

PLANNING & DEVELOPMENT

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Timothy Huey
Director

To: C. Ray Wierson, County Administrator

From: Timothy Huey, Planning Director

Date: January 30, 2008

Re: A request by Bankland LLC to approve the Final Plat of VenWoods Estates 2nd Addition, a proposed one (2) lot subdivision, being a replat of Lots 10, 11 and Outlot A of VenWoods Estates located south of Wells Ferry Road and at the end of 246th Avenue in part of the part of the NW¼ NE¼ in Section 7, Pleasant Valley Township.

The Planning Commission unanimously recommended approval of the Final Plat in accordance with staff recommendations. This plat will combine two lots located at the end of 246th Avenue into one and also relocate the pedestrian access easement to the common open space outlot located to the south of these properties.

One of the neighboring property owners was in attendance with questions on how this replat would affect access to his property. He was told that this replat would not change the existing access to his property.

The Planning Commission determined that approval of this Final Plat would result in a decrease in one development lot in this subdivision and that access to the open space would be retained in an alternate location.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the Final Plat of VenWoods Estates 2nd Addition.



352 AVE OLD BOGAN RD

Spencer Creek

WILD HORSE RD

WELLS FERRY RD

GARRAGE PLACE DR

MEADOWS CIR

GARRAGE PT

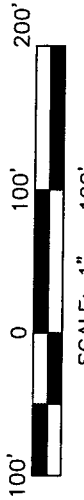
FOREST GROVE DR

BENTON DORE

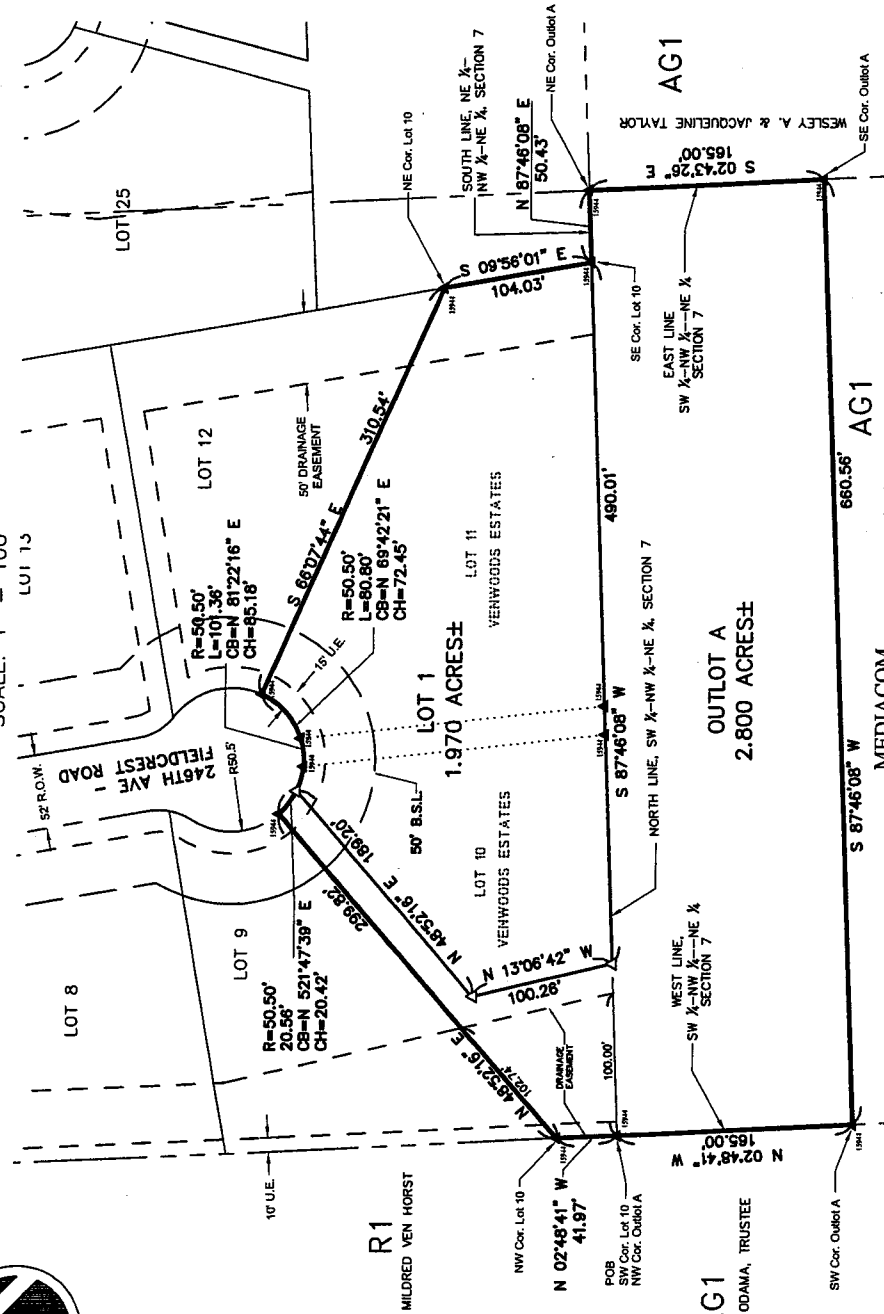
Location of
VENWOODS
ESTATES 2ND



NORTH



SCALE: 1" = 100'



