



PLANNING & ZONING COMMISSION

STAFF REPORT

June 19, 2018



Applicant: Sean Terrell, submitted by Townsend Engineering

Request: Sketch Plan/Final Plat of Terrell's First Addition

Legal Description: Part of the NW ¼ of Section 18 in Pleasant Valley Township

General Location: Adjacent to the corporate limits of the City of Bettendorf, south of Great River Road and the Canadian Pacific railway

Zoning: Commercial-Light Industrial (C-2)

Surrounding Zoning:

- North:** Great River Road/US Hwy 67, Commercial-Light Industrial (C-2)
- South:** *City of Bettendorf*
- East:** *City of Bettendorf*
- West:** Commercial-Light Industrial (C-2)

GENERAL COMMENTS: This request is for approval of a Final Plat of a 4-lot subdivision of an approximately 7.17-acre tract, which is currently split into two parcels: one approximately 4.3 acres, the other approximately 2.7. The current configuration of the property has the existing private road running through and entirely within the eastern lot and the western lot although not legally landlocked, does not have frontage or access to the road. This plat will reconfigure the property so that the road runs between the lots with all of the lots having access and frontage on the road. It will also result in four lots rather than just two.

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 7.17-acre tract into four (4) lots. Lot 1 would be approximately 1.1 acres; Lot 2, 2.0 acres; Lot 3, 2.0 acres; and Lot 4, 2.1 acres. All lots would retain their "Commercial-Light Industrial (C-2)" zoning designation, meaning each lot could be developed for permitted uses in that district after site plan review and approval by the Planning and Zoning Commission. One lot, Lot 1, would include an existing mini-warehouse building.

Common Open Space

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



Access and Roadway Improvements

All lots would be served by 244th Avenue, a private, paved road. There is also a private roadway easement, but no roadway, on the eastern boundary of Lots 1 and 2. That private easement is labeled “To Be Vacated,” as the applicants have indicated they intend to have the easement vacated in order to expand the building envelopes on the lots. If the easement were to remain, there would be a fifty (50) foot setback from both that easement and the easement for 244th Avenue.

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.

Given the lack of new proposed roadways, the property would not need to undergo significant earth grading or site clearance to develop the three vacant lots. The majority of the site is also in agricultural production, so there is almost no canopy-tree cover that would be vulnerable to development.

Stormwater Management

This proposal does not include any new roadways or smaller development lots, so a stormwater management plan would not be expected. Stormwater management practices would be addressed during future site plan review processes for the development of any of the vacant lots.

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 specific development proposed at this point, the Health Department did not raise any issues.

City of Bettendorf Review

This property is adjacent on two sides to Bettendorf city limits. Therefore, review and approval of the Final Plat by the City of Bettendorf is required. At this time, staff and Townsend Engineering 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.



PLANNING & ZONING COMMISSION

STAFF REPORT

June 19, 2018



Lot Size Variance

The request includes the creation of a lot that is less than the minimum lot area requirements for a lot zoned “Commercial-Light Industrial (C-2)” with no sewer and water service. Minimum lot size for a C-2 zoned parcel without sewer and water service is 2.0 acres and Lot 1 of Terrell’s First Addition has a proposed size of approximately 1.1 acres. The applicant’s petition cites the location of a roadway easement and resulting setbacks as the exceptional situation warranting a variance. The variance request will be heard by the Zoning Board of Adjustment at its next regular meeting on June 27, 2018. Approval of the variance will be required prior to forwarding the Plat to the Board of Supervisors.

Others Notified

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

RECOMMENDATION: Staff recommends that the Final Plat of Terrell’s First Addition be approved with the following conditions:

1. The City of Bettendorf approve the Final Plat
2. The Scott County Zoning Board of Adjustment approve a variance to allow the creation of a lot that is less than the minimum lot area requirements for a lot zoned “Commercial-Light Industrial (C-2)” with no sewer and water service

Submitted by:
Timothy Huey, Director
June 15, 2018