



PLANNING & ZONING COMMISSION

STAFF REPORT

July 17, 2018



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**Applicant:** Tom Faulhaber, submitted by Townsend Engineering

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

**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 and east of 277<sup>th</sup> Avenue, formerly a portion of Olathea Golf Course

**Zoning:** Single-Family Residential (R-1)

**Surrounding Zoning:**

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

**GENERAL COMMENTS:** This request is for approval of a Final Plat called Faulhaber's First Addition, a 2-lot subdivision of an approximately 27.5-acre tract. The tract, previously part of Olathea Golf Course, was recently rezoned from Agricultural-General (A-G) to Single-Family Residential (R-1) through an ordinance approved on May 3, 2018. On July 12, 2018 a subdivision known as Great River Hills was approved by the Board of Supervisors to subdivide the entire golf course property into four (4) large lots to be further sold and subdivided. Faulhaber's First Addition would subdivide Lot 1 of Great River Hills, which is located on the west side of the Great River Hills along 277<sup>th</sup> Avenue.

**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 27.5-acre tract into two (2) lots, both with frontage along 277<sup>th</sup> Avenue. Lot 1 would be approximately 15 acres and Lot 2, 12.5 acres. Both lots would retain their "Single-Family Residential (R-1)" zoning designation and would have development rights for one (1) single-family dwelling on each lot.

**Access and Roadway Improvements**

Both lots would have frontage along 277<sup>th</sup> Avenue, an adequately-constructed, paved County road.



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**City of Princeton Review**

This property is within two miles of 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 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 Faulhaber's First Addition be approved with the following conditions:

1. The City of Princeton approve the Final Plat

Submitted by:  
Timothy Huey, Director  
July 12, 2018