

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION
February 21, 2018

Item 18-06

Moore Road Dedication Plat

(T. Grywalski, Arlington Ridge Townhomes, LP)
Location: 663-693 Moore Road
Right-of-Way Dedication

PLANNING DEPARTMENT

Applicant is presenting a dedication plat for Moore Rd., which is associated with the Arlington Ridge Townhomes project that was reviewed at the December 20, 2017 meeting. At that meeting, it was stipulated by the PZC that portions of the Moore Rd. frontage of the site be dedicated to allow construction of a required public sidewalk without the need for an easement across private property. The applicant agreed with this stipulation and is now returning for review of the plat. (Note: the applicant is responsible for construction of the sidewalk.)

The Townhome site consists of four (4) parcels of land that front on Moore Rd. (A fifth parcel fronts on Robins Trace and is currently under Council review for rezoning from R-2 to R-1). The four parcels are currently under common ownership and will be consolidated, as required to accommodate the project.

Upon review of information that has been provided to the City, there appears to be some conflict regarding the location of the right-of-way in this area. Staff has determined that the plat being presented offers the ability to “set the record straight” without future conflict.

Per the plat, three of the four parcels extend to the centerline of the roadway and require dedication. This includes a vacant parcel and adjacent parcel (663 Moore Rd.) on the west end and 693 Moore Rd. on the east end. The right-of-way is currently dedicated at 681 Moore Rd., the parcel in the middle. The right-of-way area to be dedicated via the plat would total 0.1496 acres of land. Once dedicated, this would provide a uniform 60’ width across the frontage of the site.

The PZC is being asked to review the dedication plat and make a recommendation to City Council.

DESIGN REVIEW BOARD

No review required.

ENGINEERING

Currently reviewing plat document.

FIRE

No comments requested.

ZONING

No comments received.

STAFF RECOMMENDATION

Staff recommends a favorable recommendation to City Council for acceptance of the dedication plat. There are no performance bond requirements associated with this request.