



**STAFF REPORT**

October 29, 2008

**To:** Aubry Township Zoning Board  
**Fr:** Pamela Hayhow, Planner  
**Re:** Application No. AU-FP-2877

**APPLICATION INFORMATION**

**Applicants/Land Owners:** Amber & Andrew Ramos

**Application Type:** Final Plat (Replat)

**Requested Action:** Replat to reduce limits of no access

**Site Address:** 18792 Travis Lane

**Legal Description:** Lot 1, Estates of Prairie Glen, First Plat, Part of Section 32, Township 14, Range 25

**Existing Land Use and Zoning:** Single-family residence (under construction); zoned RN-2, Residential Neighborhood Two District

**Existing Improvements:** Single-family residence (under construction)

**Site Size:** 2.04 acres

**PROJECT INFORMATION**

Amber & Andrew Ramos, applicants/landowners, are requesting approval for a final plat (replat) of Lot 1, Estates of Prairie Glen, 1<sup>st</sup> Plat, 2.04 acres, to reduce the limits of no access along 188<sup>th</sup> Street adjacent to their property at 18792 Travis Lane, zoned RN-2, Residential Neighborhood Two District.

**Background**

The first plat for the Estates of Prairie Glen subdivision was recorded in September 2003. There have been two additional plats recorded since then, for a total of 32 residential lots. No changes are proposed to the overall number of lots and street layout within the subdivision. This request is for the reduction of the limits of no access recorded on the final plat along the entire south property line of Lot 1, Estates of Prairie Glen, First Plat. The limits of no access along Metcalf and within the sight visibility at the intersections would not be affected. If approved, this property would be known as Lot 1, Estates of Prairie Glen, Fourth Plat.

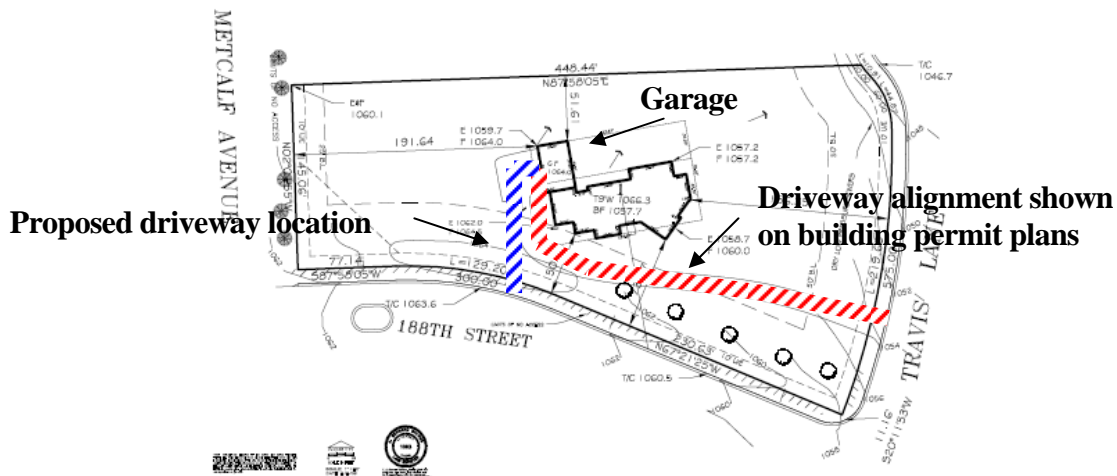
A building permit for construction of a single-family home was approved in 2006. The house is currently under construction (not visible on aerial below) and nearing completion. The plans approved for permit indicated that the house would face 188<sup>th</sup> Street with an attached garage on the

west side on the residence. The owner/applicant was made aware of the recorded limits of no access and the plan submitted for the building permit indicated a driveway from Travis Lane extending across the length of the front yard. The owner is requesting this replat to allow the driveway to connect directly to 188<sup>th</sup> Street instead of Travis Lane. It should be noted that the relocation of the driveway requires a driveway permit and is subject to review and approval by Public Works.

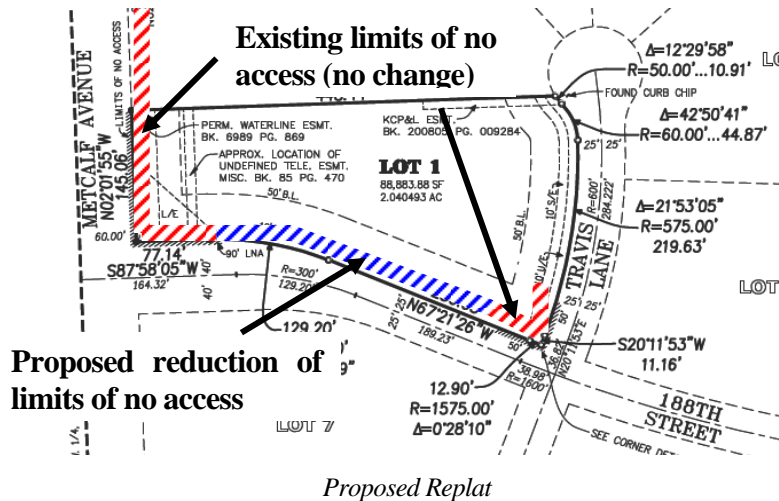


Aerial View of Subject Property (not to scale)

Per County design standards, limits of no access for residential subdivisions is required along CARNP designated roadways and residential collector roadways. 188<sup>th</sup> Street is designed and constructed as a local residential roadway (not a collector) with R-O-W width of 50 feet widening to 80 feet near the intersection with Metcalf. The proposed replat designates limits of no access along the north side of 188<sup>th</sup> Street for a distance of 150 feet from the centerline of Metcalf in accordance with County Street Construction and Storm Drainage Standards for Subdivisions (see below).



Plot Plan



**Planning Staff Comments**

Planning staff has reviewed the proposed replat and concluded that it is in keeping with the approved preliminary plat. There are no changes to existing property lines, no increase in the number of lots and no new streets.

Limits of no access to 188<sup>th</sup> Street were shown on both Lots 1 and 7, Estates of Prairie Glen, First Plat to control points of conflict/congestion near the intersection and maintain visibility. A single-family home has been built on Lot 7 with garage orientation and driveway access to Travis Lane. There are 11 other lots within the subdivision which are permitted to have driveways onto 188<sup>th</sup> Street. If approved, this replat would result in one additional driveway onto the roadway. The proposed reduction of the limits of no access along 188<sup>th</sup> Street meets the requirements of County design standards for residential streets and would have little effect on the neighborhood.

**Public Works:** See attached memo.

**RECOMMENDATION**

Planning staff recommends **approval** of Estates of Prairie Glen, Fourth Plat, subject to the following stipulations:

1. A revised final plat shall be submitted to the Planning Department prior to recording the final plat.
2. Any relocation of the driveway for this property is subject to review and approval by Public Works. A driveway permit is required prior to construction.

**REASONS FOR RECOMMENDATION**

1. The plat is consistent with the Subdivision Regulations.
2. The proposed reduction of the limits of no access on the north side of 188<sup>th</sup> Street meets the requirements of the County Street Construction and Storm Drainage Standards for Subdivisions.

Attachments: Vicinity Map, Final Plat (Replat), Public Works Memo, Copy of Recorded First Plat