

CITY OF GREEN  
Planning Department Review  
PLANNING & ZONING COMMISSION

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*February 16, 2022*

**Item 22-03**

**Mount Pleasant Estates Replat**

(Frances J. Beaty, Property Owner Lots 6, 7, & 8)

(Debera J. Joseph, Property Owner Lot 13)

Location: 5901 S. Arlington St & 7969 Mt. Pleasant Rd

Subdivision Replat

Zoning: R-R

**PLANNING DEPARTMENT**

Applicant is presenting Mount Pleasant Estates Replat for review. The applicant is Mrs. Beaty who owns lots 6, 7, and 8 of Mount Pleasant Estates with the respective parcel numbers 2808482 and 2813320 which represents lots 6 and 7 due to independent consolidation. The proposed replat would consolidate Mrs. Beaty's parcels into one lot, labeled 7R on the replat, approximately 1.682 acres with frontage along Arlington Road. The eastern and rear portion of Mrs. Beaty's property would be transferred and consolidated with her neighbor Mrs. Joseph who owns lot 13 of Mount Pleasant Estates (parcel number 2808487). The transferred portion of land, approximately 1.232 acres, would be consolidated with Mrs. Joseph's existing parcel to form a 2.266-acre lot labeled as 13R on the replat. For your reference, please see the attached aerial map along with an annotated copy of the current plat.

Mount Pleasant Estates was originally platted in 1979. The consolidation of preexisting smaller lots located in a Rural-Residential district is an enhancement provided by this replat. Both newly created lots exceed the minimum lot area of 55,000SF in an R-R district.

Summit County Public Health reviewed and approved the proposed replat finding no issues with the existing or future replacement septic system based on the proposed lot configuration.

Deeds for each of the new lots must be submitted for review prior to recording.

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 review required.

**FIRE**

No comments requested.

**ZONING**

No comments requested.

**STAFF RECOMMENDATION**

*Staff would recommend a favorable recommendation by the Planning & Zoning Commission to City Council for acceptance of the proposed replat. This proposal would bring older lots closer to compliance with current code standards. Any remaining technical revisions of the replat document and deeds are required prior to recording with the County.*