

**PLANNING & DEVELOPMENT**

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Timothy Huey  
Director

To: Dee F Bruemmer, County Administrator

From: Timothy Huey, Planning Director

Date: October 29, 2013

**Re: A request by Bankland LLC to approve the Final Plat of VenWoods Estates 3<sup>rd</sup> Addition, a proposed one (3) lot subdivision, being a replat of Lots 25, 26, 27, 28, and Outlot B of Venwoods Estates, located in part of the SW<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> of Section 6 and Part of the NW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> of Section 7, Pleasant Valley Township located south of Wells Ferry Road and at the end of 247<sup>th</sup> Avenue.**

The Planning Commission unanimously recommended approval of the Final Plat in accordance with staff recommendations. This plat will combine four lots and the open space outlot located at the end of 247<sup>th</sup> Avenue into two lots for residential development and also relocate the pedestrian access easement to the common open space outlot located to the south of these properties.

One of the neighboring property owners was in attendance with questions on how this replat would affect access to his property and the existing drainage easement on the property. He was told that this replat would not change the existing access to his property and the existing drainage easement would also remain unchanged.

The Planning Commission determined that approval of this Final Plat would result in a decrease in two development lots in this subdivision and that access to the open space would be retained in an alternate location.

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission recommends approval of the Final Plat of VenWoods Estates 3<sup>rd</sup> Addition.



PLANNING & ZONING COMMISSION  
STAFF REPORT  
September 3, 2013



- Applicant:** Bankland, LLC
- Request:** Sketch Plan/Final Plat review and approval of a Minor Subdivision Plat
- Legal Description:** Lots 25, 26, 27, 28, and Outlot B of Venwoods Estates, located in part of the SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 6 and Part of the NW $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 7, Pleasant Valley Township
- General Location:** Venwoods Estates First Addition: 19100 block of 247<sup>th</sup> Avenue south of Wells Ferry Road
- Existing 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:** This is a proposed replat of Lots 25, 26, 27, 28, and Outlot B in Venwoods Estates First Addition. Lot 28 and Part of Lot 27 are being replatted to form a new Lot 1 totaling approximately 0.84 acres, and Lots 25, 26, and part of Lot 27 are being replatted to form a new Lot 2 totaling approximately 2.93 acres, all part of Venwoods Estates Third Addition. The access to Outlot B is being relocated between the new Lots 1 and 2, and its size slightly reduced from 2.15 acres to approximately 2.13 acres.

**STAFF REVIEW:** Staff has reviewed the Sketch Plan and Final Plat for compliance with the requirements of *Chapter 9: Subdivision Ordinance* and *Chapter 6: Zoning Ordinance* of Scott County Code. The subdivision regulations allow a plat to be reviewed as a Minor Plat if it creates less than five (5) lots and does not involve the extension of any new streets or public services. This plat creates two (2) new lots as part of a Third Addition, but reduces the overall number of lots in Venwoods Estates. Lots 1 and 2 meet the R-1 zoning district minimum required lot size of 30,000 ft<sup>2</sup> or 0.69 acres. Both lots also meet the required minimum lot frontage of 20 feet, and the required minimum lot width of 100 feet. Both lots retain a development right for a single-family dwelling unit. Outlot B will remain dedicated for recreational open space, storm water detention, and future sanitary sewer easements, in accordance with its original designation during final platting of Venwoods Estates First Addition in 2006.



PLANNING & ZONING COMMISSION  
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Both the Scott County Health Department and the Scott County Engineer were notified of this request for review and comment. Neither Department had any comments or concerns.

This property lies within the two-mile extraterritorial review authority of the City of Bettendorf. Therefore, the City of Bettendorf will also need to review and approve the Final Plat prior to final approval by the Board of Supervisors.

