

PLANNING & DEVELOPMENT

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Timothy Huey
Director

To: Dee F Bruemmer, County Administrator

From: Timothy Huey, Planning Director

Date: May 26, 2015

Re: A request by Bill Gronewold for Final Plat approval of Gronewold's Second Addition, a two (2) lot residential Minor Subdivision being a re-subdivision of Lot 7 of Little Acres located in part of the NW¹/₄NW¹/₄ of Section 21, Winfield Township.

The Planning Commission voted 4-1 to recommend approval of this Final Plat in accordance with staff's recommendation. The applicant submitted a sketch plan for this subdivision that the Planning Commission reviewed last April. The Planning Commission had voted 5-2 to approve the sketch plan with two conditions:

1. Restrictive covenant be recorded that prohibits any future re-subdivision of these two lots and also waives the right to file nuisance suits against adjacent agricultural operations, and;
2. All required platting documents be submitted prior to approval by the Board of Supervisors.

The applicant was present at the Planning Commission meeting to speak on behalf of the request. There were no other public comments. All of the conditions of the Planning Commission's recommendation for approval of this Final Plat have been met prior to this plat being submitted to the Board of Supervisors for its approval.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the Final Plat of Gronewold's Second Addition.



PLANNING & ZONING COMMISSION

STAFF REPORT

MAY 19, 2015



Applicant: Bill Gronewold

Request: Final Plat approval for Gronewold's Second Addition, a two (2) lot Minor Subdivision Plat

Legal Description: Lot 7 of Little Acres located in part of the NW¹/₄ NW¹/₄ of Section 21, Winfield Township.

General Location: 28855 140th Avenue

Existing Zoning: Single-Family Residential (R-1)

Surrounding Zoning:

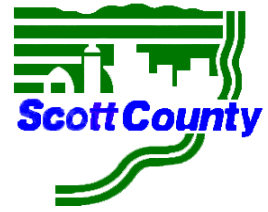
- North:** Single-Family Residential (R-1)
- South:** Single-Family Residential (R-1)
- East:** Ag-Preservation (A-P)
- West:** Single-Family Residential (R-1) & Ag-Preservation (A-P)

GENERAL COMMENTS: The Planning Commission voted 5-2 in recommending approval of a sketch plan for this minor plat back on April 7, 2015. The applicant is now seeking approval of a prepared Final Plat, which shows no changes from the approved Sketch Plan. Approval of this Final Plat would split the property, being Lot 7 of Little Acres subdivision, into two (2) lots. The existing house would be located on Lot 1, totaling approximately 1.20 acres, while Lot 2 would consist of the remaining approximately 8.80 acres. The platting of Lot 2 creates a development right for a single-family dwelling due to the property's existing R-1 zoning classification.

STAFF REVIEW: Staff has reviewed this request for approval of a Final Plat of a Minor Subdivision. Under the Scott County Subdivision Ordinance a plat may be reviewed as minor if it creates less than five (5) lots and does not involve the extension of any new streets.

History and Zoning

Little Acres is a nine lot residential subdivision that was recorded as an Auditor's Plat in 1969 prior to the adoption of the Scott County Subdivision Ordinance, as well as prior to the adoption of the Scott County Development Plan and subsequent Revised Zoning Ordinance. Lot 7 is one of four 10-acre lots in Little Acres. Each of the four 10 acre lots has 330 feet of frontage onto 140th Avenue, a gravel surfaced, County maintained road adjacent to the west side of this subdivision. All of the lots within the subdivision are zoned Single-Family Residential (R-1), while the surrounding agricultural land is zoned Agricultural Preservation (A-P).



Little Acres was zoned “E” Rural at the time the original Auditor’s Plat was recorded in 1969. In recognizing the prior residential development of this area, the subdivision was zoned R-1 in 1981 with the adoption of the current Zoning Map.

Lot Size and Land Use

Staff has reviewed the creation of Lots 1 and 2 for compliance with the Scott County Zoning and Subdivision Ordinances. The minimum lot size, dimension requirements, and other applicable design standards are met for both lots. The existing R-1 zoning designation allows for a favorable consideration of this subdivision. A similar proposal on agriculturally zoned land would not be viewed favorably, as it would be directly contrary to the County’s established land use objectives and policies aimed at discouraging new development in Ag areas. As stated above, Lot 7 has 330 feet of frontage on 140th Avenue, a County maintained, gravel road. Scott County land use policies state that developments should have access to adequately constructed paved roads. This property is 1/8 of a mile south of 290th Street/St. Ann’s Road, which is a paved County road. Staff does not regard the creation of one additional development right for a residence fronting on 140th Avenue in this location as being contrary to those policies. Staff has reviewed the proposal against the remaining land use policies, and determined that it meets a preponderance of the criteria. The proposal would remove a minimal amount of tillable farm land that is already zoned for residential use. The proposal is occurring on stable environmental resources, is adjacent to existing residential development, is able to be served by on-site water and wastewater treatment systems, and furthermore helps to meet a market demand for additional rural residences in a location suitable for such development.

