

PLANNING & DEVELOPMENT

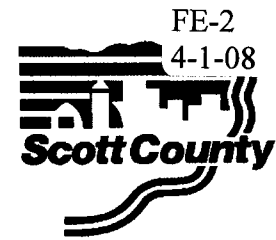
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Timothy Huey
Director

To: C. Ray Wierson, County Administrator

From: Timothy Huey, Planning Director

Date: March 26, 2008

Re: A request Janice Kaasa for approval of the Final Plat of Timber Brook Estates First Addition a 2-lot residential subdivision located east of 180th Avenue and ½ mile north of 210th Street.

The Planning Commission, with Carolyn Scheibe abstaining, unanimously recommended approval of the Final Plat in accordance with staff's recommendations.

The Preliminary Plat of Timber Brook Estates that was approved with seven conditions on October 6, 2005. The Preliminary Plat was for an area totally 24 acres in size and had 14 proposed lots, two of which had existing houses. Those two existing houses on the property obtain access directly onto the adjacent County Road, 180th Avenue. This Final Plat is for the two lots for those two existing houses.

Even though the regulations require that a final plat be submitted within one year of Preliminary Plat approval, the Board of Supervisors has twice granted extensions to that time limit to give the applicant more time to submit this plat. Once the initial Final Plat is submitted there is no time limit on when subsequent plats for the rest of the lots be submitted. Any future plats will require the road within the subdivision to be completed. As stated above the two lots included with this initial Final Plat are already developed with homes and have existing driveways that have direct access to the County road.

RECOMMENDATION: The Planning Commission recommends that the Final Plat of Timber Brook Estates 1st Addition be approved with the condition that the private covenants be submitted and filed with the Final Plat in accordance with conditions of Preliminary Plat approval.



PLANNING & ZONING COMMISSION

STAFF REPORT

March 18, 2008



- Applicant:** Janice Kaasa
- Request:** Final Plat approval for Timber Brook Estates 1st Addition, a two (2) lot subdivision.
- Legal Description:** Part of the SW¼ of the NW¼ of Section 30, Lincoln Township, and part of Lot 9A in Auditor's Plat of Replat of Tract "A" Auditor's plat for Wayne Jugenheimer
- General Location:** East of 180th Avenue
- Zoning:** Single Family Residential (R-1)
- Surrounding Zoning:**
- North:** Single Family Residential (R-1)
 - South:** Agricultural General (A-G)
 - East:** Agricultural Preservation (A-P)
 - West:** Eldridge City Limits

GENERAL COMMENTS: This request is for Final Plat approval of first two lots included in the Preliminary Plat of Timber Brook Estates that was approved with seven conditions on October 6, 2005. The Preliminary Plat was for an area totally 24 acres in size and had 14 proposed lots, two of which had existing houses. There are two existing houses on the property obtaining access directly onto the adjacent County Road, 180th Avenue. This Final Plat is for the two lots for those two existing houses.

The balance of the Preliminary Plat is for twelve additional lots with access to an interior road system of two cul de sacs which would intersect with the county road. The Final Plat for those lots will be submitted at a later date in accordance with the conditions of the Preliminary Plat approval. The property has been zoned R-1 since the adoption of the current zoning map in 1981.

STAFF REVIEW: This Final Plat was reviewed and recommended for approval by the Planning and Zoning Commission on November 7, 2006. The validity of the recommendation expired after the applicants did not submit the required platting documents in order for the Final Plat to be forwarded to the Board of Supervisors with 60 days of the P & Z's recommendation. The Board of Supervisors has twice granted extensions to the Preliminary Plat approval which was originally granted October, 2005.

Staff has reviewed this Final Plat for compliance with the Subdivision Regulations and the conditions of Preliminary Plat approval, those seven conditions were:



PLANNING & ZONING COMMISSION

STAFF REPORT

March 18, 2008



1. That the Final Plat for no more than four lots (which would include Lots 1 & 2, the location of the two existing houses) be approved until the macadam base and seal coat work on 180th Avenue is completed;
2. That the Final Plat for the remaining lots not be approved until after the asphalt surface is completed on the adjacent County Road.
3. The City of Davenport also review and approve the Preliminary and Final Plat prior to Final Plat approval by the Board of Supervisors;
4. The private covenants include provision for road and common open space maintenance;
5. The County Engineer review and approve all drainage, erosion control and street construction plans prior to construction;
6. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval; and
7. An ag nuisance waiver be included and filed with the restrictive covenants.

