

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION

August 17, 2022

Item 22-44

Liberty Green Subdivision Replat #4

(D. Marchetta, Property Owner)

Location: Liberty Green Drive

Subdivision Replat

Zoning: B-1

PLANNING DEPARTMENT

Applicant is presenting Liberty Green Subdivision Replat #4 for review. The proposed replat would subdivide the existing 5.211-acre Lot 5 into two separate lots.

The replat is being proposed in order to create a future development site for a facility that would complement the existing Caliber Collision facility. This project is currently in the plan development phase. The replat would create the 1.8645-acre Lot 5-R, on the north side of the cul-de-sac and adjacent to the Caliber facility, and the 3.3468-acre Lot 8 to the east. A small portion of an existing wetland is shown in the northwest corner of Lot 5-R. The document also shows original and previously replatted lots and the County-owned Block B, which houses a sanitary pump station.

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. The lots would be served by existing sewer and water facilities.

Deeds for each of the new lots will need to be submitted for review prior to recording with the County.

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 revised replat document.

FIRE

No comments requested.

ZONING

No comments requested.

STAFF RECOMMENDATION

Staff recommends a favorable recommendation by the Planning & Zoning Commission to City Council for acceptance of the proposed replat. Any 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.