

PLANNING & DEVELOPMENT

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Timothy Huey
Director

To: Dee F Bruemmer, County Administrator

From: Timothy Huey, Planning Director

Date: October 5, 2011

Re: Approval of the Final Plat of Schutter Farm First Addition, a proposed nine (9) lot residential subdivision located in part of the SE $\frac{1}{4}$ of Section 7, Pleasant Valley Township, north of Valley Drive, west of Spencer Creek and east of Spencer Road.

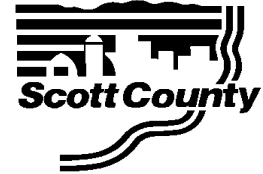
The Planning Commission unanimously recommended approval of the Final Plat of Schutter Farm First Addition with the condition that the subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval by the Board of Supervisors.

The applicant has submitted all the required platted documents and a surety performance bond for the uncompleted road improvements.

RECOMMENDATION: The Planning Commission recommends that the Final Plat of Schutter Farm First Addition be approved.



PLANNING & ZONING COMMISSION
STAFF REPORT
July 19, 2011



- Applicant:** Mike Petersen dba Joy Development Properties LLC
- Request:** Final Plat for Schutter Farm Addition, a proposed nine (9) lot residential subdivision
- Legal Description:** Part of the SE $\frac{1}{4}$ of Section 7, Pleasant Valley Township and being a replat of part of Lot 1 shown on the plat of subdivision of part of the SE $\frac{1}{4}$ of said Section 7, shown in Book 49 of Land Deed records at page 505.
- General Location:** North of Valley Drive and east of Spencer Road
- 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 nine lot residential subdivision was approved by the Board of Supervisors on April 28, 2011 with five conditions in accordance with the Planning Commission's recommendations. The property is zoned Single Family Residential (R-1) and has access and frontage on Valley Drive, a hard surfaced County maintained road. The property is a remnant of undeveloped farmland located in Pleasant Valley, about 1/4 of the property is relatively flat and has been row cropped. The balance of the property is mostly heavily wooded along a steep hillside extending up to the top of the river bluff. The property is bounded on the east by Spencer Creek, on the west by Spencer Road and on the south by Valley Drive. The property is approximately 27 acres in size. The development lots range in size with five being between one and two acres and the remaining four being around three acres in size or greater and the largest over six acres. The plat also includes three outlots, two of which are adjacent to Spencer Creek and the third adjacent to the Pleasant Valley Cemetery.

All the lots would be accessed from the proposed interior road which would be a cul de sac approximately 1,550 feet in length with a intermediate turnaround provided halfway into the subdivision and another at the end. Both turnarounds are of a hammerhead design. The maximum length of a cul de sac allowed under the subdivision regulations is $\frac{1}{4}$ of a mile or 1,320 feet. Both Lot 1 and Lot 2 have frontage on Spencer Road and would also be able to use that frontage as a secondary access also.



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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:

1. The variance to the subdivision regulations be approved to allow the length of the private road to exceed 1,320 feet;
2. An erosion and sediment control plan be in accordance with the requirements of the Natural Resources Conservation Service and the County Engineer be submitted;
3. The proposed wastewater treatment facilities meet Health Department and Iowa Department of Natural Resources requirements;
4. The private covenants include provision for private road and common open space maintenance;
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.

Due to the topography of the site the applicant submitted a setback variance application to the Zoning Board of Adjustment to allow a reduction in the setback from Spencer Road for a new house on that lot. A house would face the new subdivision road, 247th Avenue, and there is no request to reduce that front yard setback. The variance to allow a forty foot setback from Spencer Road was approved by the Board of Adjustment on May 25, 2011.

Street and intersection layout

The proposed private access road slightly exceeds the maximum length for a dead end street. The variance to the Subdivision Regulations to allow the proposed road length was approved in conjunction with the Preliminary Plat.

All of the proposed nine development lots would have access to an interior road that would end with a hammerhead turnaround. There is also an intermediate turnaround, as required by the City of Bettendorf, mid way along the length of the road. The interior street intersects with Valley Drive in a location determined to be acceptable by the County Engineer. The subdivision ordinance requires this proposed street to be numbered as an avenue in accordance with the County's E-911 addressing regulations. 247th Avenue has been assigned as the name of the road and is shown on the Final Plat.

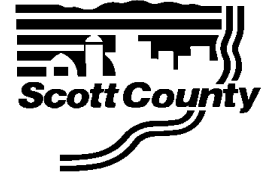
The street construction plans have to been submitted and approved by the County Engineer. The construction of that road and other subdivision improvements is proceeding and is scheduled to be completed prior to Final Plat approval by the Board of Supervisors. The developer has submitted covenants covering road maintenance for this private road.



