

PLANNING & DEVELOPMENT

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Timothy Huey
Director

To: C. Ray Wierson, County Administrator

From: Timothy Huey, Planning Director

Date: November 5, 2008

Re: A request John Hubner for approval of the Final Plat of Hubner Heights Second Addition a 2-lot residential subdivision located north of Allens Grove Road and west of 90th Avenue in part of the SE ¼ of the NE ¼ of Section 28, Allens Grove Township.

The Planning Commission unanimously recommended approval of the Final Plat in accordance with staff's recommendations. This plat will re-subdivide an existing 26 acre parcel into two lots in order to create a new development right for a single family dwelling. The existing 26 acre parcel was created with the approval of the Hubner Heights Addition in 1997, a four lot residential subdivision. Following approval of that plat a new residence was built on Lot 1 with access off of 90th Avenue. There was an existing house on Lot 2 of Hubner Heights. Lot 3 & 4 have remained undeveloped and retain development rights for single family homes. Lot 2, 3 & 4 are not owned by the applicant.

The proposed buyer of the new lot to be developed spoke in favor of approval. He said that they intended to build one house on the property. Access to the property would be off of 90th Avenue. There was no one else at the Planning Commission meeting that had any comments on this plat.

RECOMMENDATION: The Planning Commission recommends that the Final Plat of Hubner Heights Second Addition be approved.



PLANNING & ZONING COMMISSION

STAFF REPORT

October 21, 2008



Applicant: John Hubner

Request: Approval of a Sketch Plan & Final Plat of Hubner Heights Second Addition, a proposed two (2) lot residential subdivision.

Legal Description: Part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Allens Grove Township

General Location: North of Allens Grove Road and West of 90th Avenue

Zoning: Single Family Residential (R-1)

Surrounding Zoning:

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

GENERAL COMMENTS: This request is to re-subdivide an existing 26 acre parcel into two lots in order to create a new development right for a single family dwelling. The existing 26 acre parcel was created with the approval of the Hubner Heights Addition in 1997. Following approval of that plat a new residence was built on the property with access off of 90th Avenue. There was an existing house on Lot 2 of Hubner Heights. Lot 3 & 4 have remained undeveloped and retain development rights for single family homes. Lot 2, 3 & 4 are not owned by the applicant.

There is an existing 40 foot wide strip of land out to 90th Avenue that would provide access to the proposed new 5 acre 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 splitting an existing 26 acre lot into two lots, 21 acres and 5 acres in size.

Hubner Heights Addition was approved in 1997. Staff has included copies of the staff reports and minutes from the approval of that subdivision with this staff report.

Approval of this plat would create an additional developmental lot for one single family home. The County Engineer reviewed and did not have any comments or concerns. Access to the new lot would be obtained off of 90th Avenue with an existing 40 foot wide strip of land between Lots 3 and 4 of Hubner Heights Addition.

The Health Department did not have any comments or concerns with this proposed plat. The location of the septic systems for the new lot would be reviewed at the time a



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building permit was issued but with the large size of the lot, finding suitable locations for a septic system should not be a problem.

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.

