

**PLANNING & DEVELOPMENT**

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Timothy Huey  
Director

To: C. Ray Wierson, County Administrator

From: Timothy Huey, Planning Director

Date: August 27, 2008

**Re: A request by Harmony Enterprises for approval of the Preliminary Plat of Harmony Hills Estates 2<sup>nd</sup> Addition, a proposed 11-lot residential subdivision located in part of the SE<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 26, Blue Grass Township.**

The Planning Commission unanimously recommended approval of this Preliminary Plat with the six conditions as recommended by staff. These eleven lots had been shown on two previous concept plans the Planning Commission reviewed in 2006.

The Planning Commission noted that recent changes to the subdivision ordinance would apply to this plat including a maximum of fifty lots served by a single entrance since the plat showed future access to the undeveloped land to the north and west. Also the stormwater drainage plan would need to meet the requirement to capture the run off from the 100 year storm event and meter it at five year pre-developed flows.

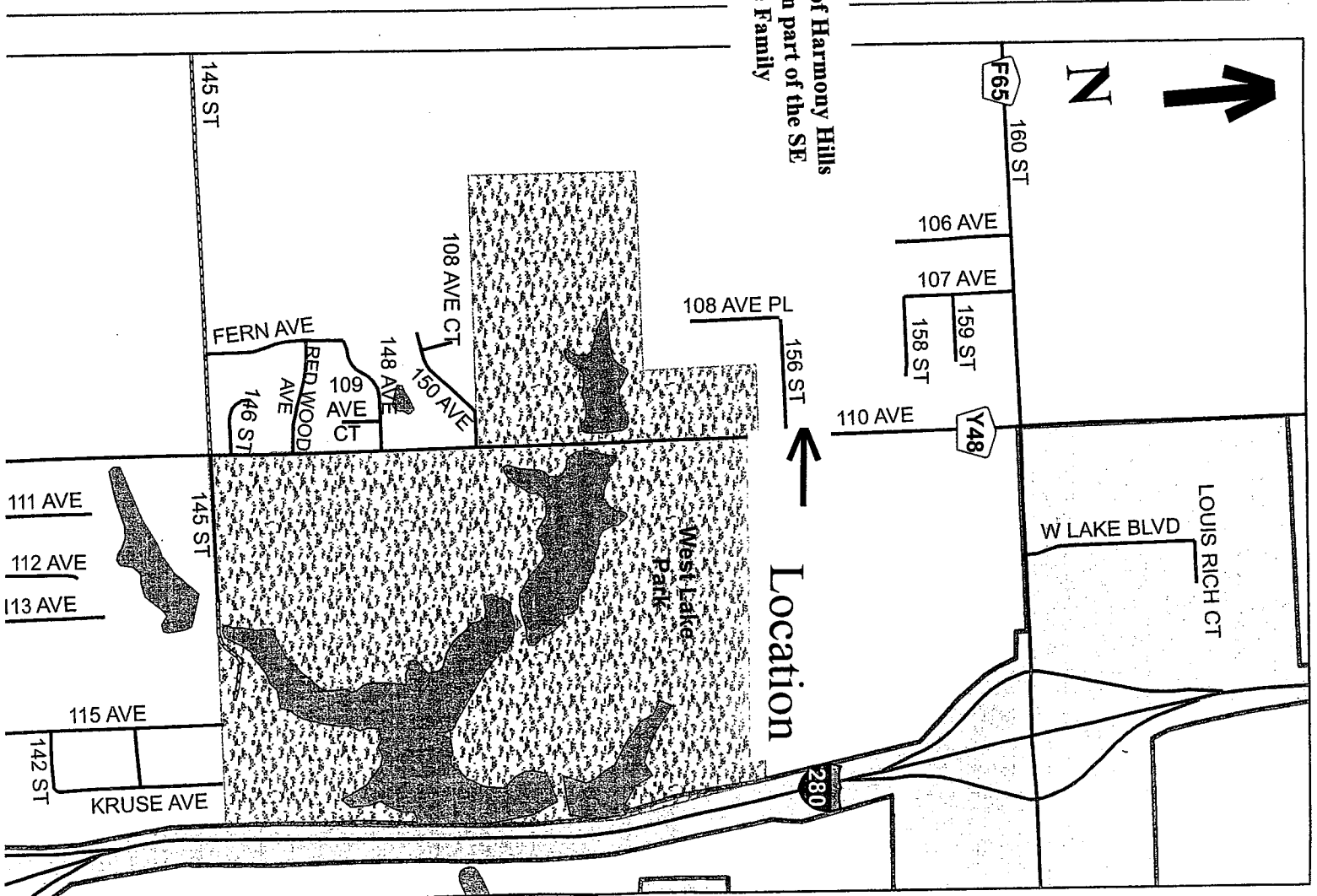
Iowa-American water mains have been extended to serve these lots. Wastewater treatment will be handled by on-site systems with septic drain fields. The Health Department has reviewed this plat and stated that they have no major concerns. They did note that soil percolation tests will be required after site grading is completed and prior to Final Plat approval.

