

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION
July 19, 2017

Item 17-35

Diamond Shores Allotment #5

(J. Volosen, Property Owner)

Location: Bayview Terrace

Final Plat Review – 5 Lots

Zoning: PD

PLANNING DEPARTMENT

Applicant is presenting a final plat of the fifth phase of Diamond Shores Allotment, which is situated within the Diamond Shores Planned Development District at the west end of Jarvis Road.

This request represents a continuation of the amended general development plan for the District, which was reviewed and approved by the Planning & Zoning Commission in 2012 and then approved by City Council. The amended plan features nine (9) fee-simple lots, which allow for ownership of the land around each dwelling unit (see attached). The previous ownership of the land was structured on a condominium basis. Of the nine fee-simple lots comprising the amended plan, four (4) have been reviewed and platted to date (Lots 1, 3, 4, & 9 as shown). The most recent PZC review took place at the September 16, 2015 meeting and created Lot 3. The current request is now being made in conformance with code, which requires final plat review/approval by the PZC and City Council confirmation.

Phase 5 involves the creation of the remaining five (5) lots in the amended plan. These lots are located on Bayview Terrace, the private roadway that serves the District. This includes Lot 2, which is the last lakefront lot to be platted, and Lots 5-8, located on the south side of the roadway. The lots would range from 0.2132 acres (9,287 SF) to 0.3099 acres (13,500 SF) and conform with the configuration presented in the general plan. Lots would meet code requirements for area and width (5,000 SF, 40' width minimums in PD District). A building window is shown upon each lot that indicates the buildable area (i.e. the area that would meet building setback and separation requirements). A required 20' garage setback line is also shown. A 10' wide sidewalk easement would be platted along the west property line of Lot 2 to allow for construction of a sidewalk for access to the existing boat docks. Per language on the plat, the actual sidewalk would straddle the property line between proposed Lot 2 and existing Lot 3. A 10' wide drainage easement would extend within Lot 2 along its east property line.

All lots would be served by central sanitary sewer and private water well. Plot plans for new dwellings will need to be submitted to the Zoning Division for review prior to issuance of zoning permits.

The PZC is being asked to review the final plat and make a recommendation to City Council for acceptance.

DESIGN REVIEW BOARD

No review required.

ENGINEERING

Plat document is acceptable.

FIRE

Currently reviewing plat.

ZONING

No comments received. Zoning and building permits will be required for each individual dwelling.

STAFF RECOMMENDATION

Staff recommends a favorable recommendation by the PZC for acceptance of the final plat of Diamond Shores Allotment #5. There are no performance bond requirements associated with this request.