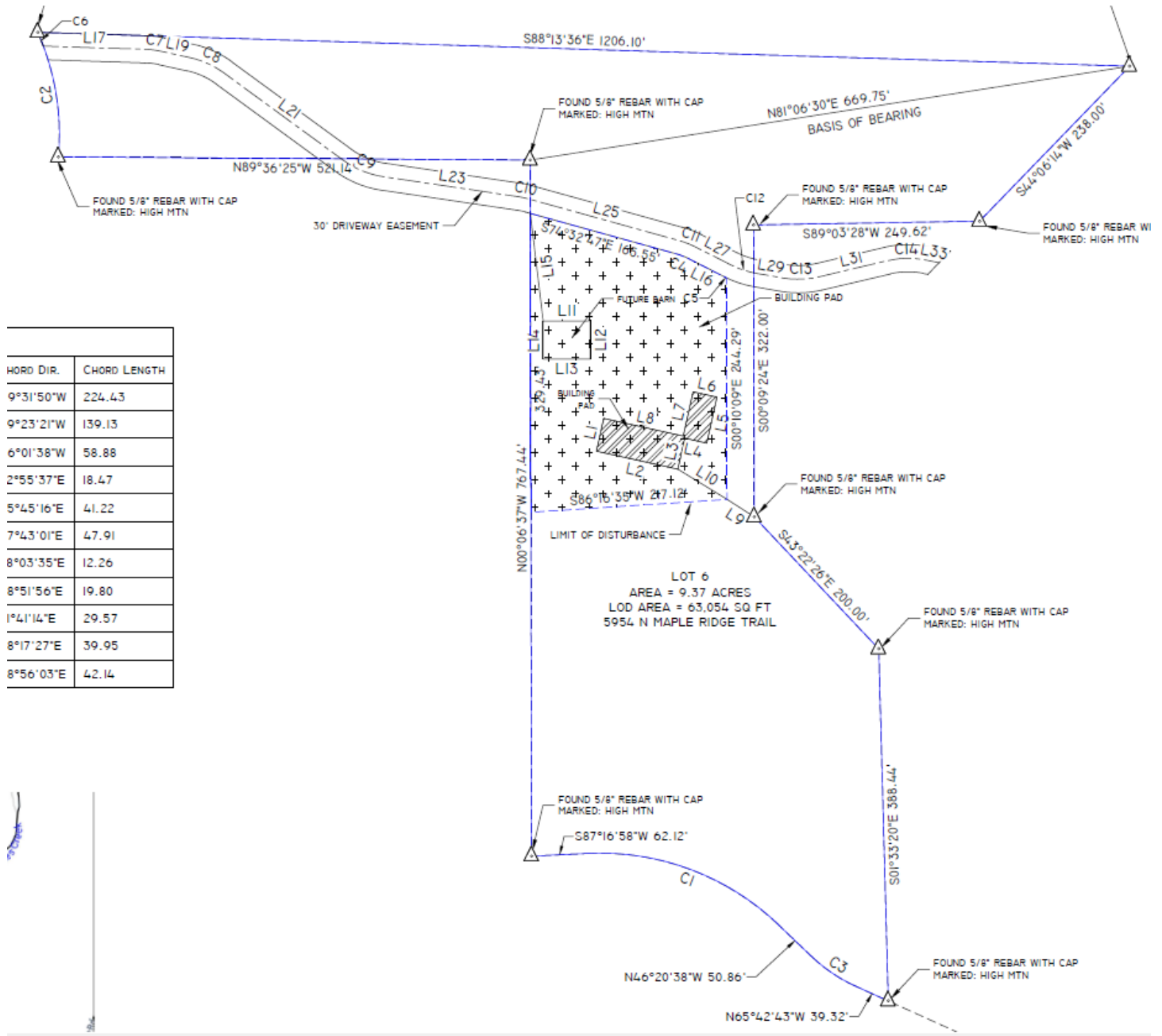
- Oakley City Code 13-5-11 Subdivision Plat Amendments

RECOMMENDED MOTION:

I move the Oakley City Planning Commission approve/deny the plat amendment for Maple Ridge Ranches Subdivision lot 6 as proposed in application.

ATTACHMENT(S):

- Zoomed-in Snapshot of proposed plat. Proposed new limits of disturbance in dashed blue.



- Zoomed-in Snapshot of currently platted LOD limits.

