

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION
October 18, 2017

Item 17-60

Kings Ridge Phase 5 & 6 Replat

(M. Gordon-Trustee, Property Owner)

Location: 4354 Castlegate Blvd.

Replat

Zoning: R-1

PLANNING DEPARTMENT

Applicant is presenting a replat of Kings Ridge Phase 5 & 6 subdivisions. The proposed replat involves the modification of Lot 140 in Phase 5 and Lot 167 in Phase 6.

The replat is being proposed in order to consolidate the two existing lots into a single parcel. The 0.4375acre Lot 140 is situated on the southwest corner of Castlegate Blvd. and Skyview Dr. and currently contains a single-family residence. The vacant Lot 167, at 0.3477 acres, is located on the south side of Skyview Dr. and contiguous to the west. Upon the replat, the consolidated lots would become Lot 167R, at 0.7852 acres (34,203 SF). The increased lot area would essentially create a larger rear yard for the existing residence and allow additional area for the placement of a permitted accessory use/structure. Both existing lots are currently owned by the applicant.

The replatted lot would meet zoning requirements for lot area, width, frontage, and width-to-depth ratio. The replat would not impact any additional lots within Kings Ridge. Existing drainage, storm sewer, and utility easements would remain unchanged, as indicated.

A new sidewalk is currently being installed across the frontage of existing Lot 167 per requirement.

A new deed will need to be prepared and submitted for the new Lot 167R. 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

ENGINEERING

No comments requested.

FIRE

No comments requested.

ZONING

No comments received.

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.