



# City of Rochelle

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**TO: David Plyman, City Manager**

**FROM: Chris Limas, AICP  
Community Development Director**

**DATE: May 24, 2012**

**SUBJECT: Case PZC-8-12 Quest Addition Subdivision Preliminary and Final Plat**

Applicant: Diana Quest

Location: 105 S. Main and 300 W. 1st Avenue

Zoning: R-5, Multi-Family High Density

Comprehensive Plan: Medium Density Multi-Family

Subdivision Size: 2.7 Acres

## **Summary**

On May 7, 2012 the Planning and Zoning Commission reviewed a petition from Diana Quest for a four lot subdivision. Lots 1 and 2 would contain an existing house, lot 3 would contain an existing storage building and lot 4 would be vacant. All of the lots conform to the minimum lot size of 6,000 square feet and minimum lot width of 80 feet and meet all other zoning regulations. The two homes are permitted uses in the R-5 zoning district. Right-of-way is being dedicated along West 1st Avenue since the current parcels property line go to the centerline of the street.

Staff found the Preliminary and Final Plat for the Quest Addition Subdivision in general conformance with Rochelle Municipal Code and recommended **Approval** subject to:

- 1) An additional 8 feet of right-of-way should to be dedicated along Main Street.
- 2) Drainage, flood hazard, and access easements need to be provided on the Final Plat per staff comments.
- 3) Proper notation needs to be placed on the Final Plat in regards to stormwater management.
- 4) Approved City easement certificates need to be provided prior to recording of the Final Plat.

- 5) A Sidewalk should be provided south along Main Street from West 1<sup>st</sup> Avenue to ten feet past the north lot line of lot 4.
- 6) Surety needs to be posted with the City for this public improvement.

During testimony by the petitioner representative, it was indicated that the subdivision does not need to comply with subdivision requirements since it is not a subdivision and the petitioner was just adjusting lot lines. Staff did not agree with this interpretation.

#### **Planning and Zoning Commission Recommendation**

The Planning and Zoning Commission agreed with the petitioner and voted **4-1** to recommend to **reject** the petition since it was not a subdivision.

#### **Legal Review of the Petition**

After the Planning and Zoning Commission legal review was done on the petition and proposed subdivision and it was determined that the reconfiguration of the existing underlying lots as was a subdivision. The petitioner then requested that petition be forwarded to the City Council with the variances noted in the attached letter to City Manager David Plyman from Spencer Hayden.

#### **Staff Recommendation**

After review of the variance requests, staff recommends **Approval** of the Preliminary and Final Plat for the Quest Addition Subdivision subject to:

- 1) That a sidewalk should be provided south along Main Street from West 1<sup>st</sup> Avenue to ten feet past the north lot line of lot 4. The sidewalk can be placed on an easement on the property instead of requesting 8 feet of additional right-of-way.
- 2) All easements be provided on the Final Plat per staff comments.
- 3) Proper notation needs to be placed on the Final Plat in regards to stormwater management.
- 4) Approved City easement certificates need to be provided prior to recording of the Final Plat.
- 5) Surety needs to be posted with the City for this public improvement.