

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION

March 18, 2026

Item 26-12

Southwood Drive (Phase 2)

(City of Green, Planning Department)

Location: Southwood Drive – North of Jacobs Ridge

Dedication Plat

Zoning: R-1

PLANNING DEPARTMENT

The City of Green is presenting the dedication plat of Southwood Drive Phase 2. The land that will be dedicated as public right-of-way via this plat was obtained by the City through warranty deeds.

The existing Southwood Drive (80' wide) extends eastward as a boulevard from S. Arlington Road and currently ends just east of its intersection with Golden Wood Way in the Jacobs Ridge Planned Development. The easternmost portion of the roadway (approximately 491') includes a roundabout at the intersection that was constructed within Phase 1 of the City's extension that was dedicated last year. A portion of Southwood Drive has also been constructed as part of the Forest Lakes Subdivision to the east. This section extends westward from Tabs Drive approximately 470' and aligns with the end of Phase 1. As such, there is an approximately 785' gap that extends along the north allotment line of Jacobs Ridge (see attached aerial). The area to be dedicated totals 1.486 acres and would fill in the remaining gap, as referenced.

This dedication would allow for construction to begin that would complete Southwood Drive as a through street between S. Arlington Road and Tabs Drive. The dedication would be 80' in width through this section to allow for continuation of the boulevard section of roadway that would taper down to the standard two-lane section that currently exists within the 60' wide right-of-way in Forest Lakes.

The land being dedicated includes an existing 40' wide strip that was platted as Block B in Jacobs Ridge Ph 1 and subsequently transferred to the City and five (5) small parcels that were deeded to the City from adjacent property owners along the north side. The adjacent parcels are zoned R-1 (Single-Family Residential) with the exception of one property that is zoned B-3 (Neighborhood Business).

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

DESIGN REVIEW BOARD

No review required.

ENGINEERING

Acceptable.

FIRE

No comments requested.

ZONING

No comments requested.

STAFF RECOMMENDATION

The dedication of this right-of-way will allow for construction of the final section of Southwood Drive that will provide a continuous route between S. Arlington Road and Tabs Drive, an important connection that will help to alleviate traffic congestion. It will also create frontage for two landlocked parcels on the north side and additional frontage at the south end of parcels that extend to E. Turkeyfoot Lake Road, which could facilitate future development.

Staff, therefore, recommends a favorable recommendation by the PZC to City Council for acceptance of the dedication plat. There are no performance bond requirements associated with this request.