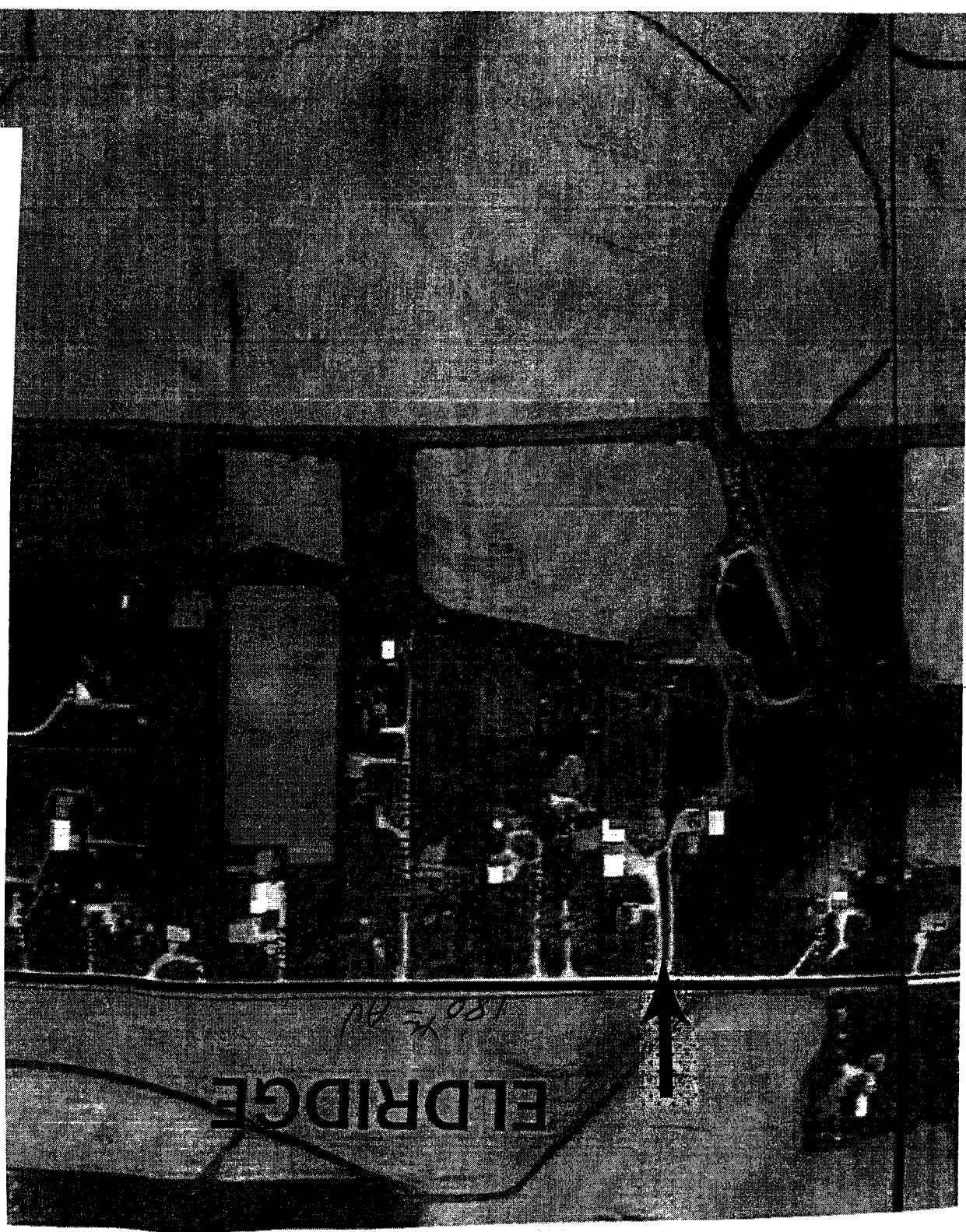
The macadam base and first seal coat has been applied to the adjacent County Road. The grading for the road construction of the interior roads has been initiated but neither of the lots included with this initial Final Plat have access to the interior road, both have existing direct access onto 180th Avenue.