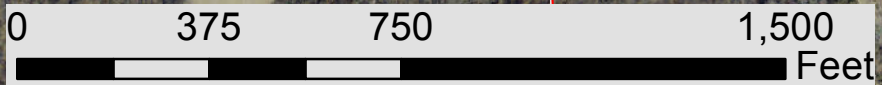
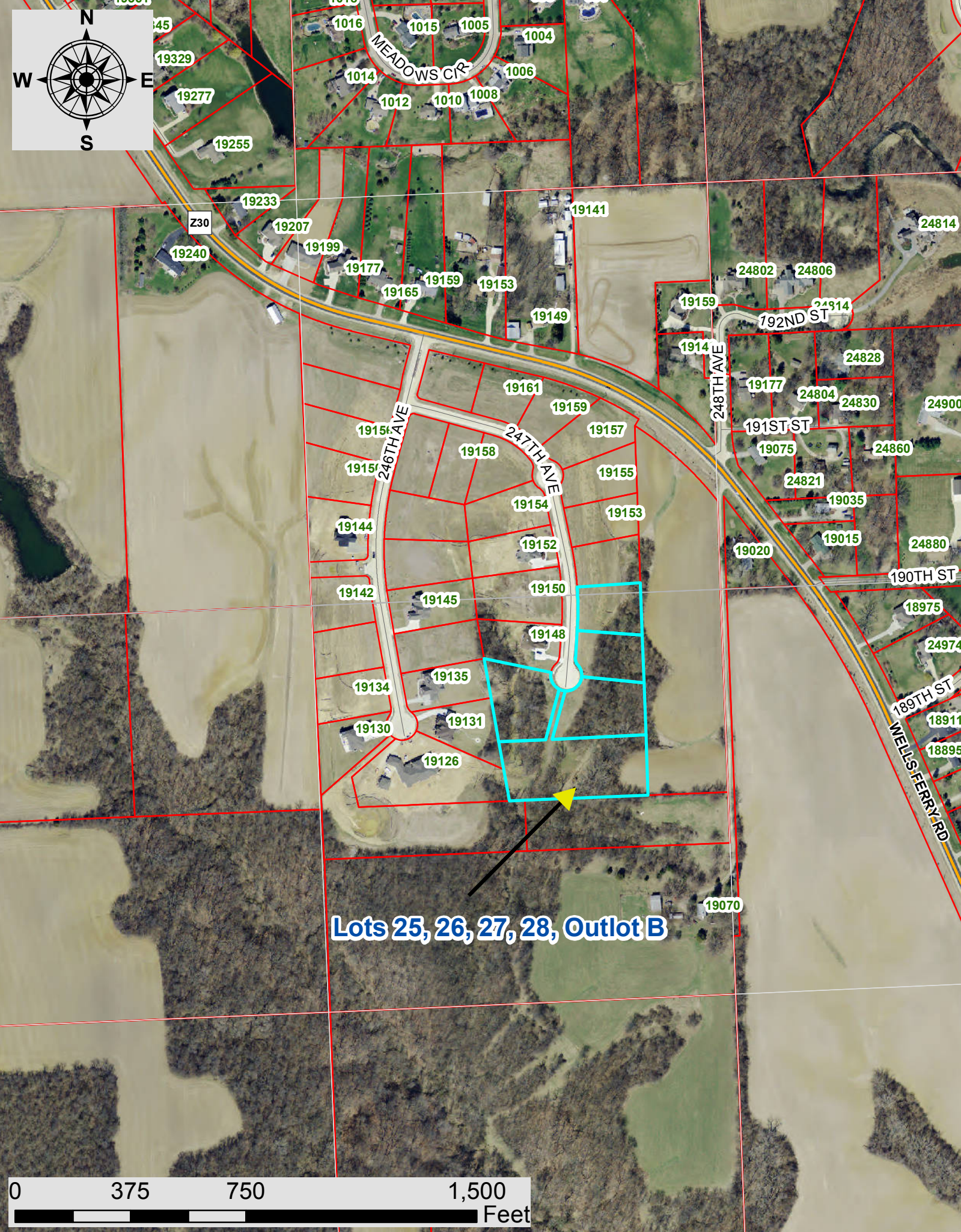
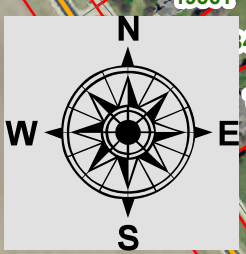
Staff has mailed notification of this request to surrounding property owners within 500 feet of the property. Staff has not received any comments at this point in time.