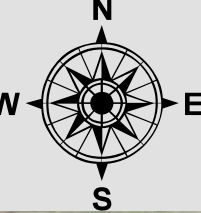
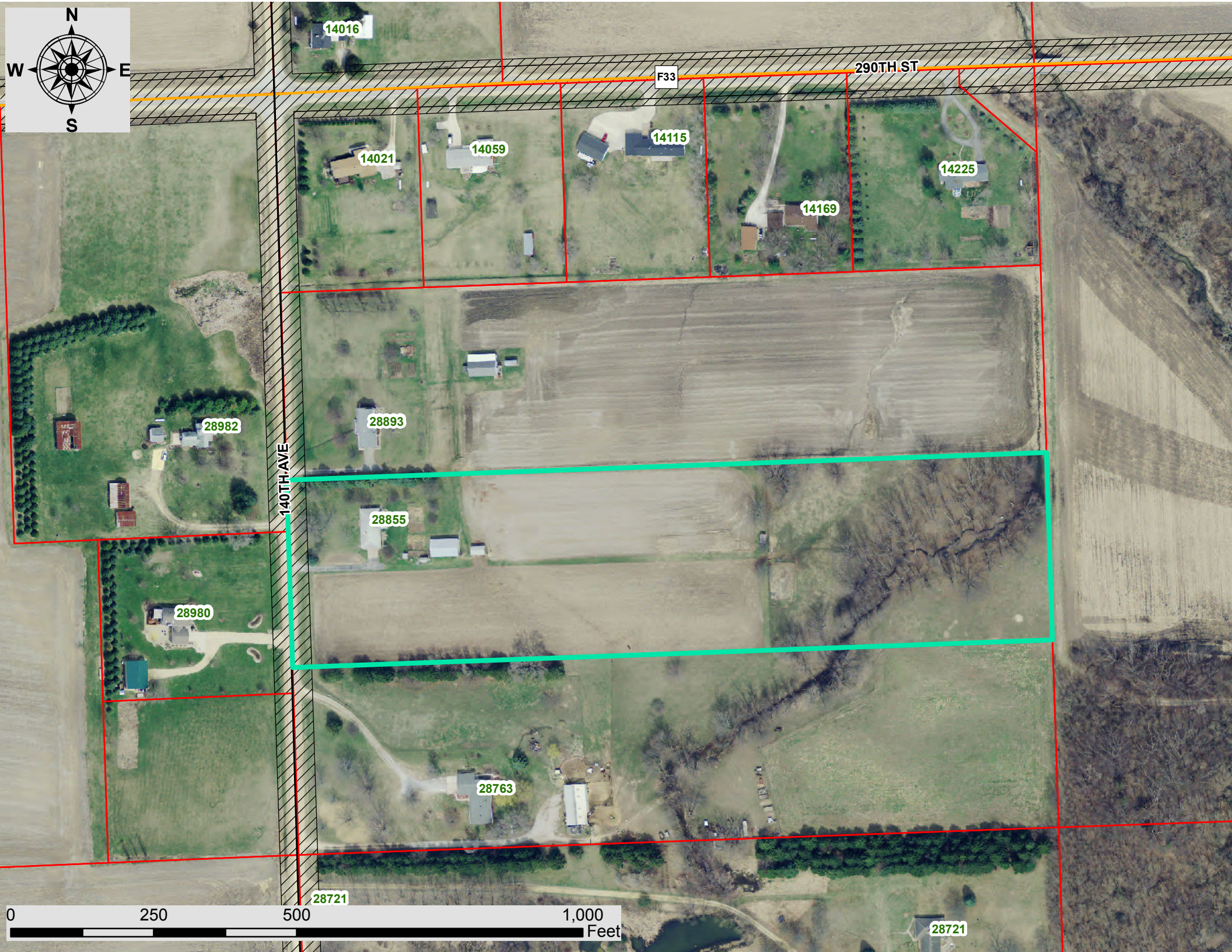
In complying with the conditions attached to the Sketch Plan approval the applicant has provided a signed copy of restrictive covenants preventing both future re-subdivisions of the property and the filing of agricultural nuisance suits against adjacent agricultural operations. In addition, the applicant has signed copies of all required platting documents at this time.

Staff notified adjacent property owners within five hundred feet (500’) of the original Sketch Plan, but the Ordinance does not require re-notification upon the filing of a Final Plat for a Minor Subdivision. No further comments have been received since the original Sketch Plan meeting on April 7, 2015.

RECOMMENDATION: Staff recommends approval of the Final Plat of Gronewold’s Second Addition as presented, and with no additional conditions.