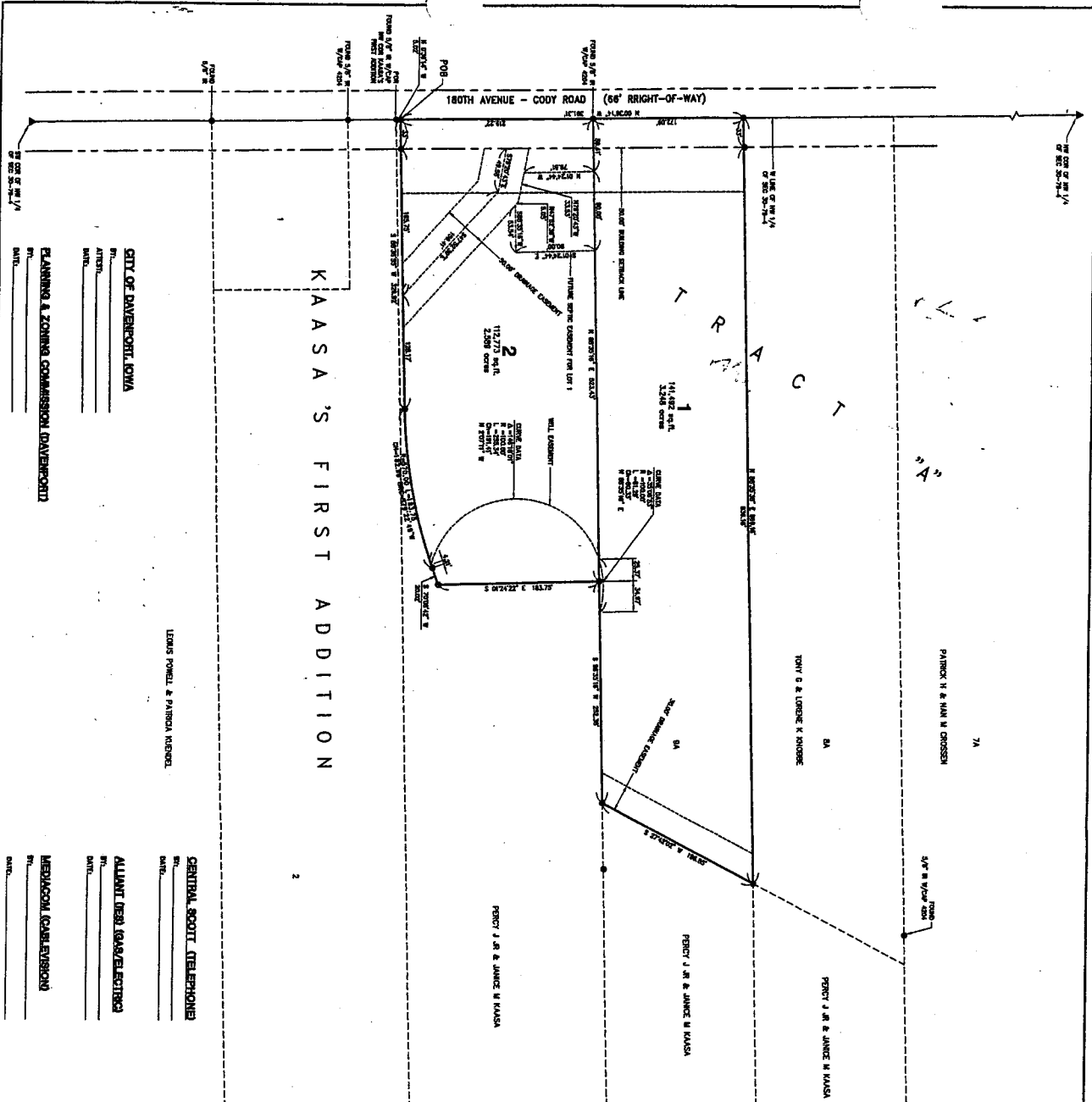
This property is within the two mile limit of both the Cities of Davenport and Eldridge. In fact it is directly adjacent to the City limits of Eldridge which run down the centerline of 180th Avenue. The City of Davenport exercises its platting jurisdiction over this property and will review and must approve both the Preliminary and Final Plat. The City of Eldridge does not enforce its subdivision regulations in this area. The City of Davenport approved this Final Plat in June of 2007.

