

PLANNING & DEVELOPMENT

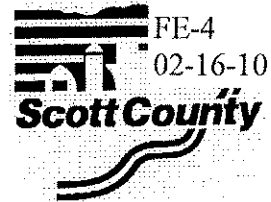
500 West Fourth Street

Davenport, Iowa 52801-1106

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Timothy Huey
Director

To: Dee F Bruemmer, County Administrator

From: Timothy Huey, Planning Director

Date: February 9, 2010

Re: A request by Carol Klemme for approval of the Final Plat of Legacy Farm Subdivision, a 2-lot residential subdivision, legally described as part of the East 625 feet of the West 1050 feet of the South 600 feet of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ in Section 27, Butler Township and located north of 270th Street, east of Utica Ridge Road/210th Avenue.

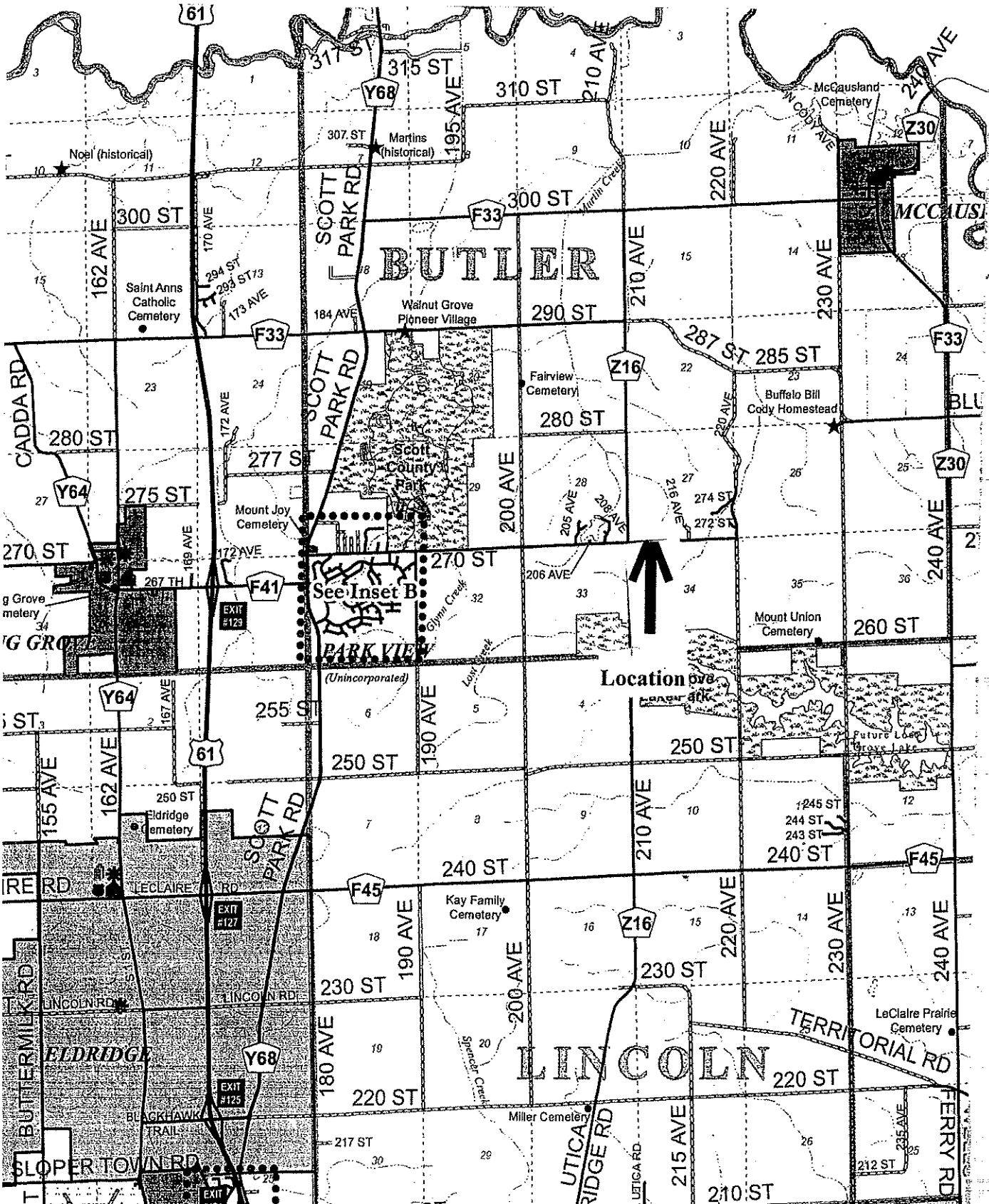
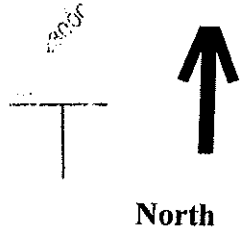
The Planning Commission unanimously recommended approval of the Final Plat in accordance with staff's recommendations. An 8.6 acre portion of the applicant's 70 acre farm was recently rezoned to R-1 to accommodate the area where the two houses were intended to be built. The two lots of this plat are contained within that area that was rezoned. A condition of that rezoning was that it was to allow the creation of no more than two residential lots.

