

CITY OF GREEN  
Planning Department Review  
PLANNING & ZONING COMMISSION

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October 20, 2021

**Item 21-49**

**Replat of Greensburg Heights Allotment**

(J. Tricaso, Property Owner)

Location: 4497 Honeymoon Drive

Subdivision Replat

Zoning: R-1

**PLANNING DEPARTMENT**

Applicant is presenting the Replat of Greensburg Heights Allotment. The replat involves the consolidation of Lots 61 & 62, which are located on the east side of Honeymoon Drive.

The applicant owns both parcels. The existing 0.53-acre Lot 62 contains a single-family dwelling and the vacant Lot 61 to the north is 0.68 acres in area. The consolidation would create the 1.283-acre Lot 61-R. The replat is being proposed so that an addition can be constructed on the north side of the existing dwelling without any side-yard building setback issues. The on-site septic system and water well are shown on the plat to assure that the addition will not impact those facilities.

If approved, a deed for the new Lot 61-R will need to be submitted for review prior to recording with the replat.

The PZC 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.*

*The deed for new Lot 61-R will need to be submitted for review prior to recording along with the replat document.*

