

## PLANNING & DEVELOPMENT

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Item 03  
09-08-15

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Timothy Huey  
Director

To: Dee F. Bruemmer, County Administrator  
From: Brian McDonough, Planning & Development Specialist  
Date: September 1, 2015  
Re: **Consideration of the Final Plat of HMI Addition, being a minor subdivision plat located in Part of the NE¼NE¼ of Section 2, Buffalo Township.**

The Planning Commission unanimously recommended approval of the Sketch Plan (7-0) back on December 2, 2014, and also unanimously recommended approval of the submitted Final Plat (6-0) at their August 4, 2015 meeting. The applicant explained that delays in the preparation of legal documents and the final survey work account for the time between sketch plan approval and final plat submittal. There have been no public comments received on this proposal.

Approval of this Final Plat would create a new lot around an existing 3.865 acre leased parcel. The applicant has operated a truck trailer repair business on this leased parcel for a number of years, and is requesting approval of this Plat in order to purchase and take deed to the land for his business. The property is zoned General Commercial (C-2) and has frontage onto Highway 61. The balance of the property is also zoned C-2 and could be developed commercially in the future, likely through further subdivision(s).

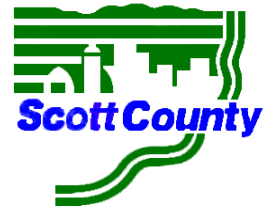
As part of this approval staff and the Commission are requiring a covenant be placed on the unplatted balance of the property requiring frontage road improvements prior to any future subdivision of this balance. The Commission decided it serves no public purpose to require the applicant to construct an additional 150-200 feet of road serving what is undeveloped land at this time. Instead, the covenant will ensure that proper road extensions are completed at the more appropriate time when development occurs. The applicant's property already has paved road access to the existing Highway 61 entrance. The State DOT will not allow additional access points for either property onto Highway 61. Any future development of the balance property would occur via frontage road extensions connecting to the existing entrance, or from an entrance approved by the Scott County Secondary Roads Department onto 110<sup>th</sup> Avenue. This Plat falls within the review jurisdiction of the City of Davenport. The City has reviewed and approved the Plat at this time.



PLANNING & ZONING COMMISSION

STAFF REPORT

AUGUST 4, 2015



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**Applicant:** James Crawford, dba HMI Properties

**Request:** Final Plat approval of HMI Addition, being a Minor Subdivision Plat

**Legal Description:** Proposed Lot 1 of HMI Addition, a 3.865 acre parcel located in part of NE¼ NE ¼ Section 2 of Buffalo Township

**General Location:** 10863 140<sup>th</sup> Street/ US Hwy 61

**Existing Zoning:** Commercial-Light Industrial (C-2)

**Surrounding Zoning:**

**North:** Commercial-Light Industrial (C-2)

**South:** Commercial-Light Industrial (C-2)

**East:** Commercial-Light Industrial (C-2)

**West:** Ag-General (A-G)

**GENERAL COMMENTS:** This request has been submitted for approval of the Final Plat of HMI Addition. The applicant is requesting the creation of an approximately 3.865 acre parcel out of an existing 30 acre tract at the southwest corner of U.S. Hwy 61 and Y-48/110th Avenue. This new 3.865 acre lot would encompass an existing truck trailer repair business located in the northwest corner of the property. The balance of the 30 acre parcel will remain unplatted. A 1.57 acre lot was previously split from this 30 acre tract for a trucking business located 13880 110<sup>th</sup> Avenue. Only one split from an aliquot part of land can be approved with a plat of survey; any subsequent splits require subdivision approval. A site plan for the existing business at 10863 140<sup>th</sup> Street was originally approved in 1993. It was developed as a leased lot however the purpose of the current plat is to create a separately transferrable parcel for the business. The property is served by an on-site well and septic systems.

**STAFF REVIEW:** The Commission reviewed a submitted Sketch Plan for this development on December 2, 2014. The Commission voted unanimously (7-0) to approve the Sketch Plan with the following conditions:

- 1) Prior to Final Plat approval a deed restriction be recorded on the unplatted balance of the property stating that any future subdivision require frontage road improvements or other means of access be completed prior to approval of any additional subdivision of the property;
- 2) Any requirements of the City of Davenport be incorporated prior to Final Plat approval; and
- 3) The City of Davenport approve the Plat prior to approval by the Board of Supervisors.



