

## PLANNING & DEVELOPMENT

500 West Fourth Street

Davenport, Iowa 52801-1106

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Item 06  
08-11-15

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Timothy Huey  
Director

To: Dee F. Bruemmer, County Administrator  
From: Brian McDonough, Planning & Development Specialist  
Date: August 4, 2015  
**Re: Consideration of the Final Plat of Strom First Addition, being a minor subdivision plat located in Part of the NW¼ of Section 30, Lincoln Township, and being a re-plat of Part of Tract D of the Auditor's Plat for Wayne Jugenheimer.**

The Planning Commission unanimously recommended approval of both the Sketch Plan (5-0) and Final Plat (4-0) of this subdivision. During the Sketch Plan meeting on May 19<sup>th</sup> a few neighboring property owners expressed drainage concerns. Eugene and Jackie Staron who live directly adjacent to the east at 18129 220<sup>th</sup> Street expressed concerns regarding how new development may affect the drainage of their pond. Staff explained that minor plats do not require grading or storm water drainage plans, and pointed out that any increase or change in storm water flow due to one new house would be minimal. There were no neighbors present at the July 7<sup>th</sup> meeting to address the Final Plat.

Approval of this Final Plat would subdivide an existing 6.72 acre parcel into two lots. Lot 1 would contain the existing house at 21945 180<sup>th</sup> Avenue and be approximately 5.57 acres in size. Lot 2 would be approximately 1.15 acres in size and would retain a development right for one single-family dwelling. At this time, staff has received signed copies of all required platting documents from the applicant's attorney. This Plat falls within the review jurisdiction of the City of Eldridge, and the Eldridge Planning Commission unanimously approved the Plat at their July 23<sup>rd</sup> meeting. Approval by the Board of Supervisors allows for recording of the Plat and associated platting documents, and transfer of deeds.

# FINAL PLAT OF STROM FIRST ADDITION TO SCOTT COUNTY, IOWA

BEING PART OF THE NORTHWEST QUARTER OF SECTION 30  
TOWNSHIP 79 NORTH, RANGE 4 EAST OF THE 5th P.M.  
AND BEING A REPLAT OF PART OF TRACT D  
OF THE AUDITOR'S PLAT FOR WAYNE JUGENHEIMER

**OWNER - DEVELOPER**

**STEVE & SHAUNA STROM**  
1211 RUSTIC VIEW COURT  
ELDRIDGE, IOWA 52748

### GENERAL NOTES

- IRON MONUMENTS FOUND SHOWN THUS ( 5/8" IRON PIN )
- IRON MONUMENTS SET SHOWN THUS ( 5/8" IRON PIN )
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- SUBDIVISION CONTAINS 6.72 ACRES, MORE OR LESS.
- BEARINGS BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE,  
NAD 83 | 2011 | EPOCH 2010.0
- SUBDIVISION IS ZONED R-1 ( SINGLE-FAMILY RESIDENTIAL DISTRICT ).
- (M) DENOTES MEASURED INFORMATION
- (D) DENOTES DEED INFORMATION

