

PLANNING & DEVELOPMENT

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Timothy Huey
Director

To: Dee F. Bruemmer, County Administrator

From: Timothy Huey, Planning Director

Date: July 10, 2009

Re: Request for a one year extension of the approval of the Preliminary Plat of Harmony Hills 2nd Addition.

The Subdivision Regulations allow approval of Preliminary Plat to be effective for one year, except the Board of Supervisors, upon request of the subdivider and advice of the Planning Director may grant an extension of that time limit.

The applicant for Harmony Hills 2nd Addition has submitted a request for a one year extension of the Preliminary Plat approval of that subdivision. The request is to allow more time prior to submittal of the Final Plat. Harmony Hills 2nd Addition is the plat of the eleven (11) lots that will be platted on the north side of the existing entrance road, 156th Street. The applicants also have Preliminary Plat approval for The Estates at Lake Harmony, twenty four (24) lots on the west side of their development. Since both these subdivisions share a common entrance road with the existing twenty six (26) lots of Harmony Hills Estates, a condition of the Preliminary Plat approval of both these subdivisions is that the Final Plat for no more than fifty (50) lots be approved until a second access road is provided. Approval of this extension will give the developers flexibility on what lots they will obtain Final Plat approval.

Staff would recommend approval of the one year extension.

To: Scott County Planning & Zoning
Attn: Tim Hewy

From: Harmony Land Development, LLC

June 16, 2009

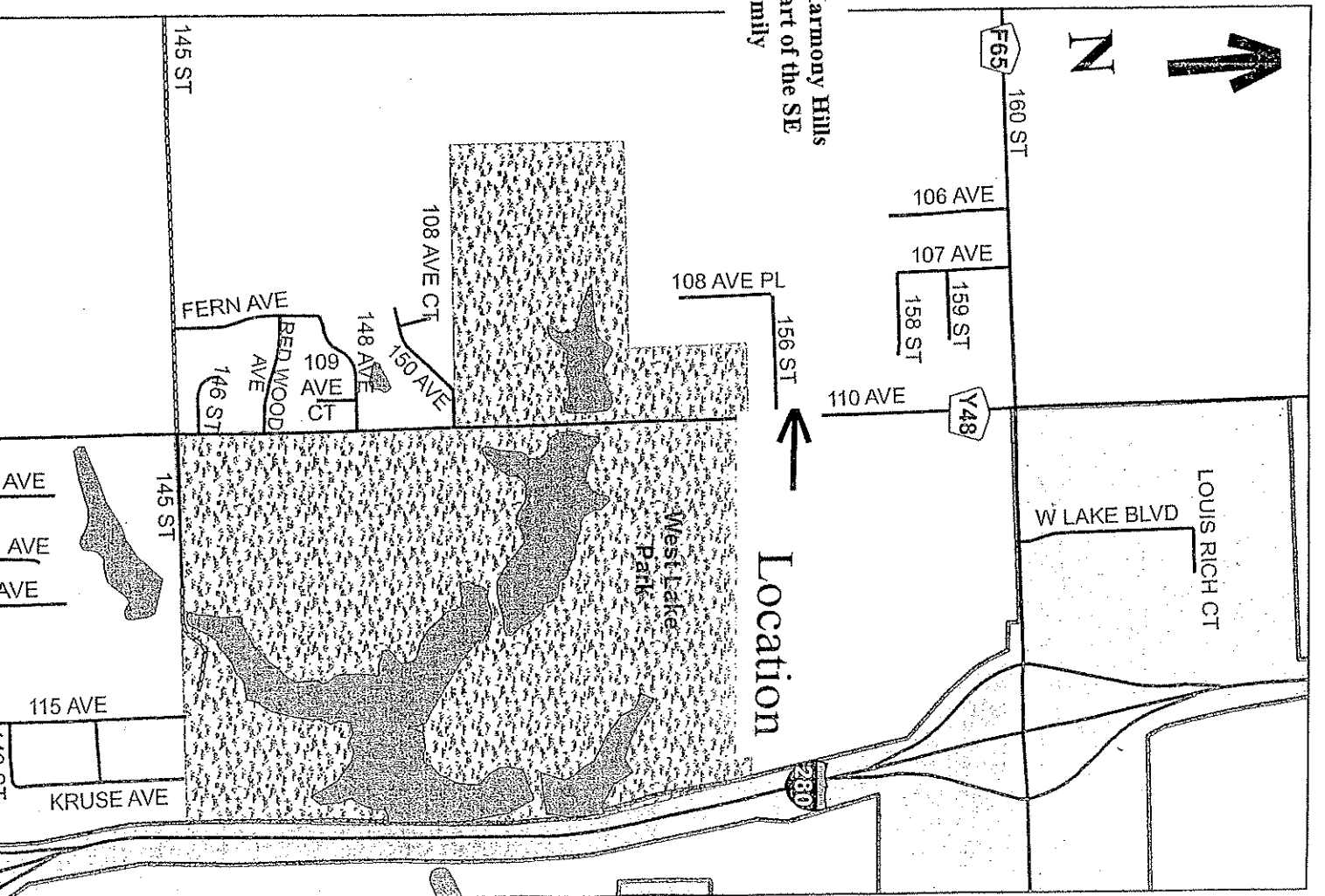
Subject: Requesting one year extension

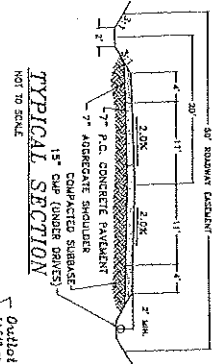
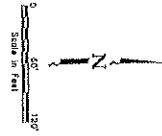
To: Tim Hewy

This letter requesting one year extension for Harmony Hills 2nd Addition Prem. Approval

Will Wold.

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





CURVE TABLE

NUMBER	BEARING	PIVOT	ARC	CHORD
1	N44°25'54" W	124.00	31.27	33.35
2	S44°25'54" E	124.00	31.27	33.35

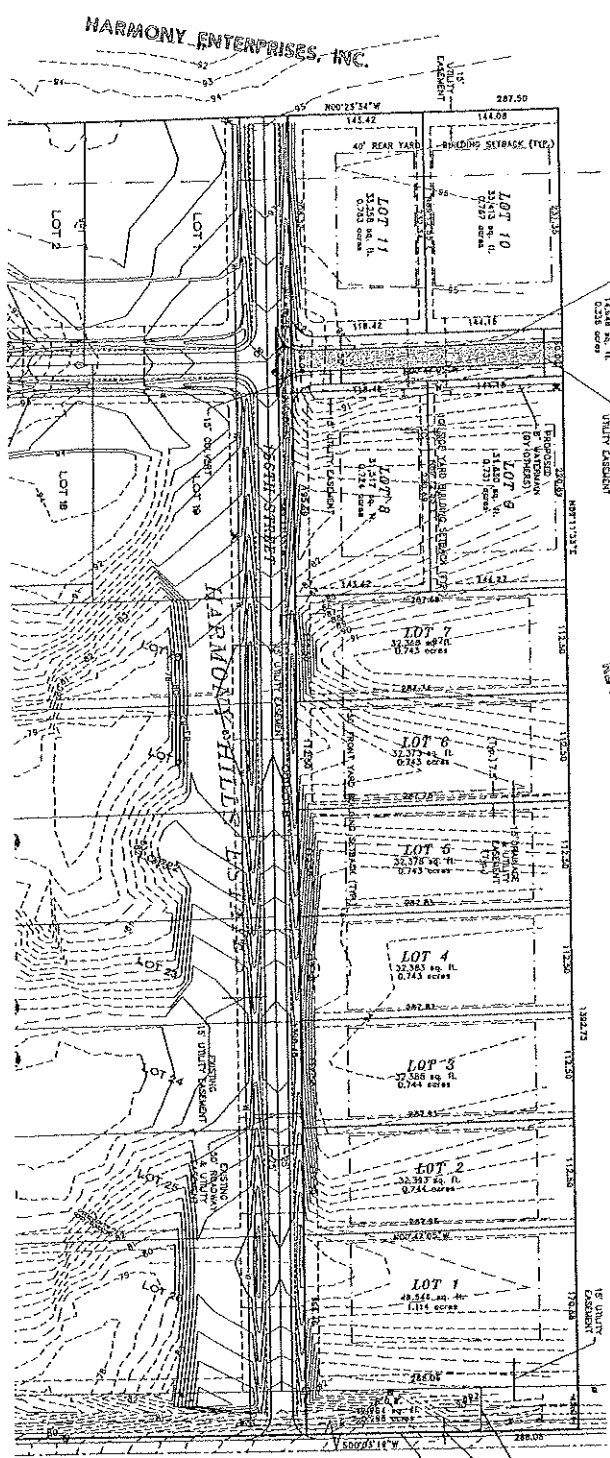
**DIANE G. HANSEN
REVOCABLE TRUST**

PRELIMINARY PLAT
HARMONY HILLS ESTATES SECOND ADDITION
BEING A PART OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF SEC. 28 TOWNSHIP 78 NORTH, RANGES 2 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA
DO NOT RECORD

