

**PLANNING & DEVELOPMENT**

500 West Fourth Street  
Davenport, Iowa 52801-1106  
E-mail: [planning@scottcountyiaowa.com](mailto:planning@scottcountyiaowa.com)  
Office: (563) 326-8643 Fax: (563) 326-8257



---

Timothy Huey  
Director

To: Dee F Bruemmer, County Administrator

From: Timothy Huey, Planning Director

Date: July 26, 2011

**Re: Approval of Final Plat of Geise's Second Addition, a replat of Lot 2 and Outlot A of Geise's 1<sup>st</sup> Addition and Lot 105 of Park View First Addition located in part of the N½ of Section 31, Butler Township.**

The Planning Commission unanimously recommended approval of the Final Plat in accordance with staff's recommendations. The plat is submitted to reconfigure three existing lots in the commercial area of Park View into two lots. The property is currently developed with two buildings, one is on Lot 2 of Geise's 1<sup>st</sup> and the other is on Outlet A of Geise's 1<sup>st</sup> and Lot 105 of Park View First. The two existing commercial buildings on the property share an access driveway onto Scott Park Road. This replat would put both existing buildings on Lot 1 of Geise's 2<sup>nd</sup> Addition. Lot 2 of Geise's 2<sup>nd</sup> is the undeveloped portion of existing Lot 105 Park View 1<sup>st</sup>. Approval of this plat will allow Lot 2 to be developed separately with a commercial use.

There was no one was in attendance that had any comments or questions on this request.

**RECOMMENDATION:** The Planning Commission recommends that the Final Plat of Geise's Second Addition be approved.



PLANNING & ZONING COMMISSION  
STAFF REPORT  
July 19, 2011



**Applicant:** Jim Giese

**Request:** Sketch Plan Review for Lots 1 & 2 of Giese's 2<sup>nd</sup> Addition.

**Legal Description:** A replat of Lot 2 and Outlot A of Giese's 1<sup>st</sup> Addition and Lot 105 of Park View First Addition located in part of the N½ of Section 31, Butler Township

**General Location:** 4 & 6 Lincoln Ave, Park View Iowa

**Zoning:** Commercial Park View (C-PV)

**Surrounding Zoning:**

- North:** Commercial Park View (C-PV)
- South:** Commercial Park View (C-PV)
- East:** Commercial Park View (C-PV)
- West:** Agricultural General (A-G)

**GENERAL COMMENTS:** This request is submitted to reconfigure three existing lots in the Commercial area of Park View into two lots. The property is developed with two buildings, on Lot 2 of Giese's 1<sup>st</sup> and the other on Outlet A of Giese's 1<sup>st</sup> and Lot 105 of Park View First. Currently Lot 2 and Outlot A of Giese's 1<sup>st</sup> has frontage and access to Scott Park Road and Lot 105 of Park View 1<sup>st</sup> is a triple frontage lot with frontage Scott Park Road, Grove Road and Lincoln Avenue. The two existing commercial buildings on the property share an access driveway onto Scott Park Road. This replat would put both buildings on Lot 1 of Giese's 2<sup>nd</sup> Addition. Lot 2 of Geise's 2<sup>nd</sup> is the undeveloped portion of existing Lot 105 Park View 1<sup>st</sup>.

**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 both lots have frontage on existing streets. Both lots also meet the minimum lot width and size requirements for the Park View Commercial Zoning District.

The reconfigured lot line between these two lots has been placed a minimum of ten feet from the exiting building in order to meet the required setbacks of the Park View Commercial District. Approval of this plat would allow proposed Lot 2 to be sold and developed following approval of a Site Plan Review. No direct access to Lot 2 from Scott Park Road would be permitted.

The County Engineer had no comments or concerns with this proposed replat. However it is noted that access to the property will be limited to Grove Road and Lincoln Avenue



PLANNING & ZONING COMMISSION  
STAFF REPORT  
July 19, 2011



---

in accordance with County driveway location standards. Since a community water system and central sewer system serve these lots, the Health Department did not have any comments on this Final 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 sketch plan and Final Plat of Lots 1 & 2 of Giese's 2<sup>nd</sup> Addition be approved.

