



## PLANNING AND ZONING

### Cerro Gordo County Courthouse

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April 18, 2018

TO: Cerro Gordo County Planning and Zoning Commission

FROM: John Robbins

SUBJECT: Next Meeting – *Thursday, May 3, 2018; 4:00 p.m.; Boardroom*

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **Thursday, May 3, 2018 at 4:00 p.m., in the Boardroom at the Courthouse.** You will be considering a proposed driveway.

1. Lisa Mortens      14992 Dogwood Avenue

Lisa Mortens proposes to install a second driveway on a corner lot located at the intersection of Dogwood Avenue and 240<sup>th</sup> Street. The second access is proposed to be off of 240<sup>th</sup> Street (See Figure 1). The existing driveway is off of Dogwood Avenue. A variance for the second driveway is necessary for the second access.

The applicant is proposing to construct a new house as seen on the site plan enclosed in your packet. A public hearing before the Board of Adjustment is scheduled on April 24, 2018 for a requested side yard setback variance to build the home as proposed. The applicant states that they are requesting the second driveway access in order to better navigate a car or boat on a trailer so as not to encroach toward their neighbor's property to the east.

The 20 foot wide driveway will be approximately 29 feet from the intersection (See Figure 2). There are no visibility impediments at the intersection. Traffic counts are low and generally vehicles are travelling slowly due to either having to stop or make a turn. Additionally, the County Engineer has provided comment, stating the proposed driveway is far enough from the intersection. Generally, the Engineer's Office recommends that we control the number of accesses to minimize the number of conflict points and increase safety.

Additionally, the County Engineer noted the shed in the front yard is partially within the right-of-way of Dogwood Avenue. If it is removed or ever proposed to be reconstructed, the Mortens will not be able to put a shed in the same location and will be required to file a Zoning Permit Application with the Planning and Zoning Office.

*Recommendation*

1. Make a recommendation of approval to the Board of Supervisors for the driveway from 240<sup>th</sup> Street, subject to Engineer's Standards, with the condition the driveway is paved as proposed and receives required access permit from the County Engineer.