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

Signature: \_\_\_\_\_  
David L. Meyer, P.E. & L.S., License Number 7228

Date: \_\_\_\_\_  
My license renewal date is December 31, 2018

THIS SHEET ONLY

Page or sheets covered by this seal: \_\_\_\_\_

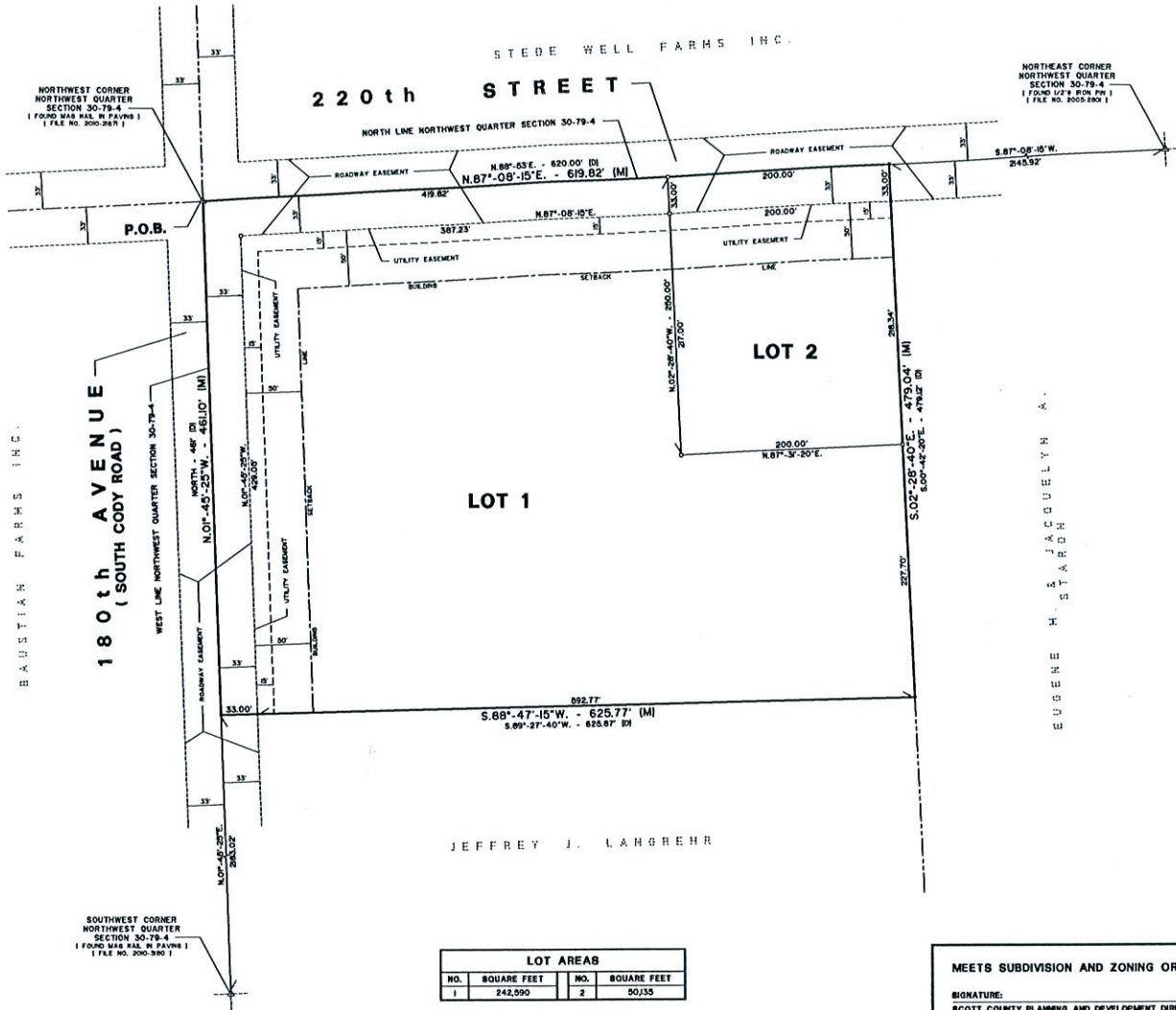
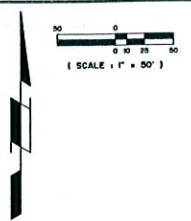


PREPARED BY

**VERBEKE - MEYER  
CONSULTING ENGINEERS, P.C.**

4111 EAST 60th STREET  
DAVENPORT, IOWA 52807  
PHONE NUMBER: ( 563 ) 359 - 1348

VMCE 15139



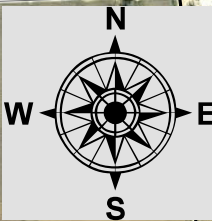
LOT AREAS			
NO.	SQUARE FEET	NO.	SQUARE FEET
1	242,590	2	50,335

**MEETS SUBDIVISION AND ZONING ORDINANCE REQUIREMENTS**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
SCOTT COUNTY PLANNING AND DEVELOPMENT DIRECTOR

