

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION
July 18, 2018

Item 18-44 Fox Ridge Estates Replat No. 2
(F. D'Angelo, Property Owner)
Location: 1149 Fox Hollow
Subdivision Replat
Zoning: R-R

PLANNING DEPARTMENT

The applicant has presented a replat of Fox Ridge Estates that would consolidate Lots 19 & 20 into Lot 19R which would be 1.8241 acres. The applicant recently acquired Lots 19 & 20 and wishes to construct a new home. The new home would be situated on the existing Lot 20 and the approved septic system would be situated on the existing Lot 19.

Lots 19 & 20 are currently vacant. Lot 19R would meet all requirements for the R-R: Rural Residential site development standards. Staff has requested that the replat would also vacate the utility easement that is on either side of the existing property line between Lots 19 & 20. There are no utilities within the existing easement.

A new deed will need to be prepared and submitted for Lot 19R. The deed will be recorded in conjunction 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 PZC to City Council for acceptance of the replat with the additional language regarding the easement vacation. There are no performance bond requirements associated with this proposal. The appropriate deed, as referenced, will need to be submitted for review/approval prior to recording.