

PLANNING & DEVELOPMENT

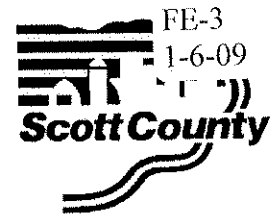
500 West Fourth Street

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Timothy Huey
Director

To: Dee F. Bruemmer, County Administrator

From: Timothy Huey, Planning Director

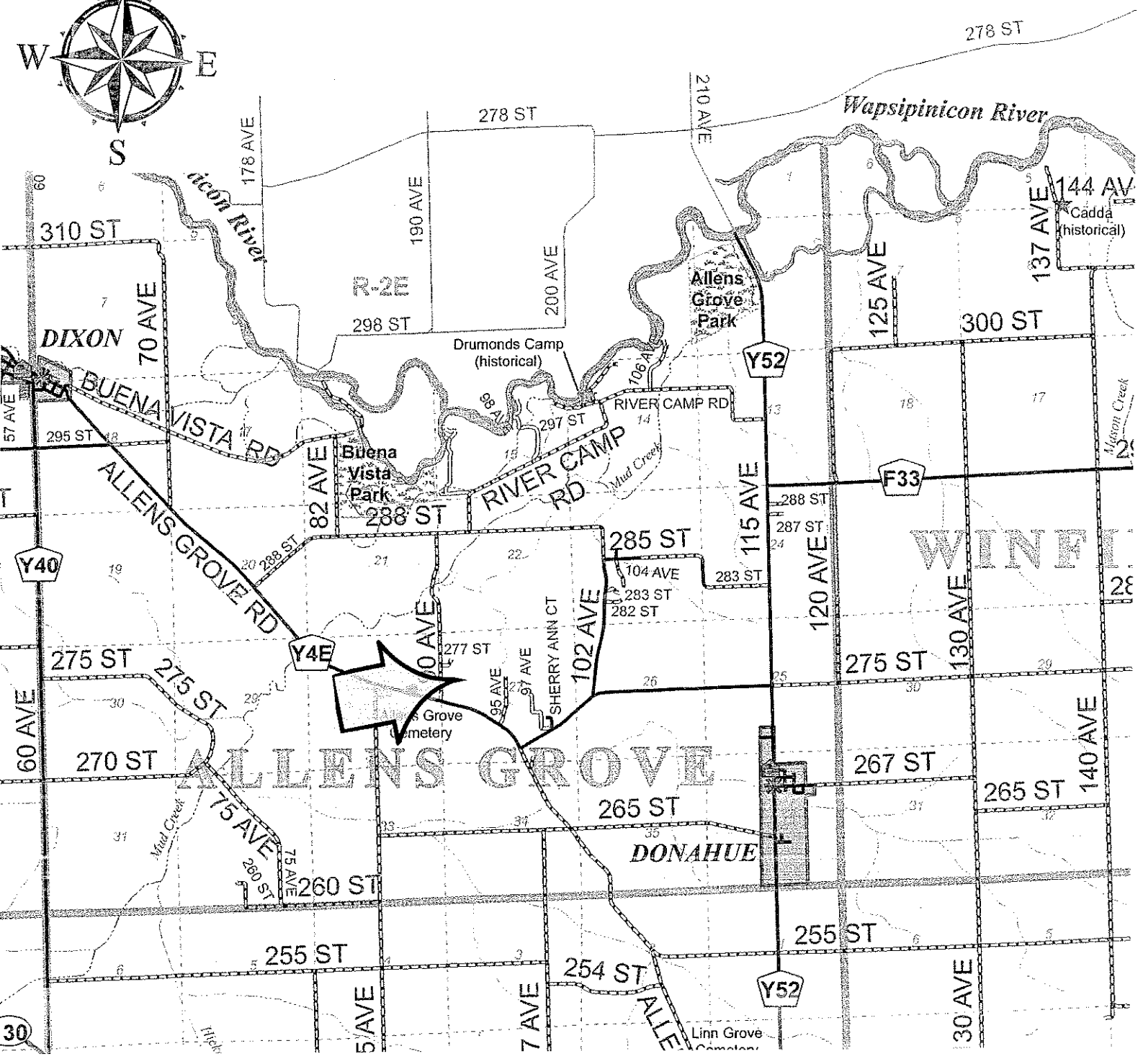
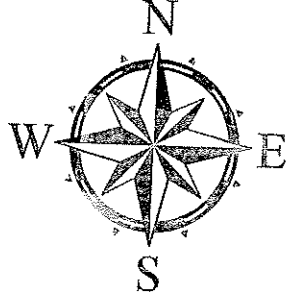
Date: December 29, 2008

Re: A request by the Rollie Schneckloth Estate for approval of the Final Plat of Allendale Estates, a 2-lot residential subdivision located north of Allens Grove Road and east of 90th Avenue in part of the NW¹/₄SW¹/₄ and part of the SW¹/₄NW¹/₄ of Section 27, Allens Grove Township.