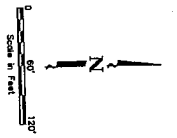
The City of Davenport will also need to review and approve this plat.

**RECOMMENDATION:** The Planning Commission recommends that the Preliminary Plat of Harmony Hills Estates 2<sup>nd</sup> Addition be approved with the following conditions:

1. The City of Davenport also review and approve the Preliminary and Final Plat prior to Final Plat approval by the Board of Supervisors;
2. That no Final Plat that would result in greater than fifty (50) total lots for any portion of the Harmony Development be approved until a second access is provided;
3. The stormwater drainage and erosion control plan be reviewed and approved by the Soil Conservationist at the NRCS;
4. The proposed wastewater treatment facilities meet Health Department requirements;
5. The County Engineer review and approve all street construction plans prior to construction; and
6. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.

A request by Harmony Land Development for Preliminary Plat approval of Harmony Hills  
2<sup>nd</sup> Addition for a proposed eleven (11) lot residential subdivision located in part of the SE  
¼ NE ¼ of Section 26, Blue Grass Township. The property is zoned Single Family  
Residential (R-1).





PRELIMINARY PLAT

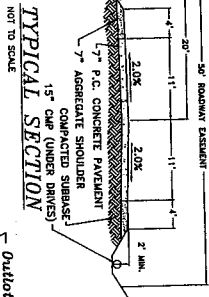
HARMONY HILLS ESTATES SECOND ADDITION

BEING A PART OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF SEC. 26, TOWNSHIP 78 NORTH, RANGE 2 EAST 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA

