

Oakley City Planning Commission

Staff Report

Plat Amendment: Maple Ridge Ranches: Lot 21



Date: September 2, 2026
Prepared By: Stephanie Woolstenhulme, Oakley City Planner
Applicant: Richard McElligott
Address of Proposed Amendment: 6046 N Maple Ridge Trail
Parcel Number: MRR-21
Acreage: 25.22
Current Zoning: AR-40
Public Hearing: September 2, 2026

REQUEST:

The applicant is requesting a plat amendment for Maple Ridge Ranches Subdivision affecting lot 21. Proposed plat amendment adjusts limits of disturbance to accommodate a future guest house. The square footage of limits of disturbance does not change.

CONSIDERATIONS:

- Proposed .104 acres of LOD moved from front of lot and added to north side of LOS (see attachment below).
- Square footage of LOD does not change; it is just reconfigured.
- Maple Ridge Ranches HOA approval of this plat amendment: July 2, 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 21 as proposed in application.

ATTACHMENT(S):

- Zoomed-in Snapshot of proposed plat. Yellow to be removed from LOD. Green to be added to LOD.