RECOMMENDATION: Staff recommends that the Final Plat for Timber Brook Estates First Addition be approved with the condition the private covenants be submitted and filed with the Final Plat in accordance with conditions of Preliminary Plat approval.

Submitted by:
Timothy Huey, Director
March 10, 2008

Final Plat of Timber Brook Estates First Addition a two (2) lot subdivision, in part of the SW ¼ of the NW ¼ of Section 30, and part of Lot 9A in Auditor's Plat of Replat of Tract "A" Auditor's plat for Wayne Jugenheimer, Lincoln Township Scott County, Iowa





CITY OF DAVENPORT, IOWA
 BY: _____
 TITLE: _____
 DATE: _____

PLANNING & ZONING COMMISSION (DAVENPORT)
 BY: _____
 TITLE: _____
 DATE: _____

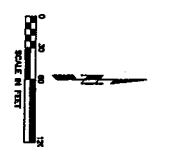
LEONIS PORNEL & PARRSON INCORP.

CENTRAL SCOTT TELEPHONE
 BY: _____
 TITLE: _____
 DATE: _____

ALLIANT ENERGY SERVICES
 BY: _____
 TITLE: _____
 DATE: _____

MEDICAL GROUP SERVICES
 BY: _____
 TITLE: _____
 DATE: _____

**FINAL PLAT OF
 TIMBER BROOK ESTATES 1ST ADDITION**
 PART OF LOT 9A IN ABBOTT'S PLAT OF REPART OF TRACT 742 ABBOTT'S
 PLAT FOR WAVE HIGHWAYS AND PART OF THE NORTHWEST 1/4
 ALL IN SECTION 20, TOWNSHIP 79 NORTH, RANGE 4 EAST OF THE 5TH PA,
 SCOTT COUNTY, IOWA



OWNER/SUBDIVIDER
 PERCY J JR & JANICE H KAASA
 1127 1/2 W 114TH ST
 DAVENPORT, IA 50319

GENERAL NOTES

1. THIS SUBDIVISION CONTAINS SEVERAL LOTS.
2. THE BOUNDARIES OF THIS SUBDIVISION ARE SHOWN BY THE SURVEY.
3. THE BOUNDARIES OF THIS SUBDIVISION ARE SHOWN BY THE SURVEY.
4. THE BOUNDARIES OF THIS SUBDIVISION ARE SHOWN BY THE SURVEY.
5. THE BOUNDARIES OF THIS SUBDIVISION ARE SHOWN BY THE SURVEY.

BOUNDARY LEGEND

- PERCY J JR & JANICE H KAASA
- PERCY J JR & JANICE H KAASA
- ▲ PERCY J JR & JANICE H KAASA

SURVEYOR'S CERTIFICATE

I, LEONIS PORNEL, a duly licensed and qualified surveyor in the State of Iowa, do hereby certify that I have personally supervised the survey shown on this plat, and that the same is a true and correct representation of the actual survey made by me or under my direct supervision. I further certify that the same is in accordance with the laws and regulations of the State of Iowa, and that the same is a true and correct representation of the actual survey made by me or under my direct supervision. I further certify that the same is in accordance with the laws and regulations of the State of Iowa, and that the same is a true and correct representation of the actual survey made by me or under my direct supervision.

LICENSED LAND SURVEYOR

STATE OF IOWA

LEONIS PORNEL

NO. 12345

EXPIRES 12/31/2004

FINAL PLAT
 PROJECT NO. 2003-0-
 SHEET NO. B21

**TIMBER BROOK ESTATES
 1ST ADDITION FINAL PLAT**
 PERCY J JR KAASA
 SCOTT COUNTY, IOWA

SHIVE HATTERY
 Cedar Rapids, IA • Iowa City, IA • Des Moines, IA
 Moline, IL • Bloomington, IL • Chicago, IL
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