

PLANNING & DEVELOPMENT

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Timothy Huey
Director

To: Dee F Bruemmer, County Administrator

From: Timothy Huey, Planning Director

Date: March 8, 2011

Re: Approval of Final Plat of Seven Cities Sod First Addition, a one (1) lot agricultural subdivision in the S½ of Section 30, Sheridan Township located at 12554 210th Street.

The Planning Commission unanimously recommended approval of the Final Plat in accordance with staff's recommendations. The applicants own Seven Cities Sod Farm and the purpose of the plat is to create a separate lot for the office and outbuildings on the property.

The applicants were in attendance to answer any questions and speak in favor of the request.

RECOMMENDATION: The Planning Commission recommends that the Final Plat of Seven Cities Sod First Addition be approved.



PLANNING & ZONING COMMISSION
STAFF REPORT
January 4, 2011



Applicant: Seven Cities Sod

Request: Approval of a Sketch Plan/Final Plat for a proposed one (1) lot subdivision

Legal Description: Part of the South ½ of Section 30, Sheridan Township

General Location: 12554 210th Street

Zoning: Agricultural Preservation (A-P)

Surrounding Zoning:

- North:** Agricultural Preservation (A-P)
- South:** Agricultural Preservation (A-P)
- East:** Agricultural Preservation (A-P)
- West:** Agricultural Preservation (A-P)

GENERAL COMMENTS: This request is to split off a five acre tract for the facilities and offices of Seven Cities Sod. A previous plat of survey and subdivision plat split off the two houses that were on this same ag parcel. Approval of this plat will create a separate lot for the buildings and offices associated with the existing sod business. Sod farms are a permitted use in the Agricultural Preservation Zoning District.

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 the proposed lot has frontage and access to the existing county road.

Since this property is located within two miles of the Davenport city limits (the centerline of the adjacent road is actually the current city limits boundary) the City of Davenport also has jurisdiction in approving this plat. A copy of the City staff's report is included. The City is requesting an additional two feet of road easement be shown on the plat because the City's Subdivision Regulations require 70 feet of road easement width in this location and there is currently only 66 feet of easement for the County road adjacent to this property. This requires an additional two feet of road easement on each side of the road.

The Health Department did not have any comments or concerns with this proposed plat. The location of the septic system is well within the boundaries of the plat and with the relatively large size of the lot, finding a suitable location for new septic systems should the existing one fail, should not be a problem.

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



PLANNING & ZONING COMMISSION
STAFF REPORT
January 4, 2011



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 for Seven Cities Sod First Addition be approved with the condition that the plat be amended to show an additional two feet of road easement along the frontage of the proposed lot.

Submitted by:
Timothy Huey, Director
December 30, 2010

FRYE FAMILY CO. L.P.

N.01°-51'-45"W.
499.92'

466.92'

N.88°-08'-15"E.
435.61'

LOT 1

(217,800 SQ. FT.)
(5.00 ACRES, ±)

467.00'

S.01°-51'-45"E.
500.00'

FRYE FAMILY CO. L.P.

SOUTHEAST CORNER
SOUTHEAST QUARTER
SECTION 30-79-3
(FOUND P.K. NAIL)

BUILDING

UTILITY EASEMENT
SETBACK

LINE

ROADWAY EASEMENT

N.88°-10'-00"E.
2580.97'

S.88°-10'-00"W.
163.30'

S.88°-10'-00"W.
163.30'

S.88°-08'-15"W.
272.31'

S.88°-08'-15"W.
272.32'

S.88°-08'-15"W.
2375.78'

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T79 R03 S30

T79 R03 S29

210TH ST

W 90TH ST

130TH AVE

NEW JUBERT RD

130

N ZENITH AVE

N RIDGE DR

NORTHWEST BLVD

W 85TH CT

N FAIRMOUNT ST

W 83RD ST

T79 R03 S32

T79 R03 S31

N WISCONSIN AVE

80

80

Seven Cities Sod Final Plat



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

March 17, 2011

APPROVING THE FINAL PLAT OF SEVEN CITIES SOD'S 1ST ADDITION

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 17th day of March 2011 considered the Final Plat of **Seven Cities Sod's 1st Addition** a one (1) lot subdivision, in part of the South half of Section 30, Sheridan Township, more particularly described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 30, said point being the Point of Beginning of the tract of land hereinafter described; thence South 88°-10'-00", West 163.30 feet; thence North 01°-51'-45", West 499.92 feet; thence North 88°-08'-15", East 435.61 feet; thence South 01°-51'-45", East 500.00 feet; thence South 88°-08'-15", West 272.32 to the point of beginning. Township, 79 North, Range 3 East of the 5th Principal Meridian (Sheridan 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 with the condition that the plat is amended to show an additional two (2) feet of road easement along the frontage of the proposed lot.

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.