



PLANNING & ZONING COMMISSION

STAFF REPORT

September 4, 2018



Applicant: Chamein Clark-Witter, submitted by Shive-Hattery

Request: Sketch Plan/Final Plat of Sonya's Addition

Legal Description: Re-plat of Lot 2 of Cecil Fletcher's Thousand Hills Addition in Section 17 of LeClaire Township

General Location: 22980 260th Avenue, southwest of Princeton, northwest of LeClaire

Zoning: Single-Family Residential (R-1)

Surrounding Zoning:

- North:** Single-Family Residential (R-1)
- South:** Single-Family Residential (R-1)
- East:** Single-Family Residential (R-1)
- West:** Single-Family Residential (R-1)

GENERAL COMMENTS: This request is for approval of a Final Plat called Sonya's Addition. The property to be subdivided is less than two miles west from residential subdivisions along the bluffs of the Mississippi River, a half mile west from a cluster of residential development along 270th Avenue and 225th Street, and within a cluster of low-density residential development along 260th Avenue. The applicant intends to divide the existing single parcel in order to create a second development lot.

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-acre tract into two (2) lots, both with frontage along 260th Avenue. Lot 1 would contain approximately 5.252 acres and Lot 2, which would include the existing dwelling, approximately 1.747 acres. Since the property is currently zoned "Single-Family Residential (R-1)," Lot 1 would have a development right for one (1) single-family dwelling.

Access and Roadway Improvements

Both lots would have frontage along 260th Avenue, a gravel County road. In similar cases to split or subdivide residentially zoned properties which access gravel roads a restriction prohibiting further subdivision has been a condition of approval. Scott County land use policies encourage development to occur with access to adequately constructed roads which is generally been determined to require such roads to be paved or have a hard surface at a minimum. Generally the rezoning of property what only has access to gravel roads is not approved. However we do have some existing subdivisions that are



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zoned residential, such as the applicant's property, on gravel roads. In such cases we have allowed the creation of a limited number of additional lots and included a restriction on additional or further subdivision.

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, Health, Secondary Roads, 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 Sonya's Addition be approved with the following conditions:

1. The City of Princeton approve the Final Plat; and
2. That restrictive covenants be filed restricting any further subdivision of this property.

Submitted by:
Timothy Huey, Director
August 31, 2018