

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 Century Comtowers, LLC for approval of the Final Plat of Century Comtower Addition, a proposed one (2) lot subdivision located at 11854 134th Street in part of the N¹/₂ N¹/₂ of Section 1, Buffalo Township

The Planning Commission unanimously recommended approval of the Final Plat in accordance with staff recommendations. This application proposes subdividing an approximately 27.5 acre tract into a 0.70 acre lot and a 26.8 acre lot. The new 0.70 acre lot would encompass an existing cell tower site, including the tower base and equipment cabinet. The remaining balance of land, approximately 26.8 acres, constitutes the second lot of this minor subdivision. The sketch plan for this plat was reviewed by the Planning Commission at the September 3, 2013 meeting and recommended for approval as submitted.

Only the applicant was in attendance at the Planning Commission's review of the Final Plat. The City of Davenport waived its review of this minor subdivision.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the Final Plat of Century Comtower Addition.



PLANNING & ZONING COMMISSION
STAFF REPORT
October 1, 2013



Applicant: Century Comtowers, LLC
Request: Final Plat approval of a Minor Subdivision Plat
Legal Description: Part of the N½ N½ of Section 1, Buffalo Township
General Location: 11854 134th Street
Existing Zoning: Agricultural-General (A-G)

Surrounding Zoning:

North: Agricultural-General (A-G)
South: Single-Family Residential (R-1)
East: Single-Family Residential (R-1)
West: Agricultural-General (A-G)

GENERAL COMMENTS: This application proposes subdividing an approximately 27.5 acre tract into a 0.70 acre lot and a 26.8 acre lot. The new 0.70 acre lot would encompass an existing cell tower site, including the tower base and equipment cabinet. The remaining balance of land, approximately 26.8 acres, constitutes the second lot of this minor subdivision. The sketch plan for this plat was reviewed by the Planning Commission at the September 3, 2013 meeting and recommended for approval as submitted.

STAFF REVIEW: Staff has reviewed the Sketch Plan 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 complies with those requirements, since both new lots will retain frontage and access to 134th Street, which connects to S. Utah Avenue. Following the review and recommendation on the Final Plat by the Planning Commission, the Final Plat can be forwarded to the Board of Supervisors for approval.

The property is zoned A-G and therefore a development right does not exist for a single-family home on either lot. The guy wire supports are not entirely included along with the tower base and equipment cabinet on Lot 2. However, easements are planned for the sections of each guy wire which reside on Lot 1.

Both lots 1 and 2 meet the A-G zoning district minimum lot size requirement of 30,000 ft². Both lots also conform to the minimum lot frontage requirement of 20 feet. Lot 1, containing the tower site, is shown platted with a 20 foot wide access easement connecting the lot to S. Utah Avenue. Lot 2 contains an approximately 900 foot flagpole



PLANNING & ZONING COMMISSION
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portion, known as 134th Street, which extends from the beginning of the lot's width to S. Utah Avenue. The flagpole is a legally described portion of Lot 2, but also provides access to adjoining properties, via separately recorded easements. This proposed subdivision will not affect these existing easements. It does add an additional 20 foot wide easement for Lot 2 for the purposes of accessing the cell tower site. However, traffic on 134th Street should not be increased as this section of road was previously used to access the same cell tower site.

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 Davenport. Therefore, the City of Davenport will also need to review and approve the Final Plat prior to final approval by the Board of Supervisors.