FINAL PLAT

VENWOODS ESTATES SECOND ADDITION

A REPLAT OF LOTS 10, 11 AND OUTLOT A OF VENWOODS ESTATES PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8; ALSO PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10; ALL IN TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, COUNTY OF SCOTT, STATE OF IOWA 4.770 ACRES±

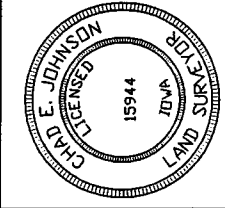
LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- SECTION LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- R.O.W. LINE
- UNDERLYING LOT LINE
- REBAR FOUND AS NOTED
- REBAR FOUND AS NOTED
- MEASURED DIMENSION/BEARINGS
- PLAT/DEED DIMENSION/BEARINGS
- BUILDING SETBACK LINE
- UTILITY EASEMENT

- 100.00'
- (100')
- B.S.L.
- U.E.

SURVEYOR'S NOTES

1. THIS FINAL PLAT WAS PREPARED AT THE REQUEST OF, AND FOR THE EXCLUSIVE USE OF, KAREN HARRIS ODAMA, TRUSTEE, BUILT TO SUIT 5335 EASTERN AVENUE DAVENPORT, IOWA.
2. IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS RE-SURVEY, THE COURSES AND DISTANCES OF THE RE-SURVEY MAY VARY FROM RECORDED CALLS BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION, OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE OCCURRED IN THE RE-SURVEY OF THIS PROPERTY.
3. ALL COVENANTS, RESTRICTIONS, NOTES AND AGREEMENTS FROM VENWOODS ESTATES SHALL APPLY TO THIS FINAL PLAT.
4. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ROADWAYS OF RECORD.
5. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
6. NO INVESTIGATION WAS MADE AS APART OF THIS SURVEY TO DETERMINE OR SHOWING CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UNDERGROUND FACILITIES, EXCEPT AS NOTED. CALL IOWA ONE-CALL AT 1-800-292-9889 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.
7. DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.
8. ALL MONUMENTS HAVE BEEN FOUND OR WILL BE SET DECEMBER 31, 2007 AS SHOWN ON THIS PLAT.
9. SEWAGE TREATMENT WILL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS UNTIL PUBLIC SYSTEM IS AVAILABLE.



I hereby certify that this land surveying document was prepared under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

Chad E. Johnson, L.S. No. 15944
My license renewal date is December 31, 2008
No. of sheets covered by this seal: _____

BY: _____ DATE: _____

QWEST COMMUNICATIONS

BY: _____ DATE: _____

MID AMERICAN ENERGY CO.

BY: _____ DATE: _____

IOWA - AMERICAN WATER CO.

BY: _____ DATE: _____

ATTEST: _____

DATE: _____

SCOTT COUNTY PLANNING AND ZONING

BY: _____ DATE: _____

PLANNING AND ZONING

BY: _____ DATE: _____

CITY OF BETTENDORF

BY: _____ DATE: _____

ATTEST: _____

DATE: _____

AG1
KAREN HARRIS ODAMA, TRUSTEE

OUTLOT A
2.800 ACRES±

AG1
WESLEY A. & JACQUELINE TAYLOR

AG1



PLANNING & ZONING COMMISSION
STAFF REPORT
December 4, 2007



Applicant: Bankland LLC

Request: Sketch Plan/Final Plat of Venwoods Estate 2nd Addition, a proposed one (1) lot subdivision, being a replat of Lots 10, 11 and Outlot A of Ven Woods Estates.

Legal Description: Part of the SW ¼ of the SE ¼ of Section 6 and part of the NW ¼ of the NE ¼ of Section 7, Pleasant Valley Township.

General Location: South of Wells Ferry Road, at the end of 246th Avenue

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:** Agricultural General (A-G)

GENERAL COMMENTS: This request is to combine two existing lots in the Venwoods Estates into one lot. The Final Plat of this 36 lot residential subdivision was July 27th of this year. The Final Plat had two common open space outlots at the end of each cul de sac. Those outlots were provided pedestrian access from a twenty foot wide strip of land extending from the end of the cul de sac down to the main portion of the outlot property. This replat will combine that strip of land providing access to the outlot into the new lot and relocate the access to the outlot to a twenty foot wide access easement on the west side of the new lot.

STAFF REVIEW: Staff has reviewed this request for approval of a Sketch Plan and Final Plat of a Minor Plat. The Subdivision Regulations allow a plat to be reviewed as a Minor Plat if the plat creates less than five (5) lots and does not involve the extension of any new streets. This plat would comply with those requirements, since it is combining two existing lots into one parcel.

As stated above, the purpose of this plat is to combine two lots into one which necessitates moving the access for one of the two common open space outlots of the subdivision. A twenty foot wide access easement will be retained along the west property line of the reconfigured lot and will extend from the end of the cul de sac down to the main area of the outlot.

The County Engineer and Health Department did not have any comments or concerns with this proposed replat.



PLANNING & ZONING COMMISSION
STAFF REPORT
December 4, 2007



Staff has mailed notification to the adjacent property owners within five hundred feet (500') of this property regarding this subdivision request. Staff has not, as of yet, received any calls or comments on this proposed plat.

RECOMMENDATION: Staff recommends that the Final Plat of Lot 1 of Venwoods Estates Second Addition be approved.

Submitted by:
Timothy Huey, Director