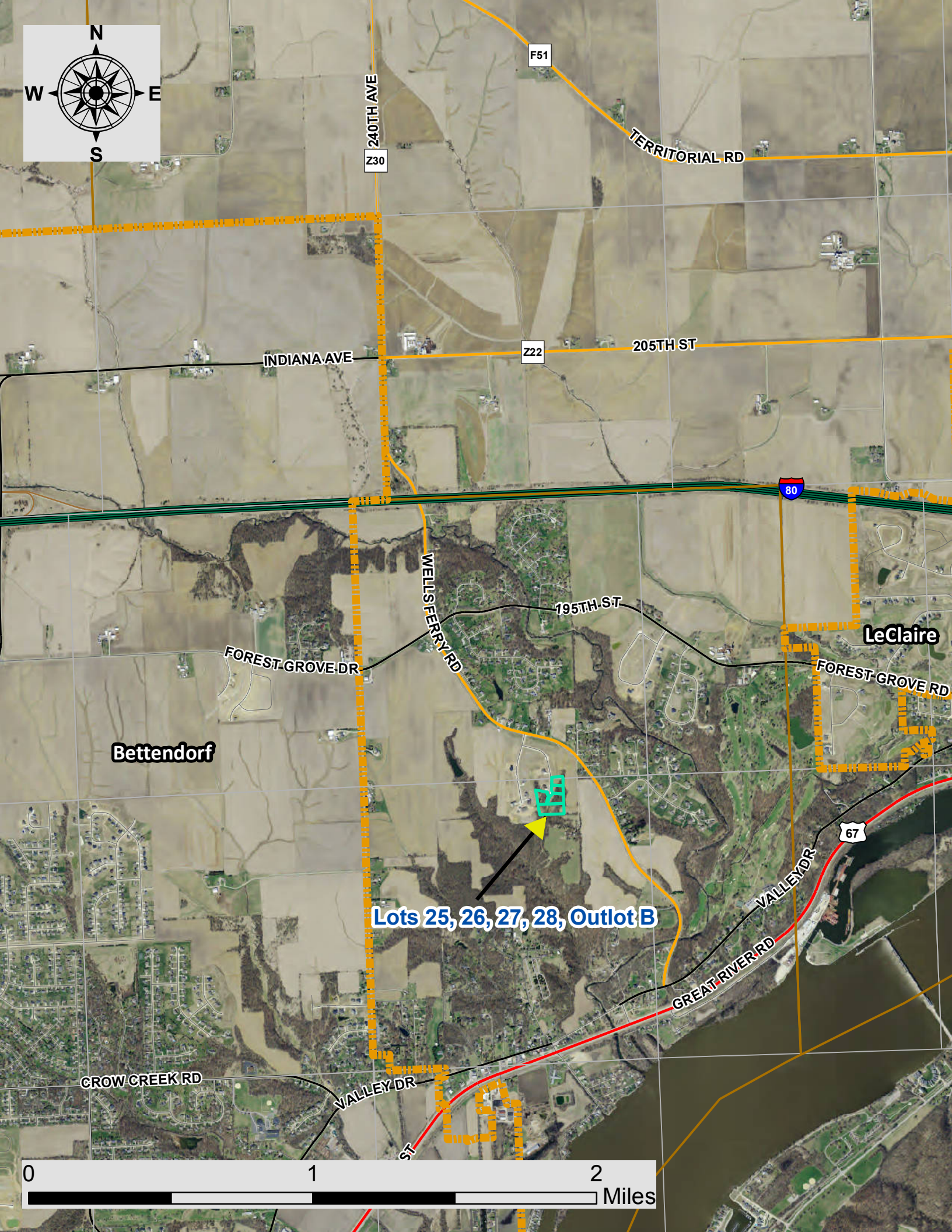
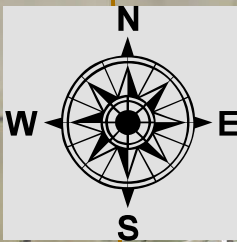
**RECOMMENDATION:** Staff recommends approval of this combination Sketch Plan and Final Plat request with the following condition:

1. The City of Bettendorf review and approve the Final Plat prior to Final Plat approval by the Board of Supervisors.

Submitted by:

Brian McDonough  
Planning & Development Specialist  
August 26, 2013





F51

240TH AVE  
Z30

TERRITORIAL RD

INDIANA AVE

Z22

205TH ST

80

WELLS FERRY RD

195TH ST

LeClaire

FOREST GROVE DR

FOREST GROVE DR

Bettendorf

**Lots 25, 26, 27, 28, Outlot B**

67

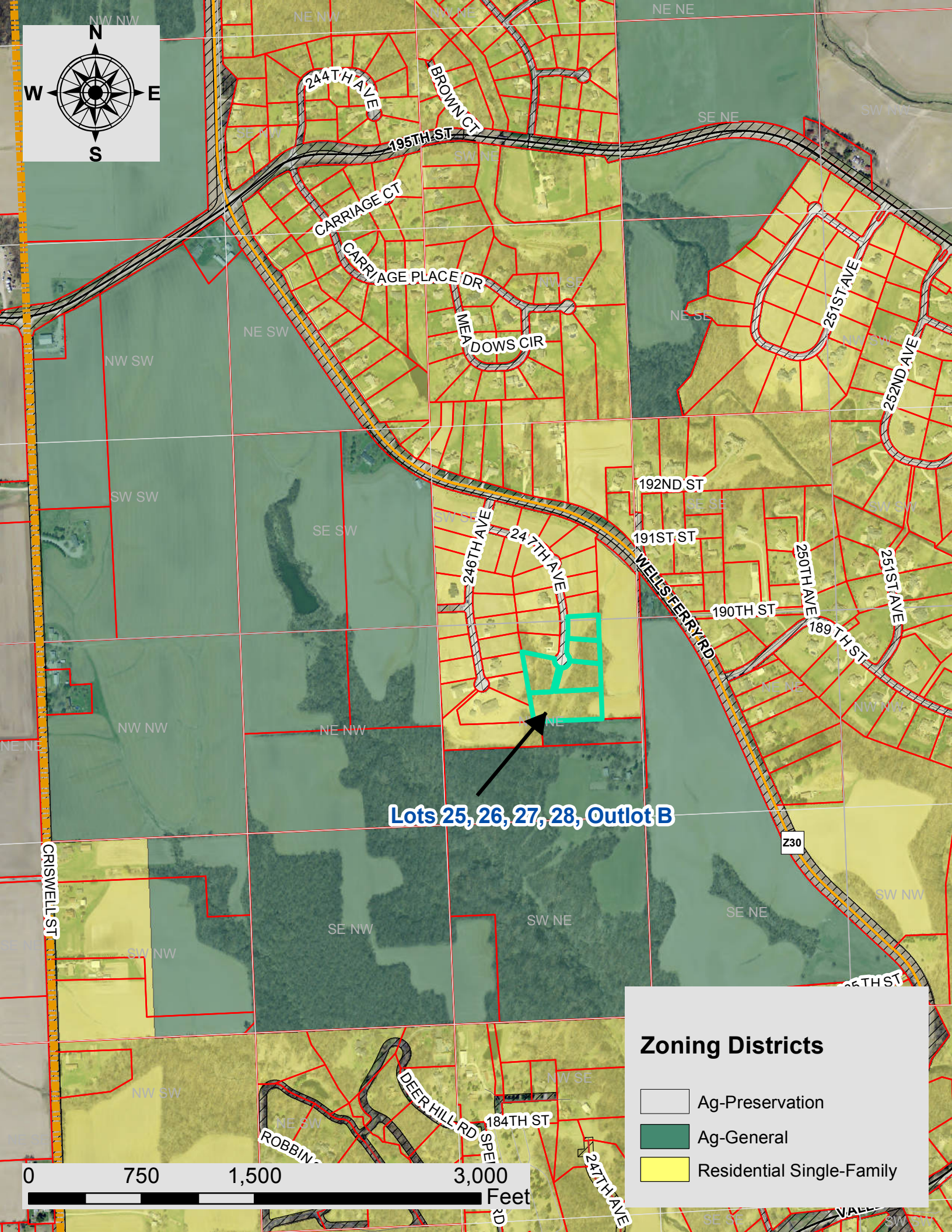
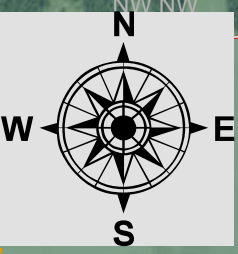
VALLEY DR

GREAT RIVER RD

CROW CREEK RD

VALLEY DR





**Lots 25, 26, 27, 28, Outlot B**

### Zoning Districts

- Ag-Preservation
- Ag-General
- Residential Single-Family



**CERTIFICATE OF APPROVAL BY SCOTT COUNTY**

I, Larry Minard, Chairman of the Scott County Board of Supervisors, do hereby certify that said Board adopted a Resolution on November 7, 2013 in which it approved the Final Plat of **Venwoods Estates Third 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 7th day of November, 2013, considered the final plat of **Venwoods Estates Third Addition**. Said plat is a subdivision in part of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 6, and part of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 7 in Township 78 North, Range 5 East of the 5th Principal Meridian (Pleasant Valley Township), Scott County, Iowa. The Scott County Board of Supervisors, having found said plat to be in substantial compliance with the provisions of Chapter 354, Code of Iowa and the Scott County Subdivision Ordinance, does hereby approve the final plat of **Venwoods Estates Third Addition**.

**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 7<sup>th</sup> day of November, 2013

SCOTT COUNTY, IOWA

BY: \_\_\_\_\_  
Larry Minard, 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

**R E S O L U T I O N**  
**SCOTT COUNTY BOARD OF SUPERVISORS**  
**November 7, 2013**

**APPROVING FINAL PLAT OF VENWOODS ESTATES THIRD 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 7th day of November 2013, considered the final plat known as **Venwoods Estates Third Addition**. Said plat is a subdivision in part of the SW<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub> of Section 6, and part of the NW<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 7 in Township 78 North, Range 5 East of the 5th Principal Meridian (Pleasant Valley Township), Scott County, Iowa. The Scott County Board of Supervisors, having found said plat to be in substantial compliance with the provisions of Chapter 354, Code of Iowa and the Scott County Subdivision Ordinance, does hereby approve the final plat of **Venwoods Estates Third Addition**.

**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.