

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

Item 18-21

Wampetek Village Phase 3 Replat

(K. Jorgensen, Property Owner)

Location: 151 E. Turkeyfoot Lake Road

Subdivision Replat

Zoning: B-2

PLANNING DEPARTMENT

Applicant is presenting a replat of Wampetek Village Allotment No. 3. The proposed replat involves the combination of Lots 76 & 77 into Lot 77-R.

The property owner has an existing home on Lot 77 while Lot 76 is vacant. The property owner would like to add an addition to the rear of the existing home and a deck on the western portion of the home. The vacant lot currently has guardrail and a steep slope along the frontage of the property. Upon the replat, the consolidated lots would be exactly 1 acre in size.

The replatted lot would meet zoning requirements for lot area, width, frontage, and width-to-depth ratio. The replat would not impact any additional lots within Wampetek Village. Existing drainage, storm sewer, and utility easements would remain unchanged, as indicated.

A new deed will need to be prepared and submitted for the new Lot 77-R. 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

ENGINEERING

No comments requested.

FIRE

No comments requested.

ZONING

No comments received.

STAFF RECOMMENDATION

Staff recommends a favorable recommendation by the PZC to City Council for acceptance of the replat. 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.