



PLANNING & ZONING COMMISSION

STAFF REPORT

September 4, 2018



Applicant: Christopher Brown, submitted by Townsend Engineering

Request: Sketch Plan/Final Plat of Brown's Timber

Legal Description: Part of the NW ¼ of the SE ¼ of Section 5 in LeClaire Township

General Location: Adjacent to Pebble Creek Golf Course and the corporate limits of the City of LeClaire

Zoning: Agricultural-Preservation (A-P), petition before Board of Supervisors to rezone to Single-Family Residential (R-1)

Surrounding Zoning:

North: *City of LeClaire* (Planned One & Two Family Residential (PR-2))

South: Single-Family Residential (R-1)

East: *City of LeClaire* (Planned One & Two Family Residential (PR-2))

West: Agricultural-Preservation (A-P)

GENERAL COMMENTS: This request is for approval of a Final Plat of a minor subdivision known as Brown's Timber. The Planning & Zoning Commission considered a petition to rezone the subject property from A-P to R-1 at its regular meeting on August 7, 2018, and unanimously recommended approval of the request to the Board of Supervisors. The public hearing on the request before the Board of Supervisors took place on August 23, 2018, and a first reading of the rezoning ordinance is scheduled for September 6, 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 3.56-acre tract into three (3) lots, all with frontage along 195th Street. Lot 1 would be approximately 1.07 acres and Lot 2, 1.08 acres. Lot 3 would be approximately 1.32 acres and would contain an existing single-family dwelling. All lots would retain their "Single-Family Residential (R-1)" zoning designation and the vacant lots would have development rights for one (1) single-family dwelling on each lot.

Access and Roadway Improvements

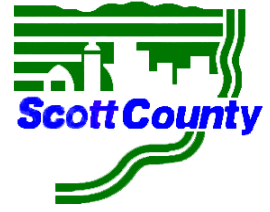
All lots would have frontage along 195th Street, an adequately-constructed, paved County road. Without the extension of any new streets, Lot 1 and Lot 2 would require access drives from 195th Street. Being a well-traveled connector street, staff requested the County Engineer review the plat and indicate whether he supported separate access drives from 195th Street to Lot 1 and Lot 2, or if he would prefer Lot 1 and Lot 2 have a shared



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drive to limit access points along 195th Street. The County Engineer indicated that he didn't have a strong preference, but that shared drives often lead to disputes between the property owners who utilize them.

City of LeClaire Review

This property is within two miles of LeClaire city limits. Therefore, review and approval of the Final Plat by the City of LeClaire 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, Health, Secondary Roads, Bi-State Regional Planning Commission, and District Soil Conservationist Staff. The County Engineer's comments regarding future driveways are included in the Access and Roadway Improvements section. The other 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 Brown's Timber be approved with the following conditions:

1. The City of LeClaire approve the Final Plat

Submitted by:
Timothy Huey, Director
August 31, 2018