Submitted by:

Brian McDonough, Assistant Planner
May 13, 2015



14016

F33

290TH ST

14021

14059

14115

14225

14169

140TH AVE

28982

28893

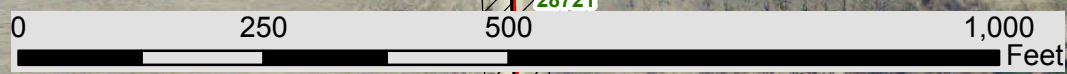
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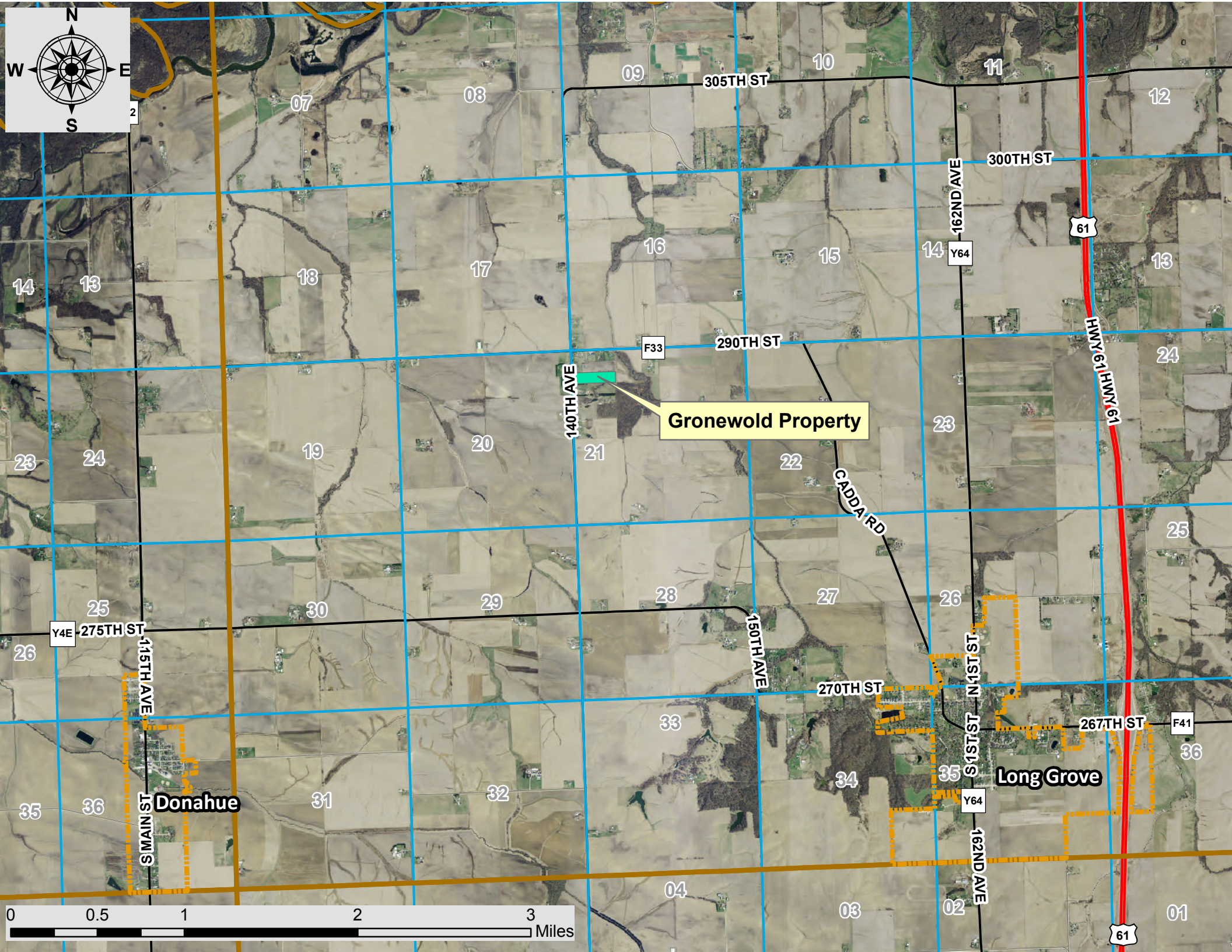
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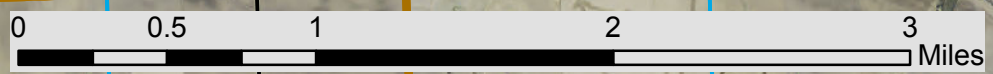