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Water

The applicant is extending water mains from the Iowa-American Water Company, a public water system to serve this subdivision. Therefore this subdivision will also have fire hydrants for fire protection.

Wastewater disposal systems

Subdivisions containing less than forty (40) lots may install individual on-site systems that meet County Health Department regulations. The applicant is proposing that each lot will be served by a private on-site sand filter wastewater treatment system unless a septic system is approved by the County Health Department. The Health Department has indicated that it needs to review preliminary soils information and a grading plan in order to determine what type of on-site system is appropriate for each lot. As stated above, all of the proposed lots exceed the minimum lot size requirement of 30,000 square feet.

Stormwater management

The Subdivision regulations require all internal streets to be adequately drained and that detention facilities adequate to capture the runoff from a one hundred (100) year rain event shall be placed in the subdivision. The release rate from that detention area shall not exceed the volume produced by a five (5) year event. The stormwater drainage plan and the design of detention facilities are normally completed after Preliminary Plat approval and reviewed and approved prior to Final Plat approval. The County Engineer has approved a drainage plan that would direct the stormwater directly to Spencer Creek with limited detention that would be acceptable due to this property's proximity to the Mississippi River.

Erosion and Sediment Control

The subdivision regulations require the submission of an erosion and sediment control plan prior to Preliminary Plat approval. Detailed plans were submitted and approved in conjunction with the road construction plans. Those plans included information regarding the soil types, the specifications for temporary and permanent erosion and sedimentation control and the proposed timing schedule and development sequence.

Protection of natural vegetation cover

The subdivision regulations allow no more than fifteen percent (15%) of the naturally occurring tree cover to be removed as a result of roadway construction and building site preparation. If the removal of more than 15% is deemed necessary then the removal shall be mitigated by replacing one native tree of similar specie for every three trees removed. The developer is also required to submit a protection plan for any areas deemed environmentally sensitive such as wetlands or steep slopes.

Open space requirements



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All residential subdivisions with fifteen lots or greater must provide a minimum area of 10,000 square feet of open space plus 2,000 square feet for every lot over fifteen. With 9 lots in this subdivision it would not be required to meet any open space requirements.

City of Bettendorf's Review

This property lies with the platting jurisdiction of the City of Bettendorf. The City of Bettendorf gave its final approval in June.

RECOMMENDATION: Staff recommends that the Final Plat for Schutter Farm Addition be approved with the condition that the subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval by the Board of Supervisors.