The Planning Commission unanimously recommended approval of the Final Plat in accordance with staff's recommendations. The sketch plan of this minor plat was approved by the Planning Commission on October 21, 2008. The applicant originally owned a 41 acre parcel more or less with the north 38 acres zoned Ag General and the south three acres zoned Single Family Residential. Previously the applicant split off a one acre parcel of the residentially zoned portion of his property with a Plat of Survey. Therefore any subsequent split requires subdivision approval.

The proposed two acre lot is zoned residential and therefore would retain a development right for a single family dwelling. The property has frontage and access to Allens Grove Road, a hard surfaced County maintained road. The large 38 acre parcel is zoned Ag-General and has access and 1,320 feet of frontage on 90th Avenue, a gravel County maintained Road. The applicant recently had a variance approved to create a residential development right on the agriculturally zoned 38 acre parcel. This will allow one residence on the property but will not allow the property to be further subdivided unless or until a rezoning is approved.

RECOMMENDATION: The Planning Commission recommends that the Final Plat of Allendale Estates be approved.



Applicant: Rollie Schneckloth Estate

Request: Final Plat of Allendale Estates, a two (2) lot subdivision, located in part Of the NW ¼ of the SW ¼ and part of the SW ¼ of the NW ¼ of Section 27, Allens Grove Township

**FINAL PLAT
FOR
ALLENDALE ESTATES**
BEING PART OF THE N.W. 1/4, OF THE S.W. 1/4,
AND PART OF THE S.W. 1/4, OF THE N.W. 1/4,
SECTION 27, TOWNSHIP 80 NORTH, RANGE 2 EAST
OF THE 5TH P.M., SCOTT COUNTY, IOWA

ADJACENT OWNER: CHRISTOPHER R. & BRENDA S. MEYER
ADJACENT OWNER: JASON A. & MARIE DEPHARIS
ADJACENT OWNER: SHAWN RYAN
ADJACENT OWNER: DAVID BRIDG

N. LINE S.W. 1/4 N.W. 1/4 SEC. 27
N89°43'30"E | 1322.54'
E. LINE S.W. 1/4 N.W. 1/4 SEC. 27
S00°04'02"E | 1159.31'
W. LINE S.W. 1/4 SEC. 27
N00°00'00"E | 2587.30'
S. LINE S.W. 1/4 SEC. 27
S80°58'31"W | 83.00'

DESCRIPTION:
BEING PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 80 NORTH, RANGE 2 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST QUARTER CORNER OF SECTION 27; THENCE NORTH 00° 02' 58" EAST, 1322.92 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27 TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27; THENCE NORTH 89° 43' 30" EAST, 1322.54 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27 TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27; THENCE SOUTH 00° 34' 02" EAST, 1159.58 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27; THENCE SOUTH 86° 00' 00" WEST, 372.00 FEET; THENCE SOUTH 46° 37' 36" WEST, 210.12 FEET; THENCE SOUTH 86° 02' 00" WEST, 164.86 FEET; THENCE NORTH 00° 01' 13" EAST, 57.80 FEET; THENCE NORTH 89° 58' 23" WEST, 160.00 FEET; THENCE SOUTH 00° 00' 44" WEST, 208.25 FEET TO THE CENTERLINE OF ALLENS GROVE ROAD; THENCE NORTH 73° 58' 30" WEST, 485.68 FEET ALONG THE CENTERLINE OF ALLENS GROVE ROAD TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27; THENCE NORTH 00° 00' 00" EAST, 87.91 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27 TO THE POINT OF BEGINNING. SAID SUBDIVISION CONTAINS 40.38 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

LOT 2
ACRES USABLE = 37.29
ACRES R.O.W. = 1.00
ACRES TOTAL = 38.29

LOT 2
S.W. 1/4 N.W. 1/4 = 38.27 ACRES
N.W. 1/4 S.W. 1/4 = 0.02 ACRES

NOTES

1. ZONING: AG FOR LOT 2
ZONING: R-1 FOR LOT 1
2. OWNER/DEVELOPER
LESLIE CASTER
301 2ND COURT
DORHAME, IOWA 52746
3. BBSL = BUILDING SET BACK LINE
4. UE = PUBLIC UTILITY EASEMENT
5. R.O.W. = RIGHT OF WAY
6. P.O.B. = POINT OF BEGINNING