DO NOT RECORD

**CURVE TABLE**

NUMBER	BEARING	RADIUS	ARC	CHORD
C1	S42°22'00"E	25.00	38.72	35.38
C2	N47°38'00"E	25.00	38.72	35.38



NOT TO SCALE

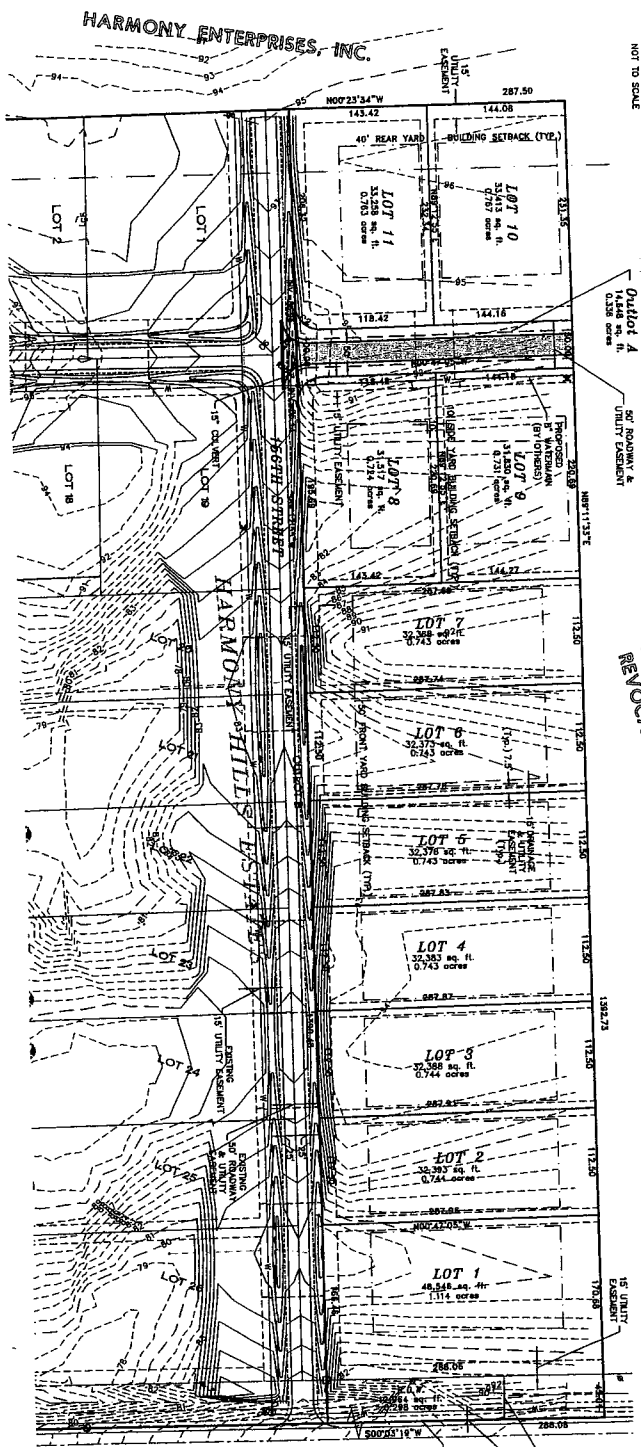
DIANE G. HAUGEN  
REVOCABLE TRUST

**OWNER**  
HARMONY LAND DEVELOPMENT, LLC  
1100 W. 11TH STREET  
DAVENPORT, IOWA 52806  
PHONE: 562-2889

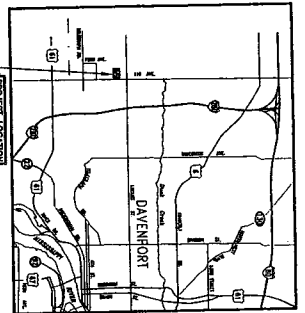
**SURVEYOR**  
MCCLURE ENGINEERING ASSOCIATES, INC.  
4700 KENNEDY DRIVE  
EAST MOLINE, ILLINOIS 61244  
REGISTERED PROFESSIONAL SURVEYOR  
STATE OF IOWA  
LICENSE NO. 39127-001  
PHONE: 562-2889

**ZONING AND LOT INFORMATION**

CURRENT ZONING: R-1  
PROPOSED ZONING: R-1  
BUILDING SETBACK: 40'  
REAR SETBACK: 40'  
SIDE SETBACK: 10'



Y-48 (110TH AVENUE)  
25' E-E CONCRETE



VICINITY PLAN

- LEGEND**
- PROPOSED BUILDING SETBACK LINE
  - PROPOSED EASEMENT LINE
  - EXISTING CONTIGUOUS (V) INTERVALLS
  - EXISTING STORM SEWER
  - PROPOSED WATER MAIN
  - EXISTING UNDERGROUND ELECTRIC
  - EXISTING UNDERGROUND TELEPHONE
  - PROPOSED WATER VALVE
  - PROPOSED FIRE HYDRANT
  - EXISTING DECIDUOUS TREE
  - EXISTING POWER POLE
  - EXISTING POWER POLE W/ LIGHT
  - EXISTING LIGHT POLE
  - EXISTING SIGN
  - FOUND 3/4" IRON ROD
  - SET CHAINED IRON ROD
  - SET CHAINED IRON ROD
  - BOUNDARY LINE
  - BOUNDARY LINE EXTENDED

- NOTES**
1. PROPOSED SANITARY SEWER IS TO BE INDIVIDUAL SEPTIC SYSTEM PER LOT.
  2. PROPOSED WATERMAIN IS TO BE BY OTHERS. (IOWA-AMERICAN WATER COMPANY)
  3. NO DRIVEWAY ACCESS SHALL BE ALLOWED TO Y-48 (110TH) AVENUE FROM LOT 1.
  4. PROPERTY IS CURRENTLY ZONED R-1.
  5. ALL EASEMENTS ARE TO BE USED FOR UTILITIES AND SWAMP DRAIN LINES.

OWNER/SUBDIVIDER: HARMONY LAND DEVELOPMENT, LLC  
5200 VILLA DRIVE, STE 24, DAVENPORT, IA 52806

**REVISIONS**

NO.	BY	DATE

**ADDITIONAL INFORMATION**

DATE	BY	DESCRIPTION



PRELIMINARY PLAT

HARMONY HILLS ESTATES SECOND ADDITION  
SCOTT COUNTY, IOWA

SHEET NO. 1 OF 2



PLANNING & ZONING COMMISSION  
STAFF REPORT  
August 19 2008



**Applicant:** Harmony Land Development LLC.

**Request:** Preliminary Plat of Harmony Hills Estates 2<sup>nd</sup> Addition, a proposed eleven (11) lot residential subdivision.