The Planning Commission recommended that the plat that was submitted be amended to show proposed Lot 2 have a minimum of twenty feet of frontage on 270th Street. Those changes to the plat have been made.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the Final Plat of Legacy Farm Subdivision

Applicant: Carol Klemme

Request: Final Plat approval for Legacy Farm Subdivision
a two (2) lot subdivision located in part of the
SW ¼ SW ¼ of Section 27, Butler Township





FINAL PLAT LEGACY FARM SUBDIVISION

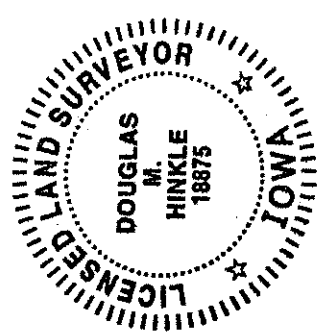
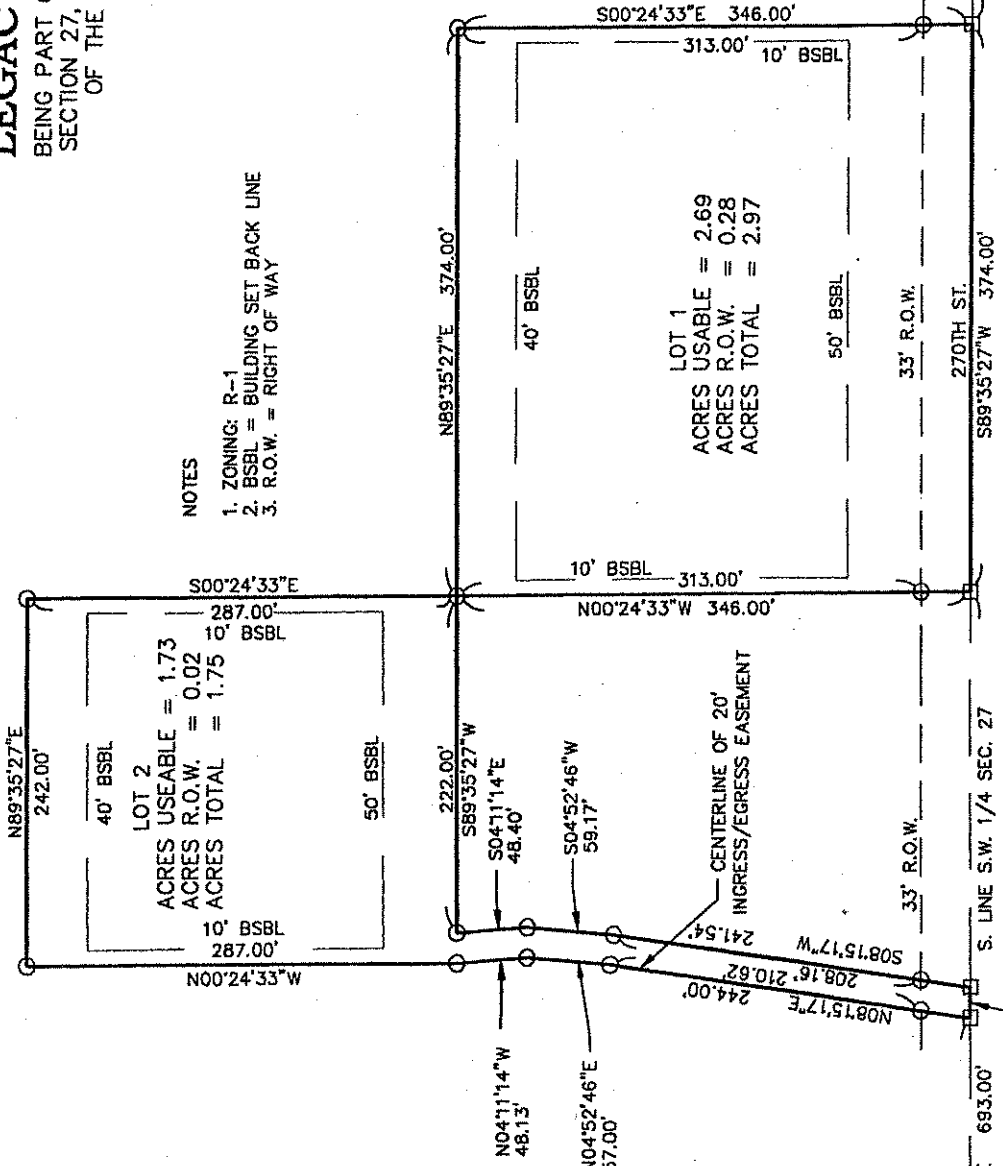
BEING PART OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 27, TOWNSHIP 80 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA

OWNER/ SUBDIVIDER: CAROL KLEMM
21064 270TH STREET
LONG GROVE, IA 52756

NOTES

1. ZONING: R-1
2. BSBL = BUILDING SET BACK LINE
3. R.O.W. = RIGHT OF WAY

CENTER LINE OF 20' INGRESS/EGRESS EASEMENT DESCRIPTION:
BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 80 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27; THENCE NORTH 89° 35' 27" EAST, 412.16 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27 TO THE POINT OF BEGINNING; THENCE NORTH 08° 15' 17" EAST, 244.00 FEET; THENCE NORTH 04° 52' 46" EAST, 57.00 FEET; THENCE NORTH 04° 11' 14" WEST, 48.13 FEET TO THE EASEMENT'S TERMINUS.



