

**CITY OF GREEN**  
**Planning Department Review**  
**PLANNING & ZONING COMMISSION**

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*February 16, 2022*

**Item 22-10**

**Replat of New Seasons Phase II**

(K. Lancianese, New Seasons JV, LLC)

Location: Hawthorn Court

Subdivision Replat

Zoning: PD

**PLANNING DEPARTMENT**

Applicant is presenting the Replat of New Seasons Phase II. The replat involves the adjustment of property lines for existing Lots 39-43 on Hawthorn Court (private).

This replat is being initiated by the owners of Lot 39, who first identified this lot during presentation of the original concept plan. Per applicant, when Phase II lots were platted, the 0.3219-acre Lot 39 was reduced in area due to a required sanitary sewer easement to the north. The owners designed their dream home based on the concept plan layout and found that it is too large for the platted lot. The 0.4319-acre Lot 39-R, therefore, represents an acceptable configuration for the home to proceed. This increase in area would result in the shifting of lot lines for Lots 40-43, which are currently owned by the developer, per the following; Lot 40 (0.312 acres to Lot 40-R at 0.2431 acres); Lot 41 (0.1838 acres to Lot 41-R at 0.1586 acres); Lot 42 (0.1577 acres to Lot 42-R at 0.1576 acres); and Lot 43 (0.1925 acres to Lot 43-R at 0.1768 acres). All replatted lots would exceed the 5,000 SF minimum lot area and 40' minimum lot width in the PD District.

The replat also proposes the vacation of 3' of the 15' wide portion of the sanitary sewer easement running through Lot 43. This lot, which would be reduced by 5.5' in width as replatted, would gain additional buildable area due to the vacation. In this case, the sanitary sewer line runs along the property line between Lots 43 & 44, with 15' of easement on each lot. This sanitary line extends to a new manhole to the east and would provide the opportunity for sewer to be extended to service the adjacent Greensburg Heights Allotment in the future. The sewer is approximately 10'-12' deep and 12' of easement would remain to work in, if needed. The Summit County Department of Sanitary Sewer Services has no objection to the easement vacation and the plat will be signed-off by the County Executive.

There would be no change to Hawthorn Court and all lots are currently vacant.

If approved, deeds for the replatted lots will need to be submitted for review prior to recording 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 Planning & Zoning Commission to City Council for acceptance of the replat.*

*Deeds for the new replatted lots will need to be submitted for review prior to recording with the replat.*