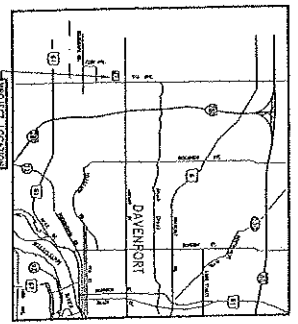
OWNER
HARMONY LAND DEVELOPMENT, LLC
ATTN: BOB HANSEN, LLC
DAVENPORT, IOWA 52806
P.O. BOX 145-2882
P.O. BOX 145-2882

SURVEYOR
MAGNUS ENGINEERING ASSOCIATES, INC.
ATTN: BOB HANSEN, LLC
4120 HENRY DRIVE
DAVENPORT, IOWA 52806
P.O. BOX 145-2882
P.O. BOX 145-2882

ZONING AND LOT INFORMATION
CONSENT TO THE USE OF LOTS 11 BUILDING SETBACK 40' REAR SETBACK 40' SIDE SETBACK 15'



Y-48 (110TH AVENUE)
15' E-1 CONCRETE



- LEGEND**
- Proposed Building Setback Line
 - Proposed Easement Line
 - Existing Contour (1' INTERVALS)
 - Existing Storm Sewer
 - Proposed Water Main
 - Existing Underground Electric
 - Existing Underground Telephone
 - Proposed Water Valve
 - Proposed Fire Hydrant
 - Proposed Shoulder
 - Existing Retention Trench
 - Existing Power Pole
 - Existing Power Pole w/ Light
 - Existing Light Pole
 - Existing Sign
 - Proposed 3/4" Riser Rod
 - Proposed 1/2" Riser Rod
 - Existing 1/2" Riser Rod
 - Existing 3/4" Riser Rod
 - Existing Water Main
 - Existing Water Valve
 - Boundary Line
 - Dead or Planting
 - Proposed

- NOTES**
1. PROPOSED SHADOWNY SETBACK IS TO BE ANNUAL, SERVICED PER LOT.
 2. PROPOSED WATERMAIN IS TO BE BY OTHERS. (LOW-MIDRANGE WATER COMPANY)
 3. NO DRIVEWAY ACCESS SHALL BE ALLOWED TO 1-48 (110th) AVE. FROM LOT 1.
 4. PROPERTY IS CURRENTLY ZONED R-1.
 5. ALL EASEMENTS ARE TO BE USED FOR UTILITIES AND SHADOWNY LINES.

OWNER/SURVEYOR: HARMONY LAND DEVELOPMENT, LLC
5200 VILLA DRIVE, SEE 24, DAVENPORT, IA 52806

REVISIONS

NO.	DATE	DESCRIPTION

DATE

DATE	BY



PRELIMINARY PLAT
HARMONY HILLS ESTATES SECOND ADDITION
SCOTT COUNTY, IOWA
DATE: 04/11/11
JOB NUMBER: 04-11-11-11



PLANNING & ZONING COMMISSION
STAFF REPORT
August 19 2008



Applicant: Harmony Land Development LLC.

Request: Preliminary Plat of Harmony Hills Estates 2nd 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 110th Avenue, on the north side of 156th 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 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. 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.



PLANNING & ZONING COMMISSION

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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 156th Street with eleven (11) additional lots. It also shows a street being extend at the west end of 156th 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

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES THAT
THIS RESOLUTION HAS BEEN FORMALLY APPROVED BY
THE BOARD OF SUPERVISORS ON _____
DATE _____

SCOTT COUNTY AUDITOR

RESOLUTION
SCOTT COUNTY BOARD OF SUPERVISORS
July 23, 2009

**GRANTING A ONE YEAR EXTENSION OF THE APPROVAL OF THE
PRELIMINARY PLAT OF HARMONY HILLS 2ND ADDITION.**

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

- Section 1. The Scott County Board of Supervisors approved the Preliminary Plat of the Harmony Hills Second Addition on September 4, 2008.
- Section 2. Section 9-14.G. of the Scott County Subdivision Ordinance states the Board of Supervisors upon written request of the subdivider and advice of the Planning Director may grant an extension of time to the effective duration of approval of a Preliminary Plat.
- Section 3. The Board of Supervisors has received a written request to extend the approval of the Preliminary Plat of Harmony Hills Second Addition and the Planning Director has reviewed and recommended approval of this request.
- Section 4. The Board of Supervisors hereby extends the duration of approval of the Preliminary Plat of Harmony Hills Second Addition for one (1) year from the date of the Preliminary Plat approval.
- Section 5. This resolution shall take effect immediately.