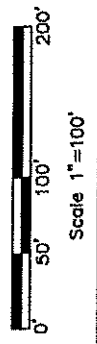
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Douglas M. Hinkle
DATE 1/22/10

DOUGLAS M. HINKLE, L.L.S. IOWA REG. NO. 18875
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011
PAGES OR SHEETS COVERED BY THIS SEAL, SHEET 1 OF 1

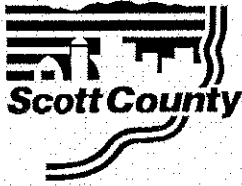
LEGEND

- SET 5/8" REBAR W/ BLUE CAP NO. 18875
- SET MAG NAIL
- △ FOUND SECTION CORNER
- 50.00' MEASURED DISTANCE



QUARTER OF SECTION 27, TOWNSHIP 80 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA, PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27; THENCE NORTH 89° 35' 27" EAST, 412.16 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27 TO THE POINT OF BEGINNING; THENCE NORTH 08° 15' 17" EAST, 244.00 FEET; THENCE NORTH 04° 52' 46" EAST, 57.00 FEET; THENCE NORTH 04° 11' 14" WEST, 48.13 FEET TO THE EASEMENT'S TERMINUS.

DIVISION



PLANNING & ZONING COMMISSION
STAFF REPORT
January 19, 2010



Applicant: Carol Klemme

Request: Sketch Plan/Final Plat of Legacy Farm, a two (2) lot subdivision

Legal Description: The East 625 feet of the West 1050 feet of the South 600 feet of the SW ¼ of the SW ¼ of Section 27, Butler Township

General Location: North of 270th Street, east of Utica Ridge Road (210th Avenue)

Zoning: Single Family Residential (R-1)

Surrounding Zoning:

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

GENERAL COMMENTS: This request is split off two lots from a seventy acre farm parcel for the development of two single family homes. Proposed Lot 1 is just under three acres in size and has frontage and access to 270th Street. Proposed Lot 2 is 1.59 acres and has access to 270th Street from a twenty foot wide easement over the existing driveway for the existing farmhouse. The existing farmhouse remains zoned Ag-General (A-G) and is on the balance of the remaining farmland. The rezoning of the area included in this plat to Single-Family Residential (R-1) was approved at the end of 2009. A condition of the rezoning was that it allows the platting of no more than two lots. Approval of this proposed plat will comply with that condition but would not allow any additional lots to be created unless the condition of the rezoning was amended.

STAFF REVIEW: Staff has reviewed this request for approval of a Minor Plat and to combine the sketch plan and Final Plat in one review. The Subdivision Regulations allows a plat to be reviewed as a Minor Plat if the plat creates less than five (5) lots and does not involve extension of any new streets.

The Zoning regulations require that all residential lots have a minimum of twenty (20') feet of frontage on a public or private road designed for the proposed building or structure. As noted above proposed Lot 2 is over three hundred feet back off of 270th Street and has access to this County road from a twenty (20') foot wide access easement centered on the existing gravel driveway. Staff would recommend that the plat be amended to show a twenty foot wide "flagpole" to provide the required frontage to 270th Street.

The County Health Department did not have any comments or concerns with wells or the installation of an on-site septic system on these proposed lots.



PLANNING & ZONING COMMISSION
STAFF REPORT
January 19, 2010



County Engineer did not have any comments or concerns with this plat.

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 Final Plat of Legacy Farm Subdivision be approved with the condition that the plat be amended to show a minimum of twenty feet of frontage on 270th Street for Lot 2.

Submitted by:
Timothy Huey, Director
January 14, 2010

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\

February 18, 2010

APPROVING THE FINAL PLAT OF LEGACY FARM SUBDIVISION

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

Section 1. As the local governing body responsible for the approval of subdivision plats within its rural jurisdiction, the Scott County Board of Supervisors has on this 18TH day of February considered the Final Plat of **LEGACY FARM SUBDIVISION** a two (2) lot subdivision, in part of the SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ of Section 27, 80 North, Range 4 East of the 5th Principal Meridian (Butler Township), Scott County, Iowa, and having found the same made in substantial accordance with the provisions of Chapter 354, Code of Iowa, and the Scott County Subdivision Ordinance, does hereby approve the Final Plat of said subdivision .

Section 2. The Board Chairman is authorized to sign the Certificate of Approval on behalf of the Board of Supervisors and the County Auditor to attest to his signature.

Section 3. This resolution shall take effect immediately.