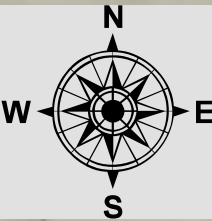
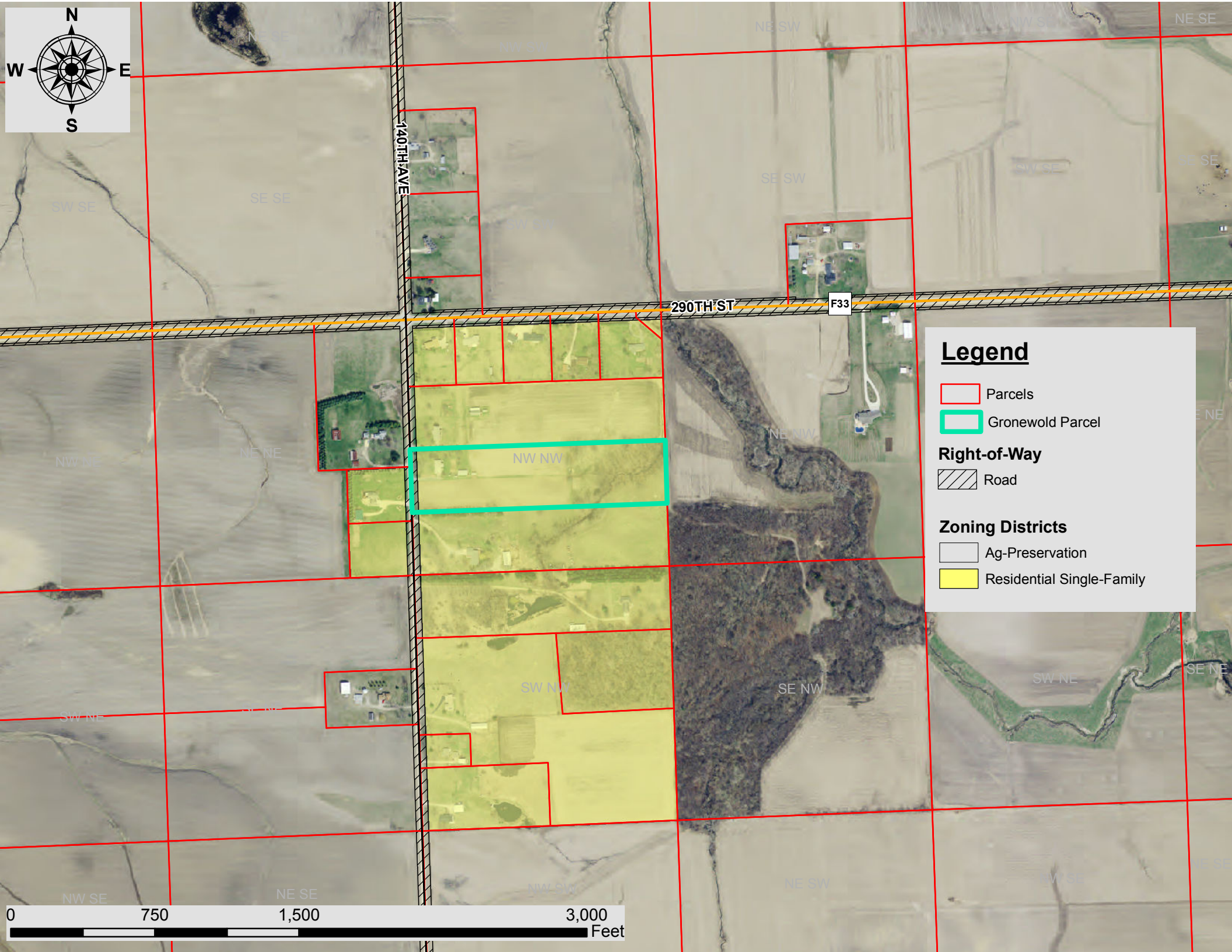


Gronewold Property

Donahue

Long Grove





140TH AVE

290TH ST

F33

Legend

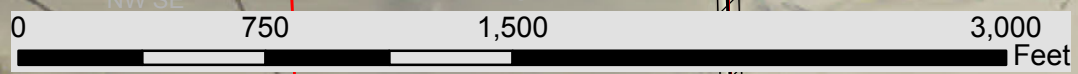
- Parcels
- Gronewold Parcel

Right-of-Way

- Road

Zoning Districts

- Ag-Preservation
- Residential Single-Family



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 June 4, 2015 in which it approved the Final Plat of **Gronewold'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 4th day of June 2015, considered the Final Plat known as **Gronewold's Second Addition**. Said Plat is a subdivision being Part of the NW¹/₄ NW¹/₄ of Section 21 in Township 80 North, Range 3 East of the 5th Principal Meridian (Winfield 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 and Zoning Ordinances, does hereby approve the Final Plat of **Gronewold's Second 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 4th day of June, 2015

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

June 4, 2015

APPROVING THE FINAL PLAT OF GRONEWOLD'S SECOND ADDITION

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- 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.
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