**Legal Description:** Part of the SE ¼ NE ¼ of Section 26, Blue Grass Township

**General Location:** West of 110<sup>th</sup> Avenue, on the north side of 156<sup>th</sup> Street

**Zoning:** Single Family Residential (R-1)

**Surrounding Zoning:**

- North:** Single Family Residential (R-1)
- South:** Single Family Residential (R-1)
- East:** Agricultural General (A-G)
- West:** Agricultural Preservation (A-P)

**GENERAL COMMENTS:** The initial Final Plat of Harmony Hills Estates, a 27.5 acre tract that lies north and west of West Lake Park on the west side of 110<sup>th</sup> Avenue/Y-48, was approved December, 2005. That plat included 26 residential lots with the entrance road extended through the property to the west boundary and a cul de sac extended to the south off an intersection with the entrance road.

In 2006 the Planning Commission reviewed two different conceptual sketch plan layouts for future phases of the Harmony Hills development. Both of those plans showed the same configuration as shown with this current Preliminary Plat of eleven (11) lots on the nine (9) acres on the north side of the entrance road. Those sketch plans and the current Preliminary Plat also show a street extended out to the adjacent undeveloped property located to the north. The adjacent property is also zoned R-1 but not owned by the developers of Harmony Hills.

Last year a Preliminary Plat, for what was called the Estates at Lake Harmony was approved. It showed the adjacent 47.5 acres lying west of Harmony Hills Estates being subdivided by extending the entrance road another ¼ mile and creating 13 large residential lots ranging in size from 1.6 acres to 5.8 acres. The previous sketch plans for the same 47.5 acres that were reviewed in 2006 showed 96 residential development lots in the initial plan and the second reduced that number to 52 lots. The sketch plan for the proposed 52 lots was approved with a number of conditions. The determination of the Planning Commission at that time was that because the layouts showed two access road to the undeveloped property to the north the thirty (30) lot maximum did not apply.



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STAFF REPORT  
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Recently the Subdivision Regulations have been amended to place the threshold at a maximum of fifty (50) lots be developed with a single entrance provided future access to adjacent undeveloped land is provided. With the existing 26 lots in Harmony Hills First Addition, the thirteen (13) lots in the previously approved Preliminary Plat of the Estates at Lake Harmony and the eleven (11) lots included in this current Preliminary Plat the development would be exactly at fifty (50) lots with a single entrance to the County Road.

The developers have also indicated that they plan to submit an amended Preliminary Plat for the 47.5 acres on which they currently have approval for the thirteen (13) lots known as the Estates at Lake Harmony. They understand that an amended layout that proposed more lots in this area would put the development over the fifty (50) lot threshold but they also understand that they would not be able to obtain Final Plat approval of greater than fifty (50) lots until that second access was actually provided.

**STAFF REVIEW:** Staff has reviewed this Preliminary Plat for compliance with the Subdivision Regulations. This plat loads the north half of 156<sup>th</sup> Street with eleven (11) additional lots. It also shows a street being extend at the west end of 156<sup>th</sup> Street to provide a future connection to the adjacent undeveloped property. Until such time as the approximately 40 acres of land to the north is developed the existing road that was constructed during the first phase of this development would serve as the developments only access to Y-48.

Iowa-American water mains has been extended to serve these lots. Wastewater treatment will be handled by on-site systems with either septic drain fields or sand filters.

The property lies within the extraterritorial platting jurisdiction of the City of Davenport. The City has reviewed and approved the Preliminary and Final Plats that have been previously submitted.

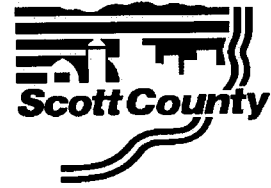
The applicant's engineer has not, as of yet, submitted an erosion and sediment control plan. The County Engineer will review those plans when submitted. The Natural Resources Conservation Service will also be asked to review those plans. The developer is also required to obtain a State permit from the Iowa DNR for grading an area of this size. Staff has requested a copy of that permit also be submitted

The Health Department has reviewed this plat and stated that they have no major concerns. They did note that soil percolation tests will be required after site grading is completed and prior to Final Plat approval.

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



PLANNING & ZONING COMMISSION  
STAFF REPORT  
August 19 2008



**RECOMMENDATION:** Staff recommends that the Preliminary Plat for Harmony Hills Second Addition be approved with the following conditions:

1. The City of Davenport also review and approve the Preliminary and Final Plat prior to Final Plat approval by the Board of Supervisors;
2. That no Final Plat that would result in greater than fifty (50) total lots for any portion of the Harmony Development be approved until a second access is provided;
3. The stormwater drainage and erosion control plan be reviewed and approved by the Soil Conservationist at the NRCS;
4. The proposed wastewater treatment facilities meet Health Department requirements;
5. The County Engineer review and approve all street construction plans prior to construction; and
6. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.

Submitted by:  
Timothy Huey, Director  
August 14, 2008