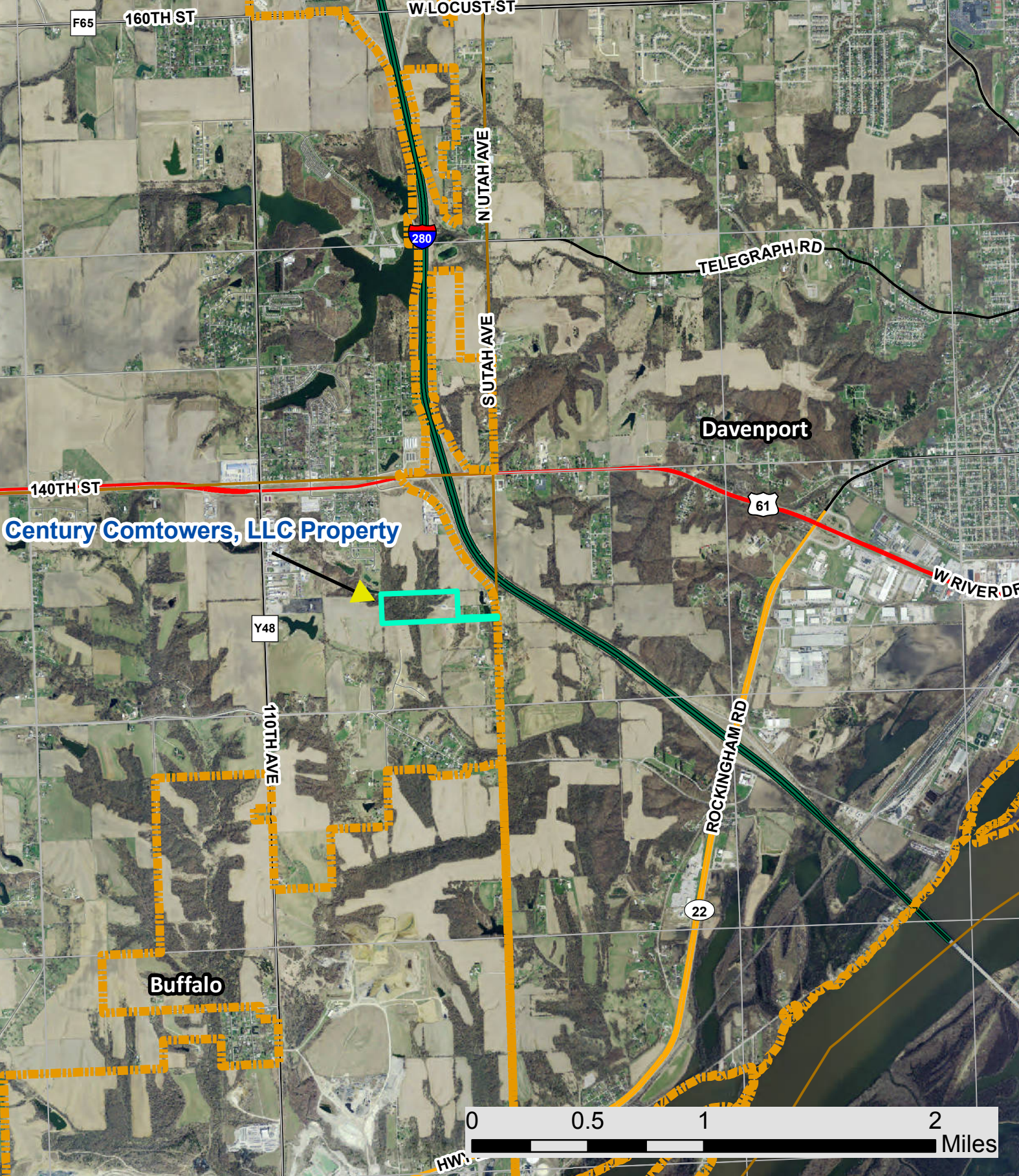
Staff mailed notification of this request to surrounding property owners within 500 feet of the property prior to the sketch plan review. Staff has received a few phone calls and walk-in questions about this request. No comments have been received either in support of, or in opposition to, this request at this time.

RECOMMENDATION: Staff recommends approval of this Final Plat request with the following condition:

1. The City of Davenport approves the Final Plat prior to approval by the Board of Supervisors.

Submitted by:

