

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 six (6) month extension of Planning and Zoning Commission's recommendation for approval of the Final Plat of the Oak Valley Addition, a eight (8) lot residential subdivision in the SW¼ of Section 15, Buffalo Township located east of Coon Hunters Road, west of Kauth's 2nd Addition and south of Hickory Hills Second Annex.

The Planning Commission unanimously recommended approval of the Final Plat of Oak Valley Addition with the condition that surety be posted for the uncompleted road improvements to the access driveway (113th Street) prior to Final Plat approval by the Board of Supervisors.

The applicant has not, as of yet submitted that surety.

Staff would recommend that the Board of Supervisors approve a resolution extending the Planning and Zoning Commission's recommendation an additional six (6) months to allow the applicant more time to submit the surety or complete the required improvements.



PLANNING & ZONING COMMISSION
STAFF REPORT
January 4, 2011



Applicant: Jeff Reed

Request: Final Plat of Oak Valley Addition, a proposed eight (8) lot residential subdivision.

Legal Description: Part of the SW ¼ of Section 15, Buffalo Township.

General Location: East of Coon Hunters Road, North of 113th Street

Zoning: Single Family Residential (R-1)

Surrounding Zoning:

- North:** Single Family Residential (R-1)
- South:** Single Family Residential (R-1)
- East:** Single Family Residential (R-1)
- West:** Single Family Residential (R-1)

GENERAL COMMENTS: The Preliminary Plat for this proposed eight (8) lot residential subdivision was approved by the Board of Supervisors on March 6, 2008 with six conditions in accordance with the Planning Commission's recommendations. The Planning Commission had tabled its review of this Preliminary Plat, with the consent of the applicant, at its December 4th 2007 and January 8th 2008 meetings. The Planning Commission's discussion at those meetings dealt with its concerns on the length of the proposed cul de sac (114th Street), extended from the adjacent Kauth Addition, and the total number of lots to be served on that cul de sac. The Planning Commission also had concerns with the inadequate existing access to the applicant's property off of Coon Hunters Road with a twenty five foot wide flag pole being a shared driveway (113th Street) to the applicant's two houses, three neighboring residences and three existing undeveloped lots the applicants own. Some of the previous versions of the Preliminary Plat increased the numbers of lots to use this shared driveway for access. The Planning Commission recommended the applicant upgrade this access by providing an adequate turnaround and increasing the width of the paved access. Without acquiring additional property from the adjacent land owners the width of the easement cannot be increased, therefore any increase in the paved width of that shared driveway would need to be within the twenty five foot wide flagpole. The Planning Commission also indicated that it would not recommend approval of any plat that resulted in more lots accessing this relatively narrow easement. The Preliminary Plat that was approved did not increase the number of lots served by the narrow access drive (113th Street) from Coon Hunters Road.

STAFF REVIEW: Staff has reviewed this Final Plat request for compliance with the requirements of the Subdivision Regulations, the Zoning Ordinance and the six conditions of Preliminary Plat approval. Those six conditions were:



