



PLANNING & ZONING COMMISSION

STAFF REPORT

June 19, 2018



Applicant: Susan Leander, submitted by Townsend Engineering

Request: Sketch Plan/Final Plat of Great River Hills

Legal Description: Part of the SW ¼ of Fractional Section 14 and Part of the SE ¼ of Section 15 in LeClaire Township

General Location: West of Great River Road along the Mississippi River, formerly Olathea Golf Course

Zoning: Residential Single-Family (R-1)

Surrounding Zoning:

- North:** Agricultural-General (A-G), Single-Family Residential (R-1)
- South:** Agricultural-General (A-G), Single-Family Residential (R-1)
- East:** Single-Family Residential (R-1), Mississippi River
- West:** Agricultural-Preservation (A-P), Agricultural-General (A-G)

GENERAL COMMENTS: This request is for approval of a Final Plat of a 4-lot subdivision of an approximately 101-acre tract. The tract, previously Olathea Golf Course, was recently rezoned from Agricultural-General (A-G) to Single Family Residential (R-1) on May 3, 2018.

STAFF REVIEW: Staff has reviewed this request for compliance with the requirements of the Subdivision Regulations and Zoning Ordinances for Final Plat approval. This subdivision is classified as a minor plat because it creates less than five (5) lots and would not involve the extension of any new streets or other public services.

Zoning, Land Use, and Lot Layout

The proposed Plat would subdivide the approximately 101-acre tract into four (4) lots. Lot 1 would be approximately 28 acres; Lot 2, 13 acres; Lot 3, 21 acres; and Lot 4, 39 acres. All lots would retain their “Single-Family Residential (R-1)” zoning designation, which would mean each lot would have a development right for one (1) single-family dwelling. Staff understands, however, that the four proposed lots are intended and likely to be further subdivided at a future date.

Common Open Space

The regulations require common open space only in subdivisions of fifteen (15) or more lots, so open space is not required for this proposal.

Access and Roadway Improvements

Regarding large lot subdivisions, the regulations state, “whenever the area is divided into lots of such size that there are indications that the lot will eventually be re-subdivided into small building lots, consideration shall be given to the street and lot arrangement of the original subdivision so that additional minor street can be opened which will permit a



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logical arrangement of small lots.” Two of the four lots would have frontage along 277th Avenue to the west, and the other two would have frontage along US Highway 67/Great River Road to the east. Staff would determine there are adequate opportunities for new minor streets to be safely installed along the two roadways, and all lots have sufficient frontage to accommodate intersections with the existing roadways at the points of ingress/egress.

Protection of Natural Vegetation Cover

Whenever a wooded site is to be developed, no more than fifteen percent (15%) of the naturally occurring canopy-tree cover shall be removed due to surface earth grading, roadway construction, building site clearance, or any other construction activity associated with subdivision site improvement. Whenever removal of more than fifteen percent (15%) of the naturally occurring vegetation cover is deemed necessary and unavoidable a mitigation replanting measure shall be implemented. Such mitigation shall require re-establishment of one (1) native tree of a similar specie to those removed for every three trees of three (3) inch caliper or greater removed or fatally damaged.

With this proposal, it would be difficult to address the natural vegetation cover that may be lost with re-subdivision in the future. As such, staff would expect mitigation plans to accompany future re-subdivision proposals, but would not expect one at this stage.

Stormwater Management

This proposal does not include any new roadways or smaller development lots, so a stormwater management plan would not be expected.

Erosion and Sediment Control Plan

Erosion Control Plans are typically reviewed by submitted the County Engineer in conjunction with the road construction plans. Since this proposal does not include any new roadways, an Erosion Control Plan would not be expected.

Wastewater Disposal and Water Provision

This proposal was sent to the County Health Department for its review. With no smaller development lots being proposed at this point, the Health Department did not raise any issues.

City of Princeton Review

This property is within two miles of the Princeton city limits. Therefore, review and approval of the Final Plat by the City of Princeton is required. At this time, staff has notified the City of the Final Plat submittal but has not received formal approval/consent. The Plat will not be forwarded to the Board of Supervisors for its consideration until formal approval/consent is received.

Others Notified

The Subdivision Ordinance requires additional notification of the following County Departments and local entities: Assessor, Auditor, Bi-State Regional Planning



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Commission, and District Soil Conservationist Staff. Those entities did not have any comments at this time. Staff also notified adjacent property owners within five hundred feet (500') of the public hearing before the Planning Commission. No questions or comments have been received, as of yet, on this request.

RECOMMENDATION: Staff recommends that the Final Plat of Great River Hills be approved with the following conditions:

1. The City of Princeton approve the Final Plat

Submitted by:
Timothy Huey, Director
June 15, 2018