B. AUSTLIAN FARMS INC.

J. S. C. S. U. S. E. N. E. R.



61

Y68

Eldridge

S SCOTT PARK RD

E BLACKHAWK TRL

220TH ST

Strom Property

SLOPERTOWN RD

HWY 61

61

SCOTT PARK RD

HARRISON ST

E 90TH ST

F55

F55

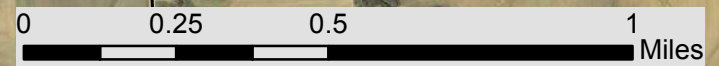
E 90TH ST

210TH ST

F55




Davenport

JERSEY RIDGE RD






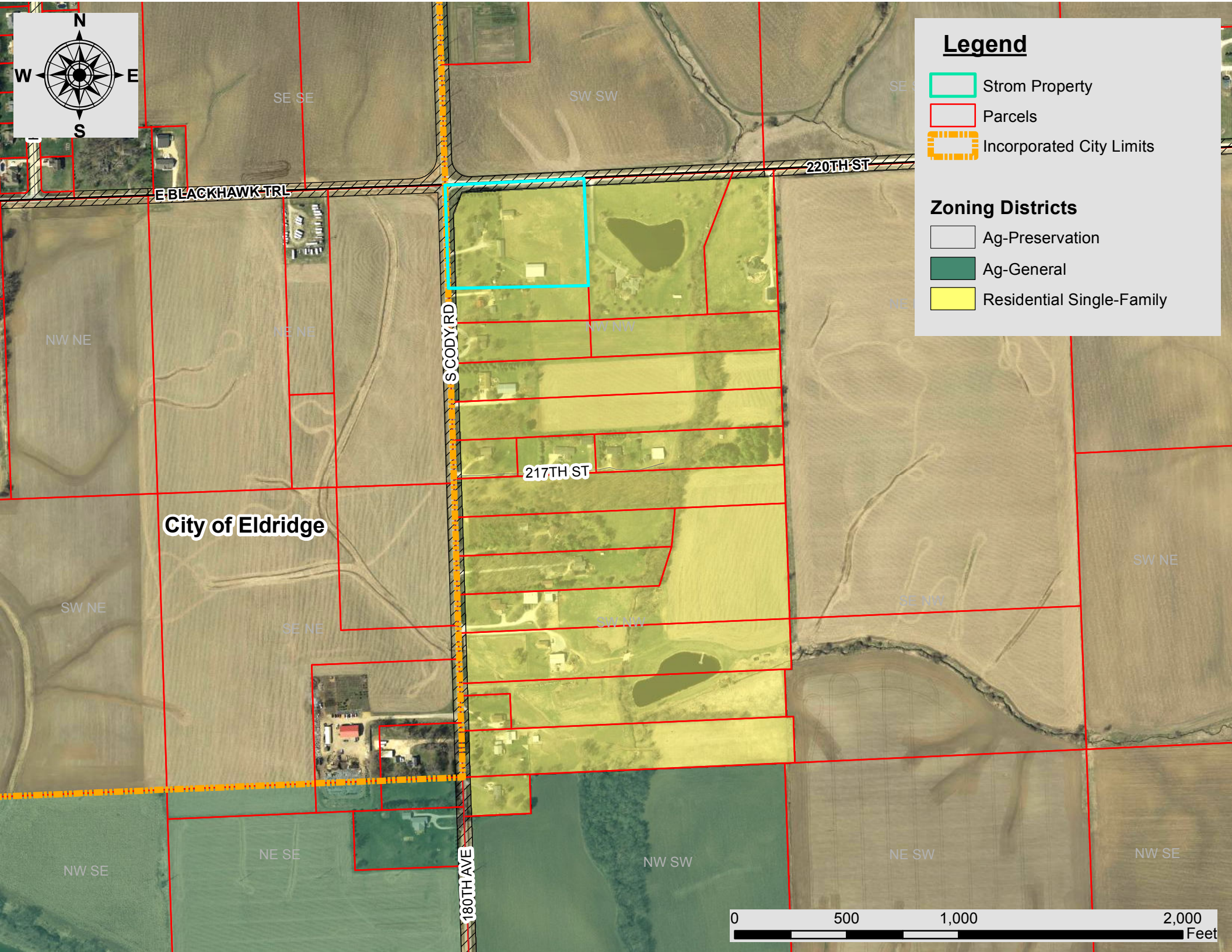


### Legend

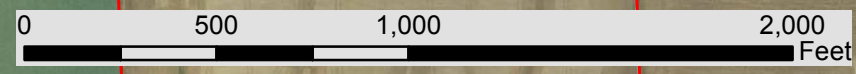
-  Strom Property
-  Parcels
-  Incorporated City Limits