Timothy Huey
Planning & Development Director
September 25, 2013

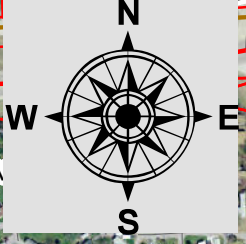


Century Comtowers, LLC Property

Davenport

Buffalo



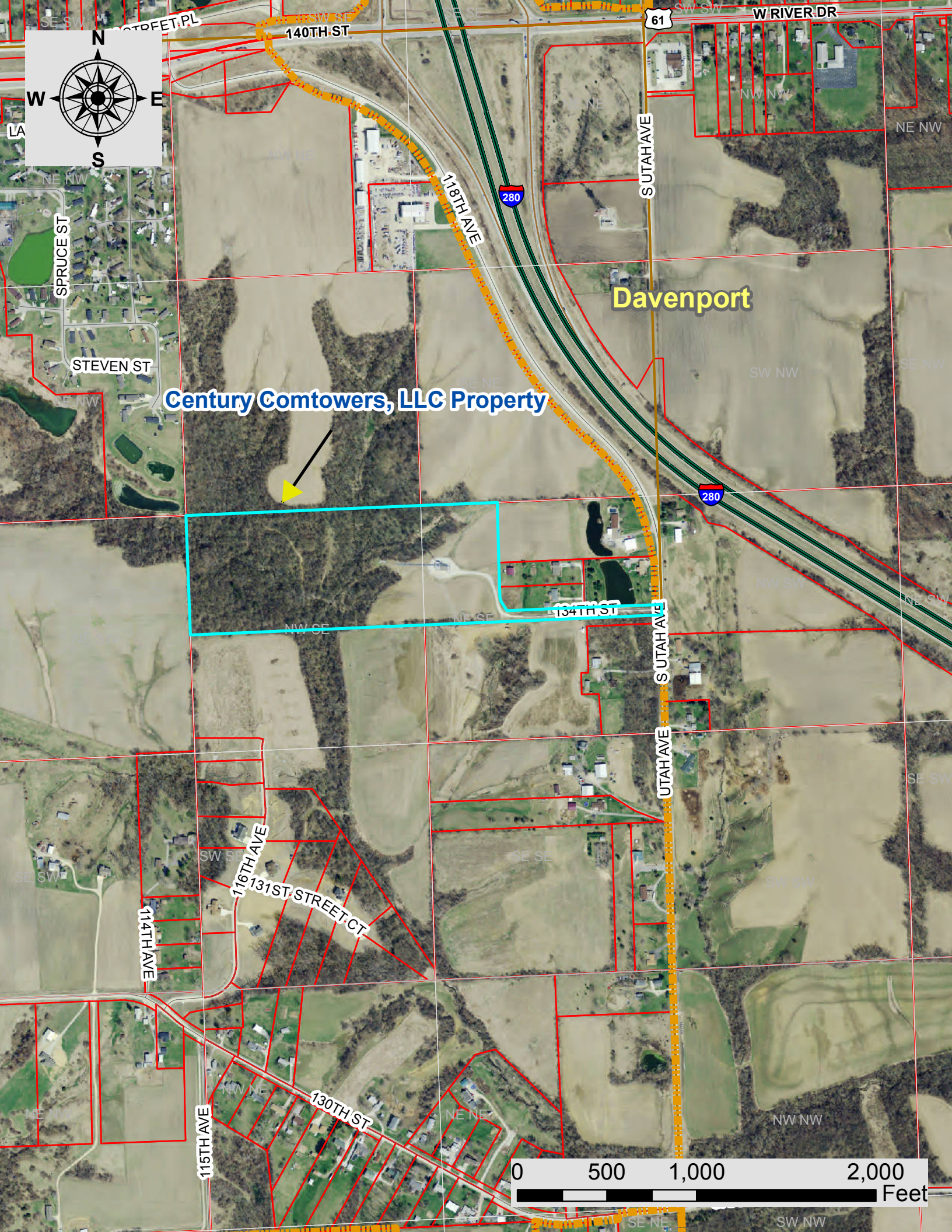
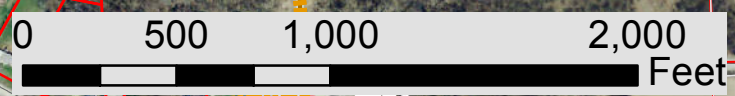