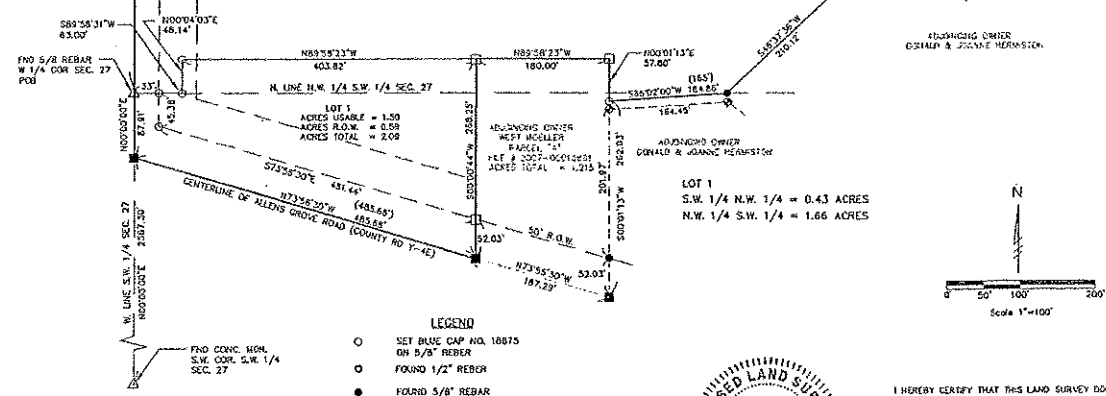
THIS FINAL PLAT AS SHOWN IS APPROVED.

CLINTON COUNTY BOARD OF SUPERVISORS DATE

THE UTILITY EASEMENTS SHOWN ARE APPROVED.

EASTERN IOWA LIGHT & POWER CO.-OP (ELECTRIC) DATE

OXFORD TELEPHONE CO. DATE



LEGEND

- SET BLUE CAP NO. 10875 ON 5/8" REBAR
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR
- ◇ FOUND 1/2" REBAR CAP NO. 10897
- △ FOUND SECTION CORNER
- FOUND YELLOW CAP NO. 4204 ON 5/8" REBAR
- FOUND CROSS IN CONCRETE



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

Douglas M. Hinkle
DATE 11/13/2009

PREPARED BY:
HINKLE ENGINEERING & SURVEYING
2100 CAMANICHE AVE.
CLINTON, IA 52732
PHONE (563) 243-4027
FAX (563) 243-4029
Project Name: ALLENDALE ESTATES
Project #: 08-0585

DOUGLAS M. HINKLE, L.S. IOWA REG. NO. 18875
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2009
PAGES OR SHEETS COVERED BY THIS SEAL: SHEET 1 OF 1



PLANNING & ZONING COMMISSION
STAFF REPORT
December 16, 2008



Applicant: Rollie Schneckloth Estate

Request: Final Plat of Allendale Estates, a two (2) lot subdivision

Legal Description: Part of the NW ¼ of the SW ¼ and part of the SW ¼ of the NW ¼ of Section 27, Allens Grove Township.

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

Zoning: Single Family Residential (R-1)/Agricultural General (A-G)

Surrounding Zoning:

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

GENERAL COMMENTS: The sketch plan of this minor plat was approved by the Planning Commission on October 21, 2008. The applicant originally owned a 41 acre parcel more or less with the north 38 acres zoned Ag General and the south three acres zoned Single Family Residential. Previously the applicant split off a one acre parcel of the residentially zoned portion of his property with a Plat of Survey. Therefore any subsequent split requires subdivision approval.

The proposed two acre lot is zoned residential and therefore would retain a development right for a single family dwelling. The property has frontage and access to Allens Grove Road, a hard surfaced County maintained road. The large 38 acre parcel is zoned Ag-General and has access and 1,320 feet of frontage on 90th Avenue, a gravel County maintained Road. The applicant's estate has also submitted a variance request that is currently under review by the Board of Adjustment to create a residential development right on the agriculturally zoned 38 acre parcel.

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 all the proposed lots has frontage and access to an existing street.

Approval of this plat would create one lot for a new single family home. The County Engineer reviewed the plat and stated that he would recommend the access driveway for be placed an adequate distance from the intersection of Allens Grove Road and 90th Avenue. The County Road Superintendent will review and approve the proposed location of the access drive way at the time a building permit is requested.



PLANNING & ZONING COMMISSION
STAFF REPORT
December 16, 2008



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

As stated above, unless a variance is granted, the large 38 acre parcel would not retain any development right for a residential house. Until such time that 90th Avenue is improved it is very doubtful that any application to rezone this property to allow further development would receive favorable consideration.

RECOMMENDATION: Staff recommends that the Final Plat for Allendale Estates be approved.

Submitted by:
Timothy Huey, Director
December 12, 2008