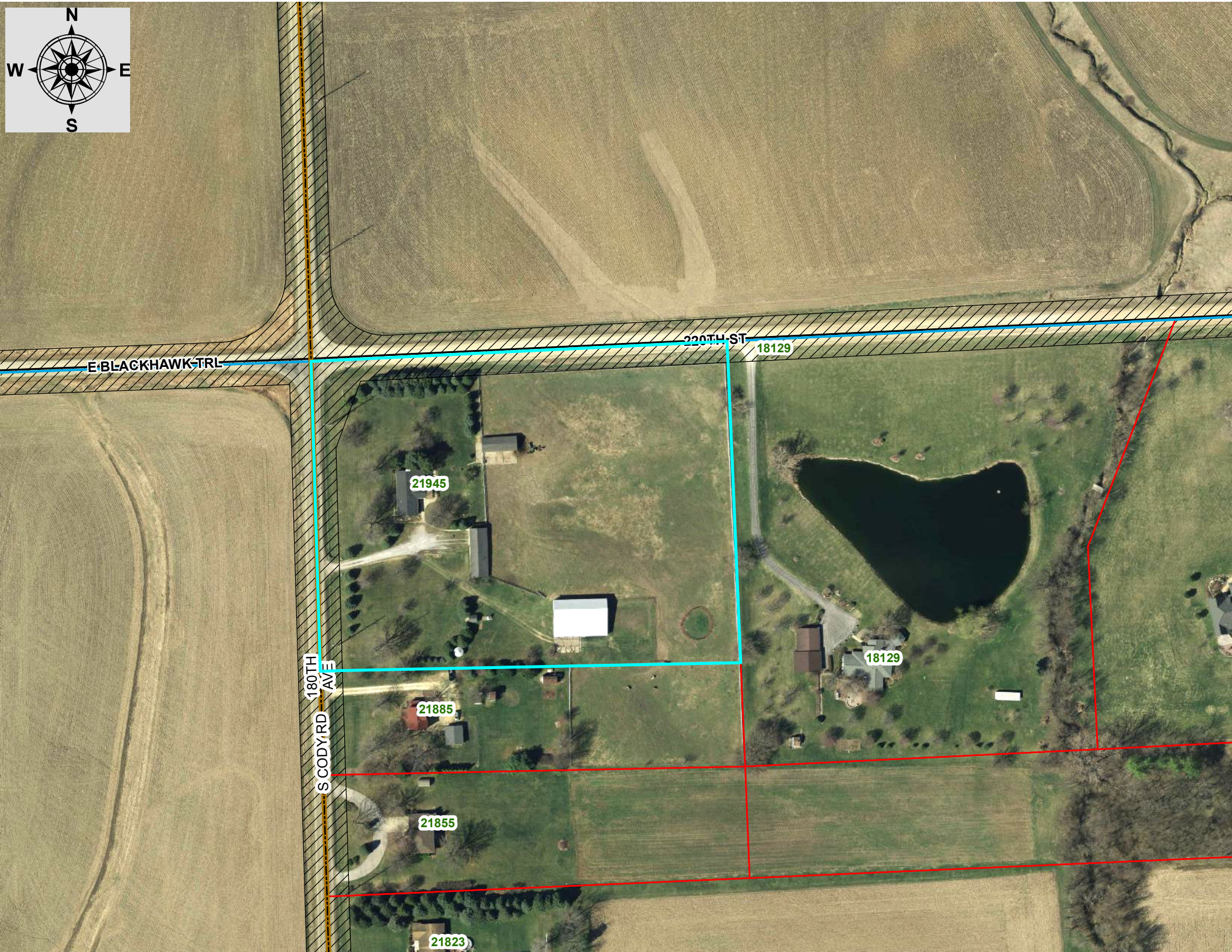
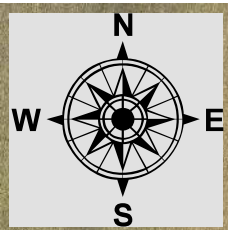
### Zoning Districts