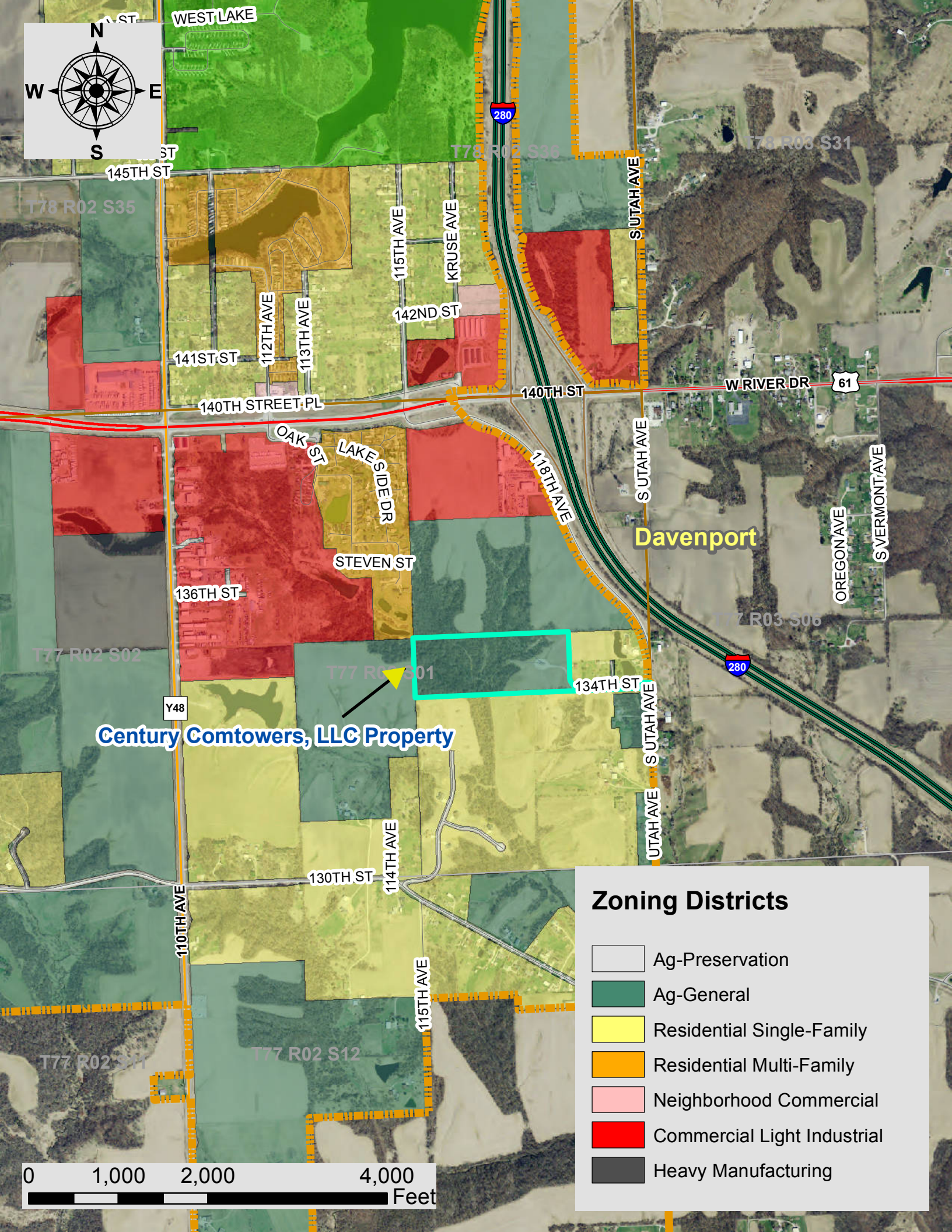
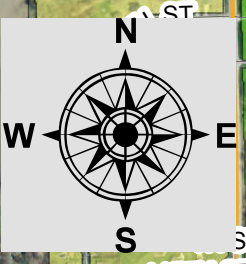
Century Comtowers, LLC Property

Davenport

280

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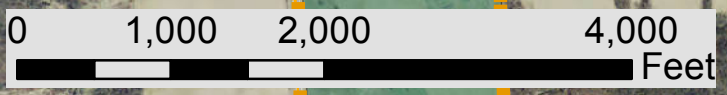


Century Comtowers, LLC Property

Davenport

Zoning Districts

-  Ag-Preservation
-  Ag-General
-  Residential Single-Family
-  Residential Multi-Family
-  Neighborhood Commercial
-  Commercial Light Industrial
-  Heavy Manufacturing



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 **Century Comtower Subdivision** 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 **Century Comtower Subdivision**. Said plat is a subdivision in part of the N½ of the N½ of Section 1 in Township 77 North, Range 2 East of the 5th Principal Meridian (Buffalo 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 **Century Comtower 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 7th 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

RESOLUTION
SCOTT COUNTY BOARD OF SUPERVISORS
November 7, 2013

APPROVING FINAL PLAT OF CENTURY COMTOWER SUBDIVISION

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 **Century Comtower Subdivision**. Said plat is a subdivision in part of the N½ of the N½ of Section 1 in Township 77 North, Range 2 East of the 5th Principal Meridian (Buffalo 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 **Century Comtower Subdivision**.

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