

PLANNING & DEVELOPMENT

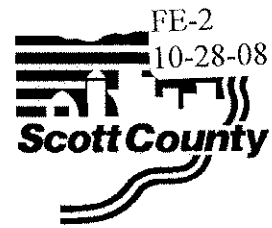
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Timothy Huey
Director

To: C. Ray Wierson, County Administrator

From: Timothy Huey, Planning Director

Date: October 22, 2008

Re: A request by Harmony Land Development for approval of the Preliminary Plat of the Estates at Harmony Lake, a proposed 24-lot residential subdivision located in part of the E½ of Section 26, Blue Grass Township.

The Planning Commission unanimously recommended approval of this Preliminary Plat with the eight conditions as recommended by staff.

However since the Planning Commission meeting on October 7th the Board has received a number of emails and calls from the adjacent home owners in Harmony Hills first addition approved in 2005. That subdivision lies between this new development and County road Y-48. The Harmony Hills subdivision street is currently the only access to this new development. Those property owners raised some concerns about the condition and maintenance of that private entrance road and the impact this development will have on that road. These issues were not brought to the attention of the Planning Commission during its review of this Preliminary Plat because none of those property owners were in attendance. All the adjacent property owners within 500 feet of the new development had been notified of the Planning Commission meeting time and date.

At the October 21st Planning Commission meeting staff discussed this plat and staff's proposed recommendation for the Board of Supervisors to deny the plat without prejudice and refer it back to the Planning Commission for further review and to allow the Planning Commission to consider the issues raised by the adjacent property owners.

Staff would then schedule another public hearing before the Planning Commission on this plat and notify all the property owners within 500 feet of this new development and any other homeowners within the Harmony Hills subdivision that may be beyond the 500 foot radius.



PLANNING & ZONING COMMISSION
STAFF REPORT
October 7, 2008



Applicant: The Estates at Harmony Lake

Request: Revised Preliminary Plat of The Estates at Harmony Lake a proposed twenty four (24) lot residential subdivision.

Legal Description: Part of E½ of Section 26, Blue Grass Township

General Location: West of 110th Avenue, South of 156th Street.

Zoning: Single Family Residential (R-1)

Surrounding Zoning:

- North:** Single Family Residential (R-1)
- South:** **West Lake Park (Scott County Property)**
- East:** Single Family Residential (R-1)
- West:** Agricultural Preservation

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 110th 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. Last year a Preliminary Plat, for what was called the Estates at Lake Harmony, was approved. It showed this same 47.5 acre tract 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 this property 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.

Most recently the Planning Commission reviewed and recommended approval of a Preliminary Plat of eleven (11) lots on the nine (9) acres on the north side of the entrance road. The earlier sketch plans and that Preliminary Plat also show a street extended out to the adjacent undeveloped property located to the north. The adjacent property located to the north, is also zoned R-1 but not owned by the developers of Harmony Hills. This revised Preliminary Plat shows a second road extended to the undeveloped residentially zoning property located to the north. However, this revised Preliminary Plat does not show any road extended to the adjacent A-P zoning land located to the west, as the previously approved Preliminary Plat had.



PLANNING & ZONING COMMISSION

STAFF REPORT

October 7, 2008



This revised Preliminary Plat proposes to subdivide the 47.5 acres lying west of Harmony Hills Estates by extending the entrance road another ¼ mile and creating 24 residential lots ranging in size from 1 acre to 2.75 acres in size, with an average size of 1.6 acres. The previous Preliminary Plat that was approved in 2007 with 13 lots, showed five of those lots of about 1.6 acres in size on the north side of the entrance road, 156th Street each with about 220 feet of frontage and over 300 feet of depth. It also showed eight lots on the south side of the road with five of the lots shown with “flagpole” frontage on the subdivision road. These lots were relatively large and ranged in size from 2.2 acres to 5.8 acres. The five “flagpole” lots surrounded a proposed lake and detention basin. This revised Preliminary Plats still has the lake on a 7.6 acre common outlot but the lake is now surrounded by nine lots, none with a “flagpole” and all with access from new subdivision roads, terminating with three cul de sacs.

The developer is aware that with the existing 26 lots in the Harmony Hills Estates First Addition, the eleven lots approved in the Preliminary Plat of Harmony Hills Estates Second Addition and the 24 lots included in this revised Preliminary Plat puts this development over the current 50 lot maximum of lots served by a single entrance. A condition of the approval of the Preliminary Plat of the Second Addition, as well as a recommended condition of this revised Preliminary Plat is 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.

STAFF REVIEW: Staff has reviewed this Preliminary Plat for compliance with the Subdivision Regulations. The proposed road, 156th Street will be constructed to County road standards. Two of the three cul de sacs will also be built to County road standards with the third on the east side of the lake will be a hard surfaced shared driveway since it only serves four lots.

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.

Staff also recommended to the applicant that the lake property and detention basin should be included in a common open space lot that would be owned and maintained by the home owners association. Because of the average size of the lots in this phase of the development is over 1.5 acres there is no requirement that common open space be provided.

Iowa-American water mains will be 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. This Preliminary Plat has been submitted to the City for review. The City will have to review and approve any Preliminary and Final Plat. The City did approve the Final Plat of the first phase and the Preliminary Plat of Harmony Hills Estates Second Addition.