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



**City of Eldridge**





E-BLACKHAWK TRL

220TH ST

18129

180TH  
SCODY RD  
AVE

21945

21885

21855

21823

18129





PLANNING & ZONING COMMISSION

STAFF REPORT

JULY 7, 2015



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**Applicant:** Steve and Shauna Strom

**Request:** Approval of the Final Plat of Strom First Addition

**Legal Description:** Part of Tract D of the Auditor's Plat for Wayne Jugenheimer, exempting the southerly approximately 155 feet, being Part of the NW¼ NW¼ of Section 30, Lincoln Township

**General Location:** 21945 180<sup>th</sup> Avenue

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

**Surrounding Zoning:**

- North:** Agriculture-Preservation (A-P)
- South:** Residential Single-Family (R-1)
- East:** Residential Single-Family (R-1)
- West:** City of Eldridge

**GENERAL COMMENTS:** The proposed Final Plat would separate the applicant's property into two (2) lots. The existing house and accessory buildings at 21945 180<sup>th</sup> Avenue would be contained on Lot 1, being approximately 5.57 acres in size. Lot 2 would be approximately 1.15 acres in size and would create a development right for a single-family dwelling due to the property's R-1 zoning. On May 19<sup>th</sup> the Planning Commission voted unanimously to approve a two (2) lot minor subdivision sketch plan for this property with two conditions, 1) All Scott County Health Department regulations be met; and 2) Any final plat submittal shall also be concurrently submitted to the City of Eldridge for their review and approval.

**STAFF REVIEW:** Staff has reviewed this request for approval of a Final Plat of a Minor Subdivision. The Subdivision Regulations allow a plat to be reviewed as Minor if it creates less than five (5) lots and does not involve the extension of any new streets.

The land use history of the area, access, lot configuration, and well and septic issues were discussed during review of the Sketch Plan on May 19<sup>th</sup>. Drainage issues were also discussed at that meeting, as some neighboring property owners expressed concerns about increased storm water runoff. As staff explained at that meeting, the County does not require a grading or storm water drainage plan for minor subdivision plats.

Lot 1 would have frontage onto both 180<sup>th</sup> Avenue and 220<sup>th</sup> Street, while Lot 2 would have 200 feet of frontage on 220<sup>th</sup> Street. Both lots meet the minimum sizing and dimension requirements of the Zoning and Subdivision Ordinances. At the Sketch Plan stage the Health Department commented that the septic system for 21945 180<sup>th</sup> Avenue appeared to encroach upon Lot 2. The



PLANNING & ZONING COMMISSION

STAFF REPORT

JULY 7, 2015



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Final Plat has reduced the size of Lot 2 to solve this problem. The Final Plat has no other changes from the original Sketch Plan submittal.

For minor plats the Subdivision Ordinance requires that adjacent property owners within five hundred feet (500') are notified of a sketch plan submittal. However, re-notification of a final plat submittal for the same request is not required. Staff has not received any comments or questions since the May 19<sup>th</sup> meeting. The Health Department and County Engineer were both re-notified of the Final Plat submittal, but neither had any comments or concerns.

The Eldridge Planning Commission will review this plat at their July 16<sup>th</sup> meeting, as this falls within their two-mile extraterritorial review jurisdiction. Following their approval the Plat may be considered by the Board of Supervisors.

**RECOMMENDATION:**

Staff recommends that the Final Plat known as Strom First Addition be approved with the following conditions:

- 1) Signed copies of all platting documents be submitted prior to consideration by the Board of Supervisors; and
- 2) The City of Eldridge approve the Plat prior to consideration by the Board of Supervisors

Submitted by:

Brian McDonough, Assistant Planner  
June 30, 2015

## 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 13, 2015 in which it approved the Final Plat of **Strom 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 13<sup>th</sup> day of August 2015, considered the Final Plat known as **Strom First Addition**. Said Plat is a subdivision being Part of the NW¼ of Section 30 in Township 79 North, Range 4 East of the 5th Principal Meridian (Lincoln Township), being a re-plat of part of Tract D of the Auditor's Plat for Wayne Jugenheimer in 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 **Strom First 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 13<sup>th</sup> day of August, 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**  
**August 13, 2015**

**APPROVING THE FINAL PLAT OF STROM FIRST ADDITION**

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

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