

CITY OF GREEN  
**Planning Department Review**  
PLANNING & ZONING COMMISSION  
*June 20, 2018*

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**Item 18-40**

**Fox Ridge Estates Replat**

(A. Marshall, Property Owner)

Location: Karla Drive

Subdivision Replat

Zoning: R-R

**PLANNING DEPARTMENT**

The applicant has presented a replat of Fox Ridge Estates that would consolidate Lots 2 & 3 into Lot 2R which would be 1.532 acres. The applicant recently acquired Lots 1, 2 & 3 and wishes to construct a new home on Lots 2 & 3. Lot 1 would continue to be a stand alone lot.

Lots 2 & 3 are currently vacant. Lot 2R would meet all requirements for the R-R: Rural Residential site development standards. The replat would also vacate the utility easement that is on either side of the existing property line between Lots 2 & 3. There are no utilities within the existing easement.

Health Department approval is not necessary for the consolidation of these lots; however, their approval of a septic system would be required before construction of the home could begin.

A new deed will need to be prepared and submitted for Lot 2R. The deed will be recorded in conjunction with the replat.

The Planning & Zoning Commission is being asked to review the proposed replat and make a recommendation to City Council.

**DESIGN REVIEW BOARD**

No review required.

**ENGINEERING**

No comments requested.

**FIRE**

No comments requested.

**ZONING**

No comments requested.

**STAFF RECOMMENDATION**

*Staff recommends a favorable recommendation by the PZC to City Council for acceptance of the replat. There are no performance bond requirements associated with this proposal. The appropriate deed, as referenced, will need to be submitted for review/approval prior to recording.*