PLANNING & ZONING COMMISSION
STAFF REPORT
October 7, 2008



The applicant's engineer has submitted an erosion and sediment control plan. The County Engineer has reviewed those plans and did not have any comments. The Natural Resources Conservation Service is also reviewing these plans but has not, as of yet, submitted any comments. The developer will also need to submit a copy of his application for a State permit from the Iowa DNR for grading an area of this size. The lake will also serve as the stormwater detention basin for the subdivision. The County Engineer did not have any concerns that the lake would be able to perform the function of stormwater detention for the subdivision.

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.

RECOMMENDATION: Staff recommends that the revised Preliminary Plat for the Estates at Harmony Lake 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. A stormwater drainage plan be approved that is in compliance with the requirements of the Subdivision Regulations and that shows sufficient capacity for the lake to serve as a stormwater detention basin;
4. The stormwater drainage and erosion control plan be reviewed and approved by the Soil Conservationist at the NRCS;
5. The proposed wastewater treatment facilities meet Health Department and Iowa Department of Natural Resources requirements;
6. The County Engineer review and approve all street construction plans prior to construction; and
7. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.

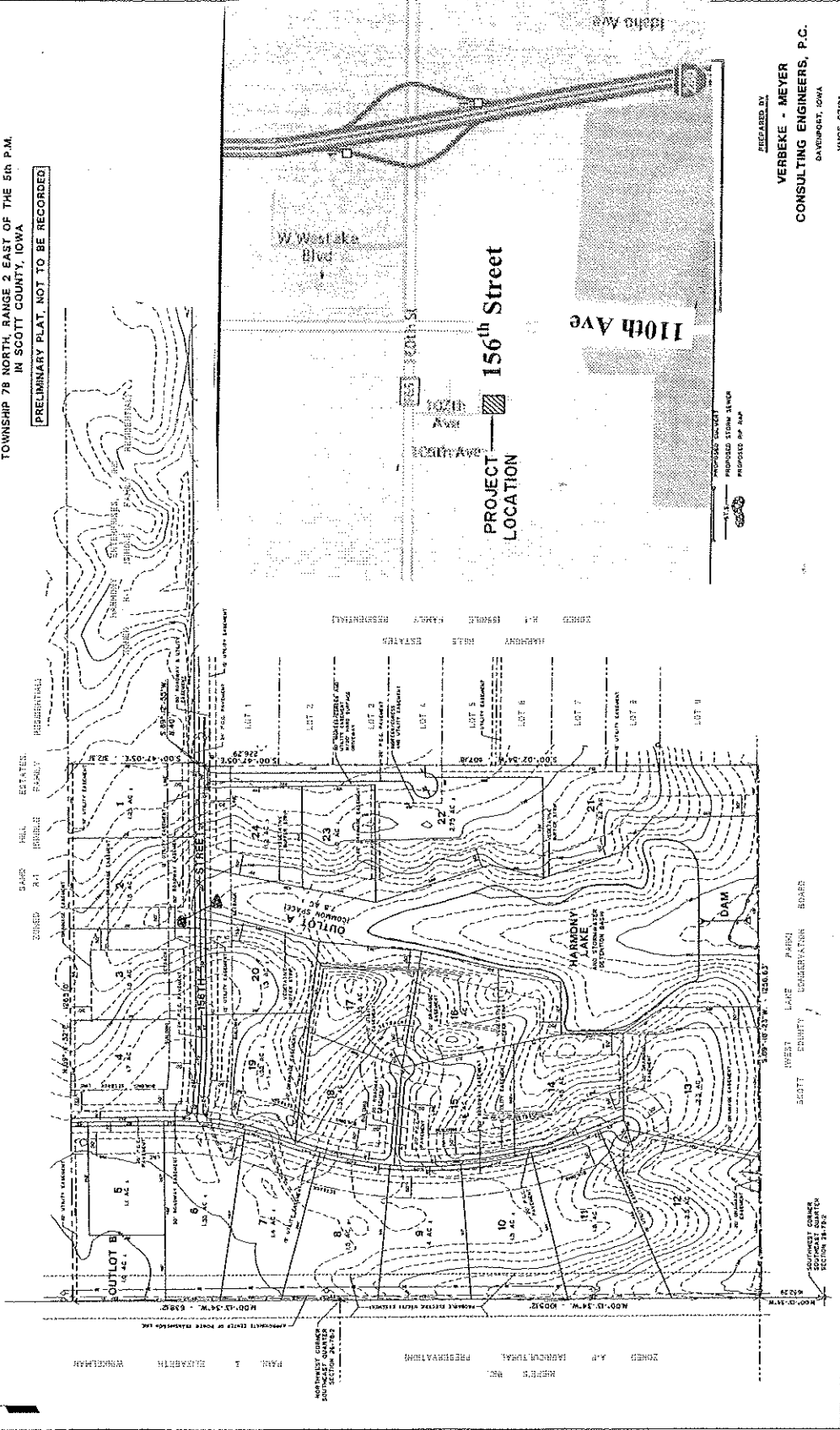
Submitted by:
Timothy Huey, Director
October 2, 2008

PRELIMINARY PLAT OF THE ESTATES AT HARMONY LAKE SCOTT COUNTY, IOWA

BEING PART OF THE EAST HALF OF SECTION 26
TOWNSHIP 78 NORTH RANGE 2 EAST OF THE 5TH P.M.
IN SCOTT COUNTY, IOWA

PRELIMINARY PLAT, NOT TO BE RECORDED

SCALE 1" = 400'
SEPTEMBER 3, 2008



PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.
Davenport, Iowa
VANCE 07131

**Request: Preliminary Plat approval for The Estates at Harmony Lake, a proposed
twenty four (24) lot subdivision located in Part of the E 1/2 of Section
26, Blue Grass Township.**