Submitted by:  
Timothy Huey, Director  
July 14, 2011



270TH ST

Y68

LINCOLN AVE

MANOR DR

MANOR CT

PARK CT

PARK AVE

PARK VIEW DR

SCOTEPARK RD

267TH ST

F41

GROVE RD

HILLSIDE CT

HILLSIDE DR

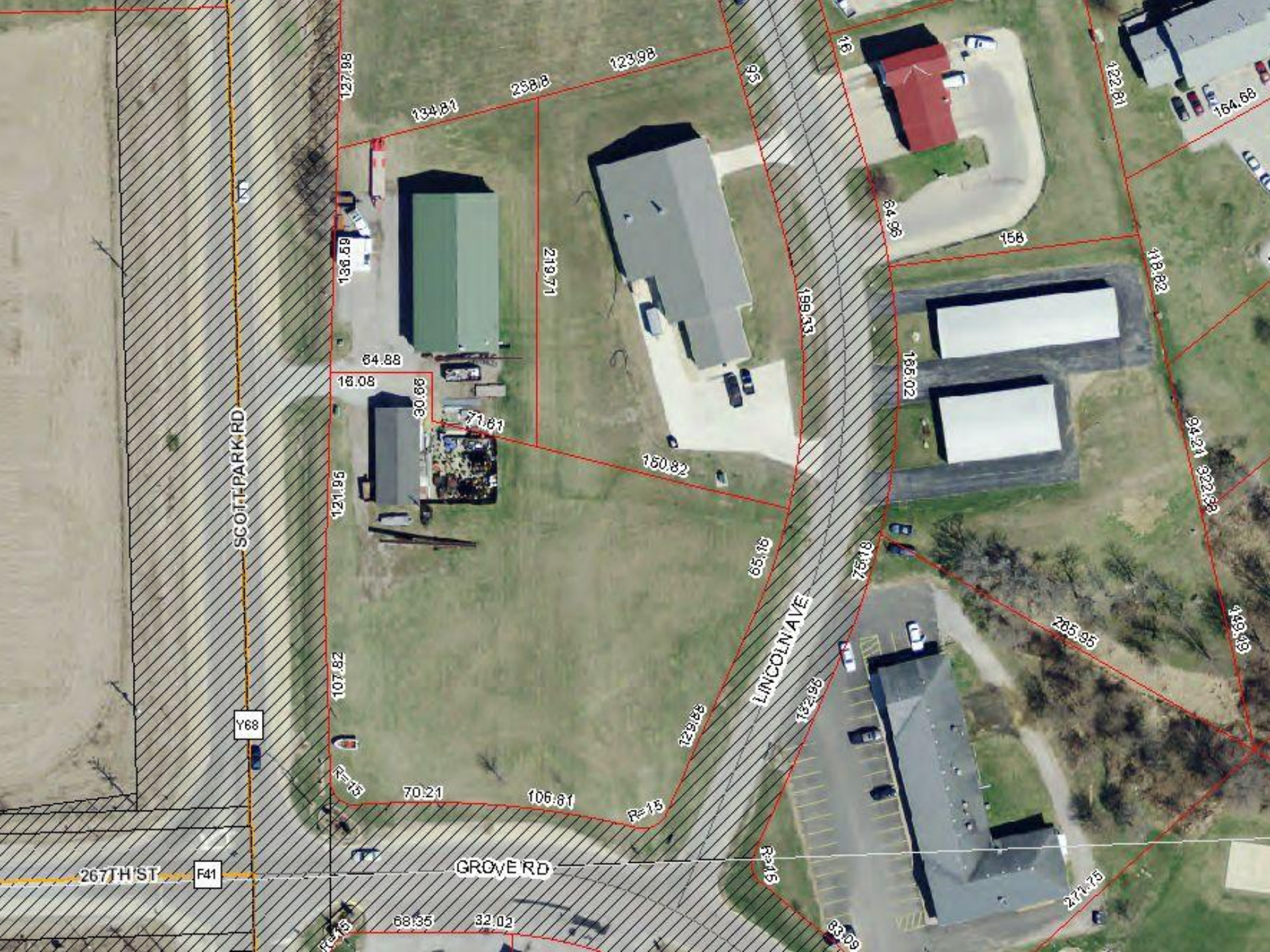
VALLEY DR

PARK LANE CIR

PARK AVE S

General location  
Geise 2<sup>nd</sup> Addition





SCOTT PARK RD

LINCOLN AVE

GROVE RD

267TH ST

Y68

F41

127.98

134.81

258.8

123.98

95

48

122.81

164.68

136.59

18.08

64.88

99.03

71.81

121.95

28.01

R-15

70.21

106.81

R-15

R-15

68.35

32.02

219.71

150.82

81.59

29.88

R-15

95.22

81.82

199.33

64.96

158

185.02

418.82

94.21

922.53

429.49

285.95

271.75

83.09



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\**  
**August 4, 2011**  
**APPROVING THE FINAL PLAT GIESE'S SECOND 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 4<sup>th</sup> day of August 2011 considered the Final Plat of **Giese's Second Addition** a two (2) lot subdivision being a replat of Lot 2 and Outlot A of Giese's 1<sup>st</sup> Addition and Lot 105 of Park View 1<sup>st</sup> Addition located in Township 80 North, Range 4 East of the 5<sup>th</sup> 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.

**CERTIFICATE OF APPROVAL BY SCOTT COUNTY**

I, Tom Sunderbruch, Chairman of the Scott County Board of Supervisors, do hereby certify that said Board adopted a Resolution on August 4, 2011 in which it approved the Final Plat of **Giese's Second Addition** as follows:

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 4<sup>th</sup> day of August, 2011 considered the Final Plat of Giese's Second Addition, a two (2) lot subdivision being a replat of Lot 2 and Outlot A of Giese's 1<sup>st</sup> Addition and Lot 105 of Park View 1<sup>st</sup> Addition located in Township 80 North, Range 4 East of the 5<sup>th</sup> 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.

Signed this 4<sup>th</sup> day of August 2011

SCOTT COUNTY, IOWA

BY: \_\_\_\_\_  
Tom Sunderbruch, Chairman

ATTESTED BY: \_\_\_\_\_  
Roxanna Moritz, Auditor