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**Access**

This existing 30 acre parcel has approximately 1,250 feet of commercial frontage on U.S. Hwy 61. Current access to the property is located on the shared lot line with the property adjacent to the west. This is the primary and only access to HMI Properties and serves as a joint/shared access for the property adjacent to the west. No additional direct access to Hwy 61 from this property will be granted by the Iowa D.O.T. There is an existing access to the larger parcel from 110th Avenue that is located 150 feet south of the intersection with U.S. Hwy 61. The future access to the adjacent unplatted property would be from a frontage road developed within an access easement extended parallel to the Hwy 61 right of way along the frontage of this property. The Final Plat shows that fifty (50') foot wide access easement adjacent to the northern border of this property, running parallel to U.S. Hwy 61.

The subdivision regulations require that frontage road improvements be completed prior Final Plat approval for the portion of the frontage road adjacent to this proposed lot. The applicant has requested that this requirement be deferred until the remainder of this property is platted and developed. The applicant points out that the frontage road would be for the benefit of the current and future land owners as the remainder of this property is developed. The applicant states that improvement of this frontage road is not necessary at this time and he has previously paved and improved the access to his property from U.S. Hwy 61 as was required with this Site Plan Review that was approved in 1993.

Staff recognizes that frontage road improvements are not necessary at this time but would recommend that a deed restriction be placed on the remaining unplatted parcel stating that any future subdivision of this property will require frontage road improvements be completed at such time a future subdivision application is submitted.

**City of Davenport Approval**

This Plat is within the two-mile extraterritorial review jurisdiction for the City of Davenport. The City of Davenport has approved this Plat.

**RECOMMENDATION:** Staff recommends approval of the Final Plat of HMI Addition with the following conditions:

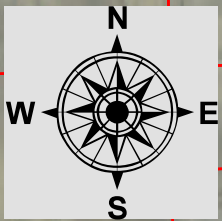
1. Signed copies of all platting documents, including the deed restriction requiring frontage road improvements for the unplatted balance of land be completed prior to further subdivision, be submitted prior consideration by the Board of Supervisors.