PLANNING & ZONING COMMISSION
STAFF REPORT
January 4, 2011



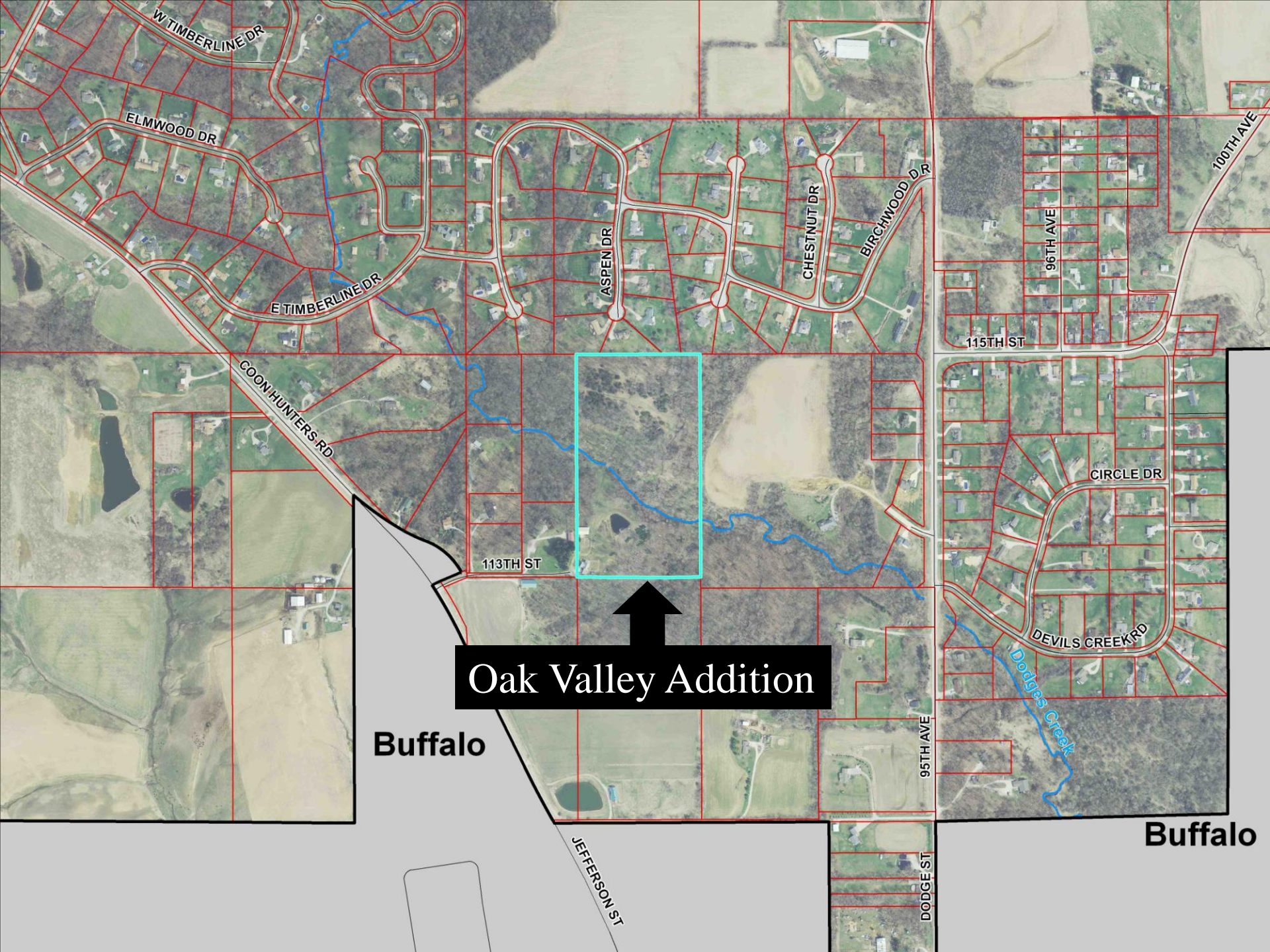
1. That a variance to the Subdivision Regulations be approved to allow the proposed cul de sac to exceed the maximum length based on the minimal nature of the request, that there is no feasible alternative, and that the maximum numbers of thirty (30) lots served by a single access is not being exceeded;
2. All grading and construction comply with the erosion and sediment control plan as approved by the County Engineer and the Natural Resources Conservation Service;
3. The proposed wastewater treatment facilities meet Health Department and Iowa Department of Natural Resources requirements;
4. The existing shared access drive and proposed cul de sac bulb be constructed and hard surfaced to a minimum width of 18 feet and 40 foot radius;
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.

The County Engineer states that the road construction of the new road (114th Street) that extends through Kauth 2nd Addition to serve the seven lots on the north half of the property appears to have been adequately constructed. However the County Engineer does state that he has concerns that he never received, reviewed or approved any final construction plans for that road. He further states that this could definitely influence his recommendation on whether the County Board should accept these roads onto the County's system. It is also noted that no improvements have been completed to the shared access driveway (113th Street) off of Coon Hunters Road to both widen the driveway surface to 18 feet in width and pave a cul de sac bulb with a 40 foot radius. Currently the driveway is less than ten feet in width, the same it was at the time the Preliminary Plat was reviewed three years ago and there is no turnaround bulb.

As far as the other conditions of Preliminary Plat approval the Board of Supervisors approved the variance to the Subdivision Regulations regarding the length of the cul de sac being extended through Kauth Addition, the grading and road construction have complied with the erosion and sediment control plan, and finally all the proposed wastewater treatment facilities will meet Health Department requirements at the time houses and septic systems are constructed on each lot.

RECOMMENDATION: Staff recommends that the Final Plat for Oak Valley 1st Addition be approved with the condition that surety be posted for the uncompleted road improvements to the access driveway (113th Street) prior to Final Plat approval by the Board of Supervisors.

Submitted by:
Timothy Huey, Director
December 30, 2010



Oak Valley Addition

Buffalo

Buffalo



ASPEN DR

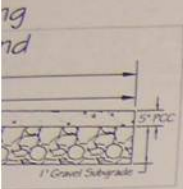
BIRCHWOOD DR

115TH ST

Dodge's Creek

113TH ST

95TH AVE



40' Access, Drainage & Sewer Easement for the use of all homeowners to access the nature area. Located in Kaub's 2nd Add.

NATURE AREA

See Detail

ACCESS EASEMENT TO LAND EAST OF TRACT A

90.00'

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

**GRANTING A SIX MONTH EXTENSION TO THE PLANNING AND ZONING
COPMMISSION'S RECOMMENDATION FOR APPROVAL WITH CONDITIONS OF
THE FINAL PLAT OF OAK VALLEY ADDITION.**

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

- Section 1. The Scott County Planning and Zoning Commission recommended approval of the Final Plat of Oak Valley Addition with conditions on January 4, 2011.
- Section 2. Scott County Code Section 9-16 Final Plat Review and Approval states that the Board of Supervisors will receive the Final Plat materials and all attachments required by Chapter 354 of the Code of Iowa within sixty (60) days of the review by the Planning and Zoning Commission.
- Section 3. The applicant for Oak Valley Addition has not submitted the required materials and attachments and the Planning Director recommends approval of a six (6) month extension of the Planning Commission's recommendation to approve this Final Plat.
- Section 4. The Board of Supervisors hereby extends the duration of the recommendation for approval of the Final Plat of Oak Valley Addition with conditions for six (6) months.
- Section 5. This resolution shall take effect immediately.