

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION
March 20, 2019

Item 19-17

Raintree Estates Ph I & II Replat

(N. Moore, Property Owner)

Location: Arbor Ct. & Marjess Dr.

Subdivision Replat

Zoning: R-1

PLANNING DEPARTMENT

Applicant is requesting a replat of multiple lots within the Raintree Estates Phase I and II subdivision. The 3.105 acre parcel of land to the south of Arbor Court of Raintree Estates was purchased by the Moore's. The Moore's have since approached several neighbors in hopes of carving up the 3.105 acre parcel in order to be adjoined to their existing lots. The following table shows the proposed lot sizes:

Lot #	Address	Existing Acreage	Proposed Acreage
Lot 59R	2582 Arbor Ct	0.373	1.533
Lot 60	2874 Arbor Ct	0.3306	1.8336
Lot 61R	2566 Arbor Ct	0.374	0.413
Lot 62	2558 Arbor Ct	0.3842	0.5792
Lot 14	3995 Marjess Dr	1.1778	1.3858

As proposed, Lot 59R would become a lot with double frontage. Typically, a reservation strip would be required along one of the frontages of a double frontage lot. However, due to the existing driveway which serves as the access for the oil tanks and well, a reservation is not recommended. The Planning & Zoning Commission can grant a variance for this condition if they feel it is appropriate. If this portion of land were to be split in a similar dimension as the adjacent lots, the lot itself would require a lot size variance and a house could not be sited on the lot without a riparian corridor variance.

By adding the additional land to Lot 60, the new configuration would exceed the lot width-to-depth ratio of 1:4.5. The existing frontage is 90' which would allow a depth of 405'. The lot depth, as proposed, would be 453.76'. The proposed depth of Lot 59R would be the same, however, the existing frontage is 101.9' which would allow a depth up to 458.55'. Lot 59R would comply.

All other lots would satisfy the requirements of the Land Development Code. By parceling this larger lot and attaching the pieces to existing lots, no additional house could be constructed on this portion of land.

The existing homes are served by sanitary sewer, therefore, an approval from the Summit County Health Department is not required.

The survey provided is a preliminary survey. Several red marks need to be addressed by the surveyor before final approval.

DESIGN REVIEW BOARD

No review requested.

ENGINEERING

No comments requested.

FIRE

No comments requested.

ZONING

No comments requested.

STAFF RECOMMENDATION

Staff recommends approval of the variance to Lot 59R to allow for the double frontage lot, with a restriction that the frontage (Mayfair) shall not be utilized for access to S/L 59R and the variance to Lot 60 for exceeding the lot width-to-depth ratio. Staff also recommends a favorable recommendation to City Council for acceptance of this replat.

Red mark revisions are required before final approval.