Submitted by:
Timothy Huey, Director
July 14, 2011



N Spencer Rd

N Spencer Rd

E Valley Dr

S Spence

E Valley Dr

Great River



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850737301

850737001

850737304-1

850739106

850739301

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Other

NEW

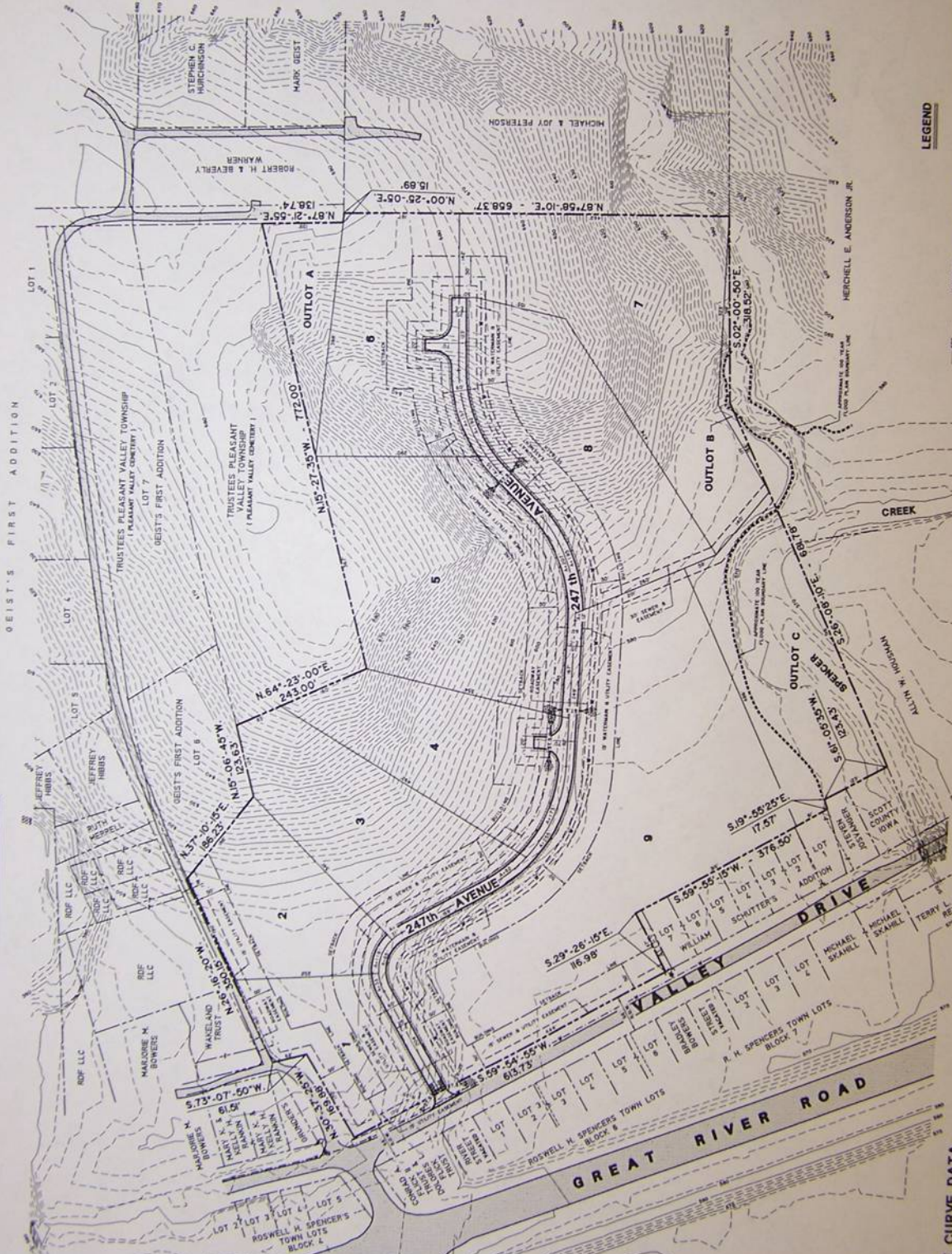
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BEING PART OF
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ALL INSTRUMENTS
SCOTT COUNTY, IOWA
ALL INSTRUMENTS
TOPOGRAPHY & OTHER
INSTRUMENTS CONTAIN
CONVEYING INTERESTS IN
LAND, INCLUDING
ON EACH LOT APPOINT
ALL WATERMAINS SHALL
RESIDENTIAL DISTRICT
LOT 1 SHALL NOT BE
TO BE HAVING CURRENT AS
COUNTY PLANNING DEPT
OUTLINE & WILL BE USE
ATTACHED TO THE LOT
BE ATTACHED WITH LOT
ANY UTILITIES TO BE L
SIDE OF 3 FEET.
STREET PARKING IS NOT
ANY ALTERATION OF THE
STREET WATER MAINS
STORMWATER DRAINAGE



SECTION	AREA
9	276.000
A	27.425
B	4.840
C	90.725

LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING PAVEMENT
- EXISTING FIRE HYDRANT
- PROPOSED TOWN SEWER
- PROPOSED CATCH BASIN
- PROPOSED FLAGGED END SECTION

CURVE DATA
CURVE NO. 1
R=250.00'

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 October 13, 2011 in which it approved the Final Plat of **Schutter Farm First 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 13th day of October , 2011 considered the Final Plat of Schutter Farm First Addition, a nine (9) lot subdivision in part of the SE ¼ of Section 7 and being a replat of part of Lot 1 shown on the plat of subdivisions in part of the SE ¼ of said Section 7, shown in Book 49 of Land Deed records at page 505 in the Office of the Recorder for Scott County Iowa, Township 80 North, Range 5 East of the 5th Principal Meridian (Pleasant Valley 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 13th day of October 2011

SCOTT COUNTY, IOWA

BY: _____
Tom Sunderbruch, Chairman

ATTESTED BY: _____
Roxanna Moritz, Auditor

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
October 13, 2011
APPROVING THE FINAL PLAT SCHUTTER FARM FIRST 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 13th day of October, 2011 considered the Final Plat of **Schutter Farm First Additon** a nine (9) lot subdivision, in part of the SE ¼ of Section 7 and being a replat of part of Lot 1 shown on the plat of subdivisions in part of the SE ¼ of said Section 7, shown in Book 49 of Land Deed records at page 505 in the Office of the Recorder for Scott County Iowa, Township 80 North, Range 5 East of the 5th Principal Meridian (Pleasant Valley Township) 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.