**Submitted By:**

Planning Staff

July 30, 2015

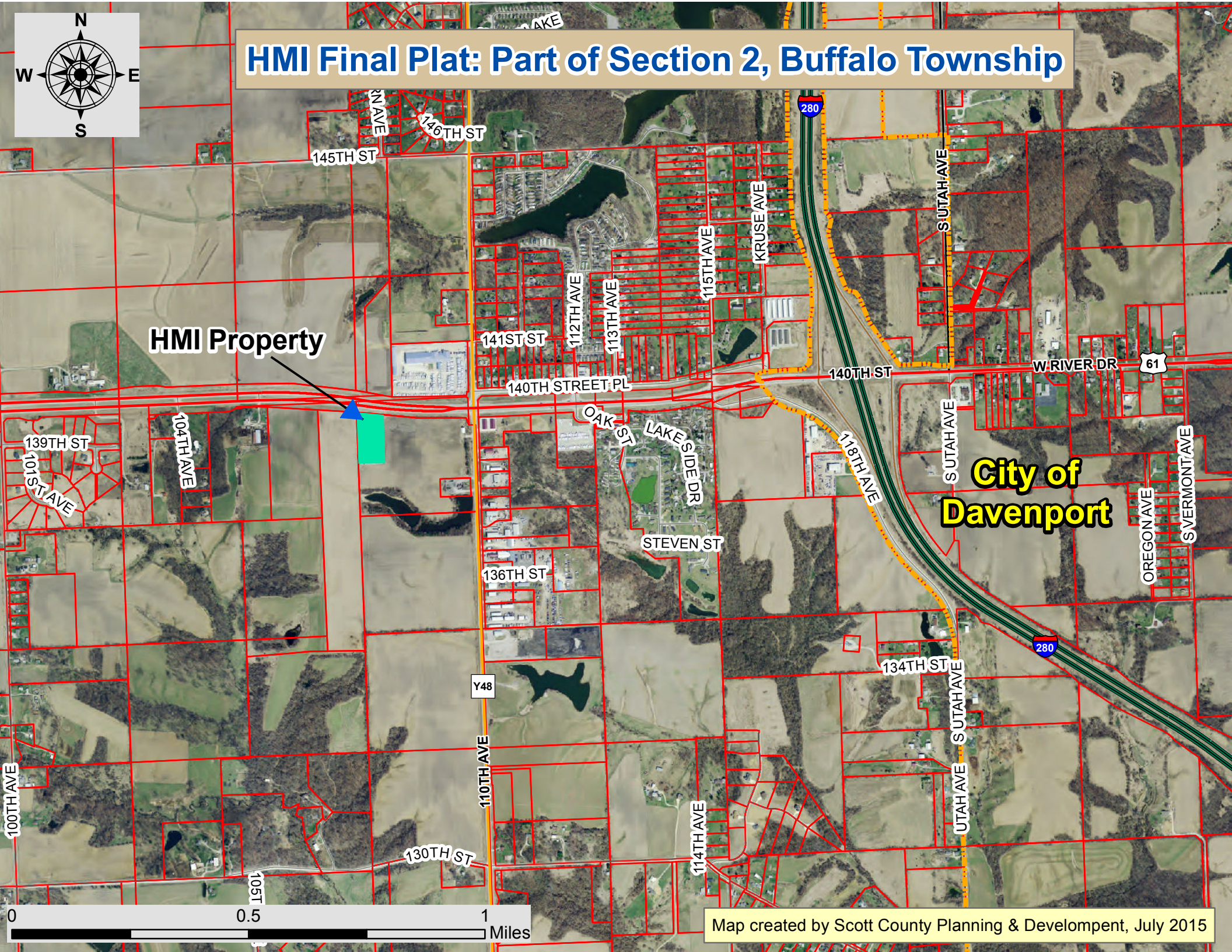
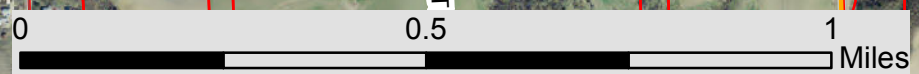
# HMI Final Plat: Part of Section 2, Buffalo Township

