

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION

June 16, 2021

Item 21-28

Replat of Greensburg Heights Allotment

(C. Fortunato, Property Owner)

Location: 2030 Tricaso Drive

Subdivision Replat

Zoning: R-1

PLANNING DEPARTMENT

Applicant is presenting the Replat of Greensburg Heights Allotment. The replat involves the consolidation of Lots 15 & 16, which are located on the south side of Tricaso Drive.

The applicant owns both parcels, which each contain 0.62 acres of land. Lot 15 contains an existing single-family dwelling and fenced-in pool area. Lot 16 contains an existing greenhouse. The consolidation would create the 1.24 acre Lot 15R and would bring the accessory greenhouse onto the same parcel as the principal residential use (as per code). There is no sanitary sewer service within this allotment and lots contain on-site septic systems. As a lot consolidation, there would be no impact upon the existing system. There are no building setback issues.

If approved, a deed for the new Lot 15R 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.