

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION

March 18, 2026

Item 26-10

Stoney Creek Phase 5

(M. Holz, FLG Stoney Creek LLC)

Location: Timbercreek Circle & Fox Ridge Road

Final Plat Review – 27 Lots

Zoning: R-1

PLANNING DEPARTMENT

The applicant is presenting the final plat of Stoney Creek Estates Phase 5. This single-family residential allotment is located between Greensburg Road and Gray Fox Drive within the Stoney Creek Estates development in the City of Green. The original allotment dates to 2002, and Phases 1–4 have been completed or approved as part of the continued development of the remaining lands within the subdivision. The applicant is now proposing the next and final phase of the subdivision consistent with the previously approved preliminary plan for the development.

The original allotment consisted of 228 lots on approximately 120 acres. The remaining lands following the earlier phases were incorporated into a revised development plan that reduced the total number of lots and allowed the remaining property to be developed as an Open Space Subdivision through Conditional Use approval by the Planning and Zoning Commission.

The Phase 5 plat would create 27 single-family residential lots (Lots 148–174) on approximately 10.9056 acres of land. According to the area tabulation shown on the plat, approximately 9.3785 acres are contained within residential sublots, with the remaining acreage allocated to public right-of-way and associated infrastructure.

All lots within Phase 5 will be served by public sanitary sewer and water facilities, consistent with the existing portions of the Stoney Creek Estates development.

The proposed lots, ranging from 13,606 SF to 22,250 SF, would comply with the dimensional requirements of the City of Green Land Development Code. Lot areas, lot frontage measurements, and building setback lines are shown on the plat and appear to meet the applicable zoning standards for the subdivision. The lot layout and configuration are consistent with the subdivision design requirements of the City's Land Development Code, including lot width-to-depth ratios and required frontage along public streets. The proposed lots are also consistent with those in the developed portion of the allotment.

The development of Phase 5 occurs through the eastward extension of Timbercreek Circle to a knuckle feature and a northward extension. Per the preliminary plan approval, one condition was to provide a separate street name for this north-south section. Shady Creek Circle was presented and found to be acceptable. The roadway connects directly with the existing street network constructed during the earlier phases of the subdivision. A cul-de-sac at the northern portion of the phase provides access to additional

residential lots while maintaining internal circulation within the subdivision. The reservation strip at the east end of Timbercreek Circle would be released via the extension of the roadway upon recording of the plat. All roadways are shown as 50' wide public rights-of-way and utility easements are provided along the lot lines as shown.

Drainage from Phase 5 would flow to the existing stormwater management/water quality basin situated in Block F (Phase 3). No additional stormwater basins are proposed/required. Improvement plans/stormwater calculations have been submitted for Engineering review.

Per the provisions of the Land Development Code, sidewalks, street trees, and street lighting are required.

The Planning & Zoning Commission is being asked to review the final plat and make a recommendation to City Council for acceptance.

DESIGN REVIEW BOARD

No review required.

ENGINEERING

Improvement plans and stormwater calculations have been reviewed and found to be acceptable. Engineer's cost estimate has been submitted and the minimum performance bond amount has been determined.

FIRE

Reviewed with no comments.

ZONING

No comments requested.

STAFF RECOMMENDATION

Planning staff recommends a favorable recommendation by the Planning & Zoning Commission to City Council for Stoney Creek Estates Phase 5 Final Plat, creating 27 single-family residential lots (Lots 148–174) on approximately 10.9056 acres, as shown on the submitted plat. This should be contingent on making the street name change to Shady Creek Circle as referenced, however.

Performance bond requirements must be submitted to the Planning Department for approval prior to introduction to City Council.

Any remaining technical revisions of the plat document are required prior to recording with the County.

The developer is responsible to meet all local, state, and federal requirements associated with the project.