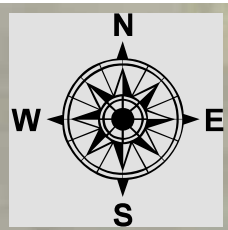


**HMI Property**



**City of  
Davenport**





140TH ST

61

110TH AVE

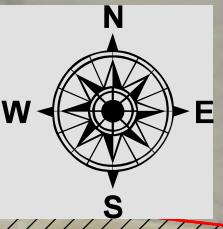
Y48

140TH STREET PL

137TH ST

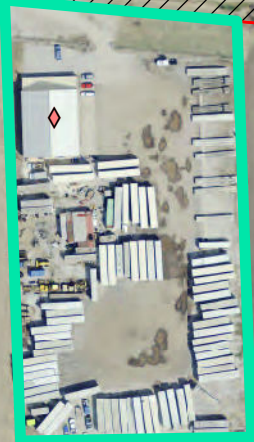
0 450 900 Feet

# HMI Final Plat: Part of Section 2, Buffalo Township



**Legend**

- Parcels
- Proposed Lot 1
- Road Right-of-Way
- Road



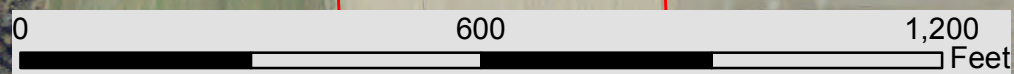
61 140TH ST

140TH STREET PL

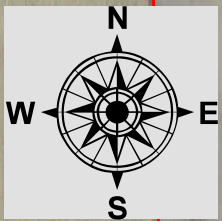
Y48

110TH AVE

137TH ST

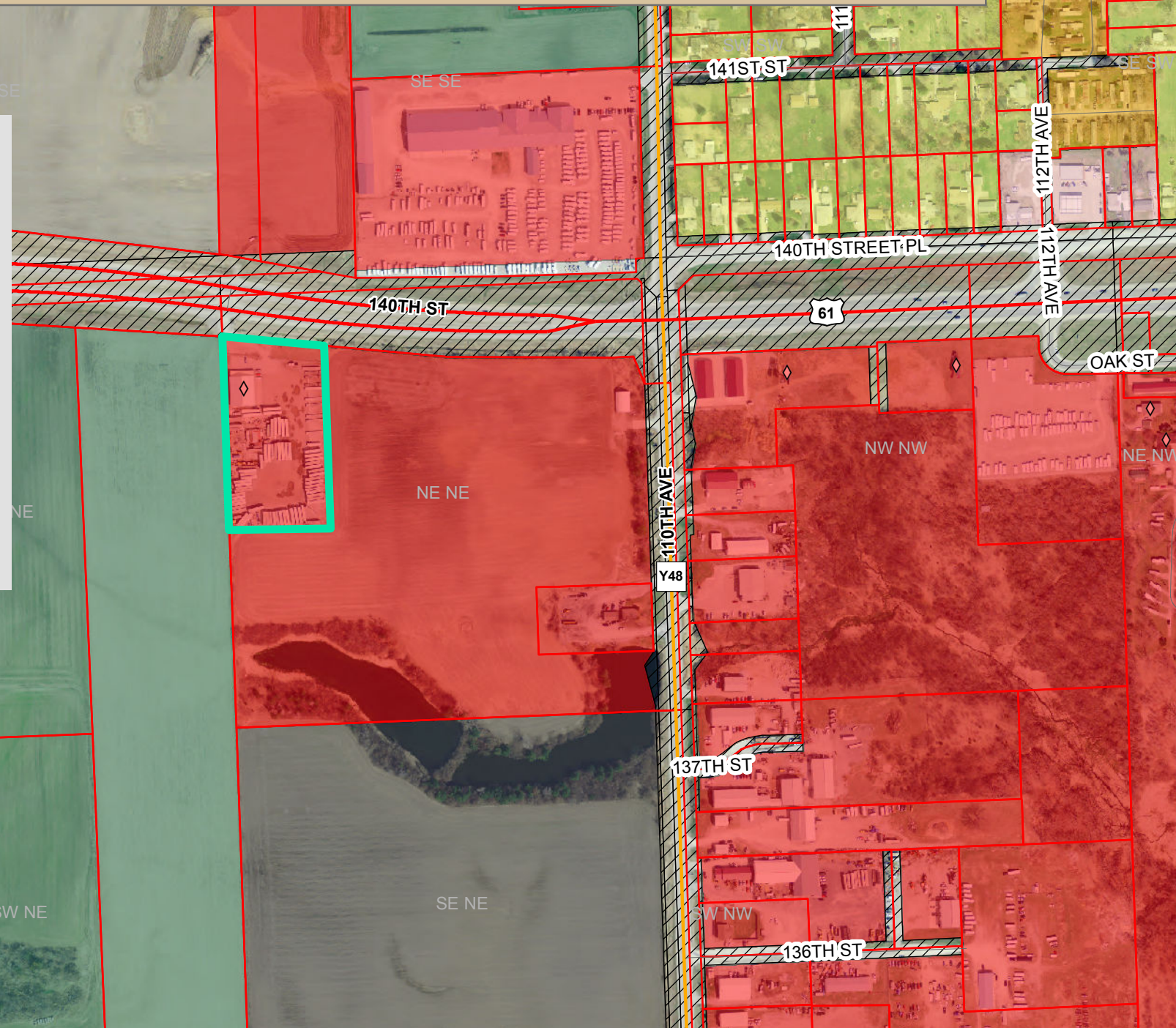


# HMI Final Plat: Part of Section 2, Buffalo Township



## Legend

- Parcels
- Proposed Lot 1
- 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, Tom Sunderbruch, Chairman of the Scott County Board of Supervisors, do hereby certify that said Board adopted a Resolution on September 10, 2015 in which it approved the Final Plat of **HMI 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 10<sup>th</sup> day of September 2015, considered the Final Plat known as **HMI Addition**. Said Plat is a subdivision being part of the NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 2, Township 77 North, Range 2 East of the 5<sup>th</sup> Principal Meridian (Buffalo Township) 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 **HMI 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 10<sup>th</sup> day of September, 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

September 10, 2015

#### APPROVING THE FINAL PLAT OF HMI ADDITION

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

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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.
- Section 3.** This Resolution shall take effect immediately.