

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION

February 16, 2022

Item 22-02

Liberty Green Subdivision Replat #3

(D. Marchetta, Property Owner)

Location: Liberty Green Drive

Subdivision Replat

Zoning: B-1

PLANNING DEPARTMENT

Applicant is presenting Liberty Green Subdivision Replat #3 for review. The proposed replat would subdivide the existing 9.215 acre Lot 6 into two separate lots. A copy of the current plat is attached for reference.

The replat is being proposed in order to create a site for the proposed Liberty Green Storage XXL RV self-storage, which is also under review at tonight's meeting. This would be the 5.9024 acre Lot 6-R, situated at the southern end of the existing cul-de-sac and adjacent to the existing County-owned Block B, which houses a sanitary pump station. The creation of this lot would result in the creation of one additional lot, which is currently labeled Lot 7 (3.3126 acres on the south side of Liberty Green Drive).

Both lots would meet code requirements for area, width, and frontage. Minimum building setback lines are shown within each lot, which meets current B-1 regulations. Both lots would be served by central sewer and water services.

Delineated wetland areas along with riparian setbacks will need to be indicated on the plat as well.

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

Currently reviewing replat document.

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. Any remaining technical revisions of the replat document and deeds are required prior to recording with the County. There are no performance bond requirements associated with this proposal.