

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION
September 18, 2019

Item 19-51

Heron Watch Replat No. 5

(S. Strayer, Helen Scott Builders)

Location: Sandy Beach Dr./S. Main St.

Subdivision Replat

Zoning: PD

PLANNING DEPARTMENT

Applicants are presenting Heron Watch Subdivision Replat No. 5. Involving four sublots, the replat would consolidate Sublots 1 & 2 into Sublot 1R, and Sublots 29 & 30 into Sublot 30R. The end result would be the creation of two larger sized sublots.

Sublot 1R would be 0.3844 acres and Sublot 30R would be 0.3595 acres. Both are currently vacant and are on the south side of Sandy Beach Drive. Both lots would be served by the existing sanitary sewer.

The proposed easements shown on the replat differ from the easements created on the original Heron Watch Subdivision plat. The surveyor located the storm water infrastructure and added to the existing storm drainage easement. The existing sanitary sewer easement is also shown. Additionally, there is a known gas line on the west side of Sublot 1R. The surveyor has reached out the gas company to confirm the location but has not heard back. Due to this the existing 60' ingress/egress easement would become a "general utility easement" and remain on Sublot 1R. The western 30' portion of the ingress/egress easement would be vacated while the eastern 30' portion would remain. A copy of the original plat page is included for your reference.

The access location to the lots is not known at this point. The original plat includes a note that "access to lots 1, 2, 29, and 30 is restricted to Heron Watch Drive only. Heron Watch Drive has not been constructed south of Sandy Beach Drive. Staff recommends that access to Sublot 1R would be from Sandy Beach Drive only, while access to Sublot 30R could be from either Sandy Beach Drive or Brant Drive. Staff further recommends that a reservation strip be placed on the South Main Street frontage of Sublot 1R.

DESIGN REVIEW BOARD

No review required.

ENGINEERING

No comments requested.

FIRE

No comments requested.

ZONING

STAFF RECOMMENDATION

Staff recommends a favorable recommendation by the Planning & Zoning Commission to City Council for acceptance of the replat with the following conditions:

- 1. Place a reservation strip along the South Main Street frontage of Sublot 1R.*
- 2. Add the building setback lines to both sublots.*
- 3. Add language that would vacate the western portion of the ingress/egress easement.*