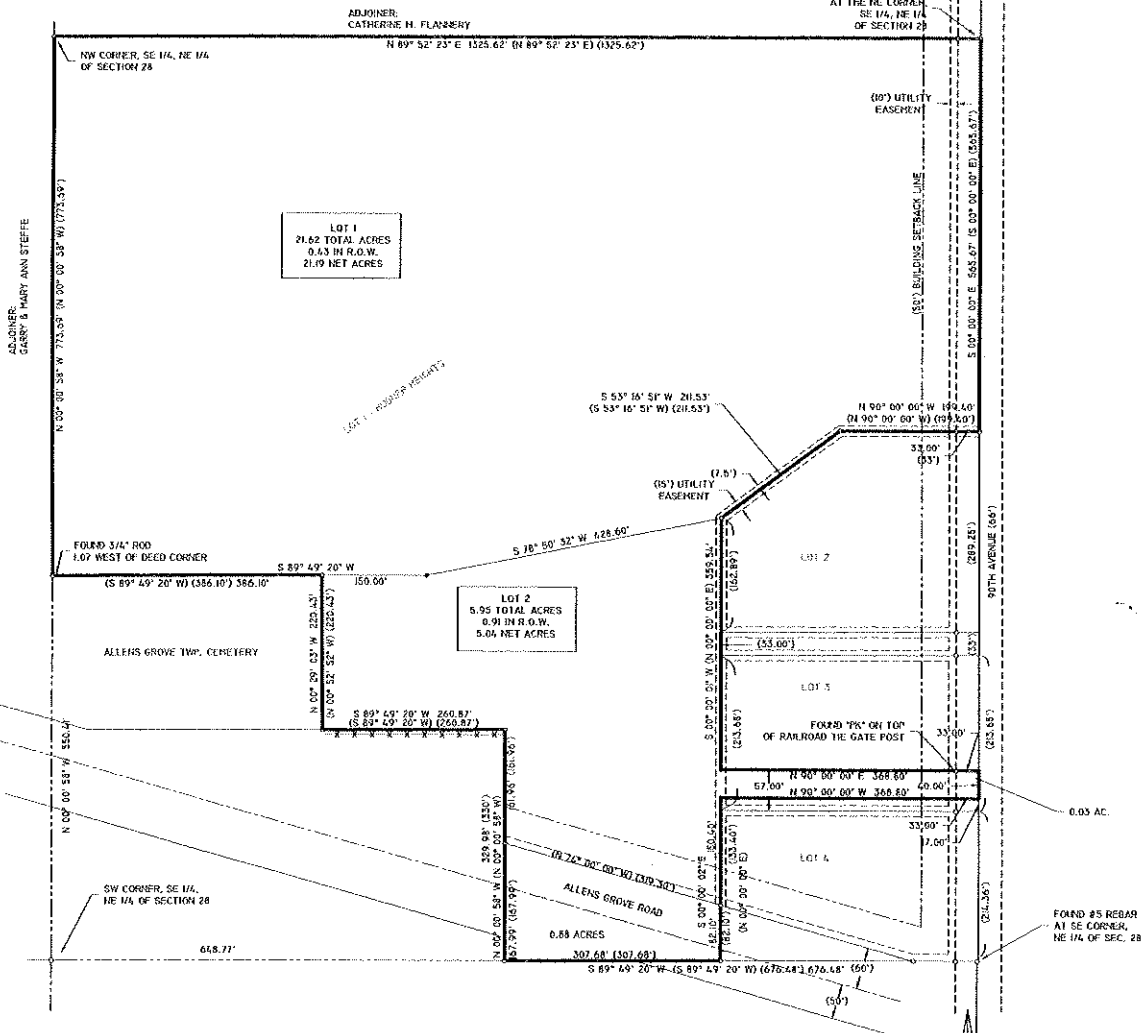
RECOMMENDATION: Staff recommends that the sketch plan and Final Plat of Hubner Heights Second Addition be approved.

Submitted by:
Timothy Huey, Director
October 17, 2008

PREPARED BY/RETURN TO: CRAPNELL LAND SURVEYING CO. 814 EAST RIVER DRIVE, DAVENPORT, IA 52803, (563) 336-3256

FINAL PLAT OF:
HUBNER HEIGHTS 2ND ADDITION

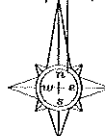
BEING A REPLAT OF LOT 1 AND PART OF LOT 2 IN HUBNER HEIGHTS, PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 80 NORTH, RANGE 2 EAST OF THE 6TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA.



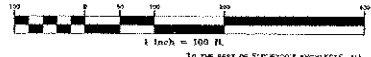
NOTE:
ALL MONUMENTS FOUND ARE #4 REBAR'S RED
CAPPED #10897 UNLESS OTHERWISE NOTED.

PREPARED FOR:

JOBRI HUBNER
27650 90TH AVENUE
DORABLE, IOWA



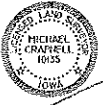
GRAPHIC SCALE



REVISED: 10-02-08
SURVEY DATE: 9-17-08

TO THE BEST OF SURVEYOR'S KNOWLEDGE, ALL
EASEMENTS AFFECTING THIS PROPERTY ARE SHOWN

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED
AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY
DIRECT PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED LAND
SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.



MICHAEL D. CRAPNELL
LICENSE NUMBER 10135
DATE: 10-02-08
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008

PAGES OR SHEETS
COVERED BY THIS SEAL: 1

LEGEND:

- DEED DIMENSION = (0.0')
- FIELD DIMENSION = (0.0')
- MONUMENTS FOUND = (0)
- MONUMENTS SET #4 REBAR X 30"
- RED CAPPED CRAPNELL NO. 10135
- FENCE LINE = -X-X-X-X-X-



CRAPNELL LAND SURVEYING COMPANY
814 EAST RIVER DRIVE
DAVENPORT, IOWA 52803
(563) 336-3256

DATE: 9-22-08 LOCATION: SCOTT COUNTY, IOWA
SCALE: 1" = 100' PLANNED BY: KLC DRAWN BY: MDC SHEET NO.: 2745

Request: Final Plat approval of Hubner Heights 2nd Addition, a 2 lot residential subdivision located north of Allens Grove Road, and west of 90th Avenue.

