



PLANNING & ZONING COMMISSION

STAFF REPORT

February 2, 2021



- Applicant:** Steve & Lisa Zelle, Kyle Zelle
- Request:** Sketch Plan review of a Major Subdivision of “The Overlook”, a replat of Lot 4 of The Great River Hills Amended Addition, creating six (6) lots with residential development rights and one (1) outlot. The proposed development covers approximately 39 acres.
- Legal Description:** Part of the SW¼ of fractional section 14 and part of the SE¼ of section 15, all in LeClaire Township.
- General Location:** On the east side of 277th Avenue, 1 mile south of the City of Princeton
- Existing Zoning:** Single Family Residential (R-1)
- Surrounding Zoning:**
- North:** Single Family Residential (R-1)/
 - South:** Single Family Residential (R-1)/ Agricultural General (A-G)
 - East:** Single Family Residential (R-1)
 - West:** Agricultural General (A-G) / Agricultural-Preservation (A-P)

GENERAL COMMENTS: This request is for approval of a Sketch Plan for a replat of Lot 4 of The Great River Hills Amended Addition, creating six (6) lots with residential development rights and one (1) outlot. The proposed development covers approximately 39 acres. All proposed lots would be over 1.9 acres in size, which meets the minimum lot size of 0.69 acres. The sketch plan also shows one (1) outlot to be used for stormwater drainage and access to 277th Avenue. All lots will access an interior private road built to county standards giving access to 277th Avenue.

A condition of the sale of Lot 4 of Great River Hills Amended Addition required a perpetual 25’ access easement to Lot 3 of Great River Hills Amended Addition, currently owned by Susan K Leander Revocable Trust. There is currently no available development rights on Lot 3 of Great River Hills Amended Addition because there is an existing single-family residence on Lot 3, accessed via Great River Road. A copy of the recorded easement agreement has been included in the meeting enclosures. The purpose of the easement is to allow access to the hilltop portion of Lot 3 for a building site if and when the further subdivision of Lot 3 is approved.

STAFF REVIEW: Staff has reviewed this request for compliance with the requirements of the Subdivision Regulations and the Zoning Ordinance. The subdivision regulations define a major plat as any subdivision not classified as a minor plat, including but not limited to subdivisions of five (5) or more lots, or any size plat requiring any new street or extension of public facilities, or the creation of any public improvements.



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The subdivision regulations provide for a review of a sketch plan of a major plat by County Staff but such a sketch plan may also be submitted to the Planning and Zoning Commission for additional review prior to the submission of a Preliminary Plat.

Zoning, lot size and configuration

The Sketch Plan for this Major Subdivision proposes to create six (6) residential lots and one (1) outlot. Lots 1, 2, and 3 range in size from 1.9 to 2.1 acres. Lots 4, 5, and 6 range in size from 9 acres to 12 acres. The proposed development area contains rolling topography and the proposed lot locations are situated to give the best building envelope for single-family homes in addition to river views. Outlot A is 2.3 acres and serves as the access to 277th Avenue.

Access and roadway improvements

As stated above the property, has frontage and access on 277th Avenue. The proposed interior road would extend approximately 850' feet, ending with a cul-de-sac turnaround. Lots 1, 2, 6, and 5 would have individual access to this proposed road. Lot 3 and Lot 4 have two adjacent 20' wide flagpoles. A shared driveway is proposed to be constructed on the center line of the two flagpoles.

A condition of the sale of Lot 4 of Great River Hills Amended Addition to the current owners was the requirement of a 25' foot perpetual access easement to Lot 3 of Great River Hills Amended Addition. The 25' foot perpetual access easement is proposed to be split by the flagpoles of both Lot 3 and Lot 4 of The Overlook Addition. If any subdivision were to occur on Lot 3 of Great River Hills Amended Addition and this perpetual access easement were to be used as access to the development of that hill top, the shared driveway would then serve as access to three lots and remain under the maximum of four (4) houses to be served by a shared driveway, per the Subdivision Ordinance.

The County Engineer commented that the subdivision regulations require the shared driveway to have a 40 feet wide easement with a 10 feet wide utility and drainage easement adjacent to one side of the road easement. A recommended condition of this sketch plan approval will be that this requirement be met with the approval of the Preliminary Plat.

No additional Subdivision

Due to the layout and design of the access to this subdivision staff would recommend that a condition of Final Plat approval be that the restrictive covenants include a provision that no additional subdivision of these lots be permitted. This would not include the adjacent Lot 3 of Great River Hills.



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Stormwater Management

The Subdivision Regulations require the internal street to be adequately drained and that detention facilities, adequate to capture the runoff from a one hundred (100) year rain event, calculated at post-developed flows, must be shown on the subdivision plans. The release rate from that detention area shall not exceed the volume produced by a five (5) year event, calculated at pre-developed flows. The stormwater drainage plan and the design of detention facilities are required following Preliminary Plat approval and prior to Final Plat approval.

Erosion and Sediment Control Plan

The Subdivision Regulations also require the submission of an erosion and sediment control plan following Preliminary Plat approval but prior to initiation of road construction. Staff would expect a minimal amount of erosion control needed due to limited length of road being developed and the large lot sizes. A copy of the Iowa DNR NPDES Grading Permit must also be submitted.

Wastewater Disposal Systems

The Health Department has noted that all these properties will require private on-site waste disposal systems. The design and capacity for each will be determined at the time a building permit is issued for any house built on each lot.

Water service

Public water is not available currently at this location. A public well is shown on the sketch plan (PWS) indicating a community well. The Health Department commented that if the subdivision remains 10 lots or less or serves 25 people or less the well would not be required or considered public.

City of Princeton review

This property is one (1) mile south of the city limits of Princeton. The City will still need to approve the Preliminary and Final Plat. No comment has been received at this time.

The adjacent property owners within five hundred feet (500') of this property are **not** notified of this sketch plan application. However they would be notified of any Preliminary Plat submittal.

RECOMMENDATION: Staff recommends that the sketch plan for this proposed major subdivision be approved with the following conditions:

1. The private covenants include provisions for the ownership and maintenance of the proposed outlot;
2. The private covenants include provision for road maintenance of the shared private road;



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3. That the easement for the shared driveway serving Lots 3 & 4 be a minimum of a 40 feet wide road easement with a 10 feet wide utility and drainage easement adjacent to one side of the road easement
4. The private covenants include provisions for the use and maintenance of the proposed shared driveway;
5. The private covenants include provisions that no additional subdivision of these lots be permitted; and
6. The County Engineer review and approve all street construction plans, drainage plans, and erosion control plans prior to construction.

Submitted by:

Taylor Beswick, Planning & Development Specialist

January 28, 2021