

PLANNING & DEVELOPMENT

500 West Fourth Street

Davenport, Iowa 52801-1106

Office: (563) 326-8643 Fax: (563) 326-8257

Email: planning@scottcountyiowa.com



Item 11

06-28-16

Timothy Huey
Director

To: Mary Thee, Interim County Administrator

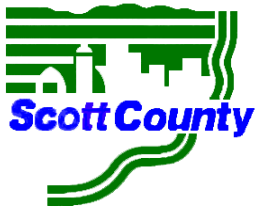
From: Timothy Huey

Date: June 17, 2016

Re: A request by Mark Smith and Catherine Bolkcom for Final Plat approval of re-subdivision of an existing 27.44 acre parcel into two (2) development lots and two (2) conservation lots located in part of the NE¼ of Section 21 in LeClaire Township.

The Planning Commission voted unanimously to approve of the Sketch Plan of the proposed re-subdivision of this parcel at 26634 225th Street in accordance with staff's recommendation at the May 3rd meeting. The applicant submitted a Final Plat for this subdivision that the Planning Commission will review and make a recommendation on at the Commission's June 21st meeting. The applicant has submitted all required materials in compliance with the Commission's sketch plan approval.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission make its recommendation at the June 21st meeting.



PLANNING & ZONING COMMISSION

STAFF REPORT

JUNE 21, 2016



-
- Applicant:** Mark Smith and Catherine Bolkcom
- Request:** Approval of a Final Plat for a Minor Subdivision to split an existing 27.44 acre parcel into two (2) development lots and two (2) conservation lots with no new roads or infrastructure to be extended.
- Legal Description:** Part of Lot 11 of Country Estates Addition being a replat of Goodman's First Addition located in part of the NE¼ of Section 21 in LeClaire Township.
- General Location:** 26634 225th Street
- Existing Zoning:** Single-Family Residential (R-1)
- Surrounding Zoning:**
- North:** Ag-Preservation (A-P) and Single-Family Residential (R-1)
 - South:** Ag-Preservation (A-P) and Single-Family Residential (R-1)
 - East:** Single-Family Residential (R-1)
 - West:** Ag-General (A-G) and Single-Family Residential (R-1)

GENERAL COMMENTS: The proposed Final Plat would subdivide an existing tract into four (4) separate lots. There is an existing house and accessory buildings on the property, which would all be contained on proposed Lot 1, being approximately 7.41 acres in size. Access to this lot would be provided by the existing driveway on the property. No new lots or development would access this existing driveway.

Proposed Lot 2 would have frontage and access to 225th Street, a hard-surfaced county-maintained road and be 7.77 acres in size. The platting of Lot 2 would create a development right for a single-family dwelling due to the property's existing R-1 zoning designation. The other two lots, Outlots 1 & 2, would be platted as conservation lots and no development or building permits would be permitted on the property, even though both are zoned single-family residential. A conservation easement would be recorded for each of these lots and the access to the properties would be by the existing driveway that serves the house currently on the property.

STAFF REVIEW: The Planning Commission previously approved the Sketch Plan of this Minor Plat with conditions on restrictive covenants. 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.

History and Zoning

Country Estates First Addition was platted prior to the adoption of a County Comprehensive Plan or Subdivision Ordinance, as well as prior to the adoption of the



PLANNING & ZONING COMMISSION

STAFF REPORT

JUNE 21, 2016



Revised Zoning Ordinance. 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 11 of Country Estates First Addition was the largest parcel at 46 acres in size. In 1992 a replat of this parcel was recorded that created Tracts 11-A, 11-B and 11-C, 19, 18.5, 8 acres in size, respectively. Tract 11-B was sold off separately and contained the original house on the property. The current applicants retained ownership of the remaining two parcels and constructed a new house on the property in 1996.

Access

As stated above, the property has frontage and access to 225th Street, a hard-surfaced county-maintained road. The existing house on the property shares a driveway with the adjacent house that was split in 1992. That shared driveway gives both houses access to 225th Street. Approval of this plat will not create any additional development using this shared driveway. Lot 2 will have access and frontage directly onto 225th Street. One new house can be developed on this parcel.

The two proposed conservation lots will have access to the easement for the existing shared driveway.

The County Engineer did not have any concerns or comments with the access to these properties.

Conservation Lots/Easements

The applicant proposes to create two conservation lots on the north and south side of the existing house on the property. The intention of these lots is to preserve the natural areas as woods and prairie grass. The applicant has submitted the requested restrictive covenant that will establish the conservation easements on this property and these covenants be filed in conjunction with this plat. An ag nuisance waiver restrictive covenant will also be recorded on all the lots in this subdivision.

Well and Septic

The Health Department has reviewed this request and had no comments or concerns with this request.

RECOMMENDATION: Staff recommends that the Final Plat be approved.

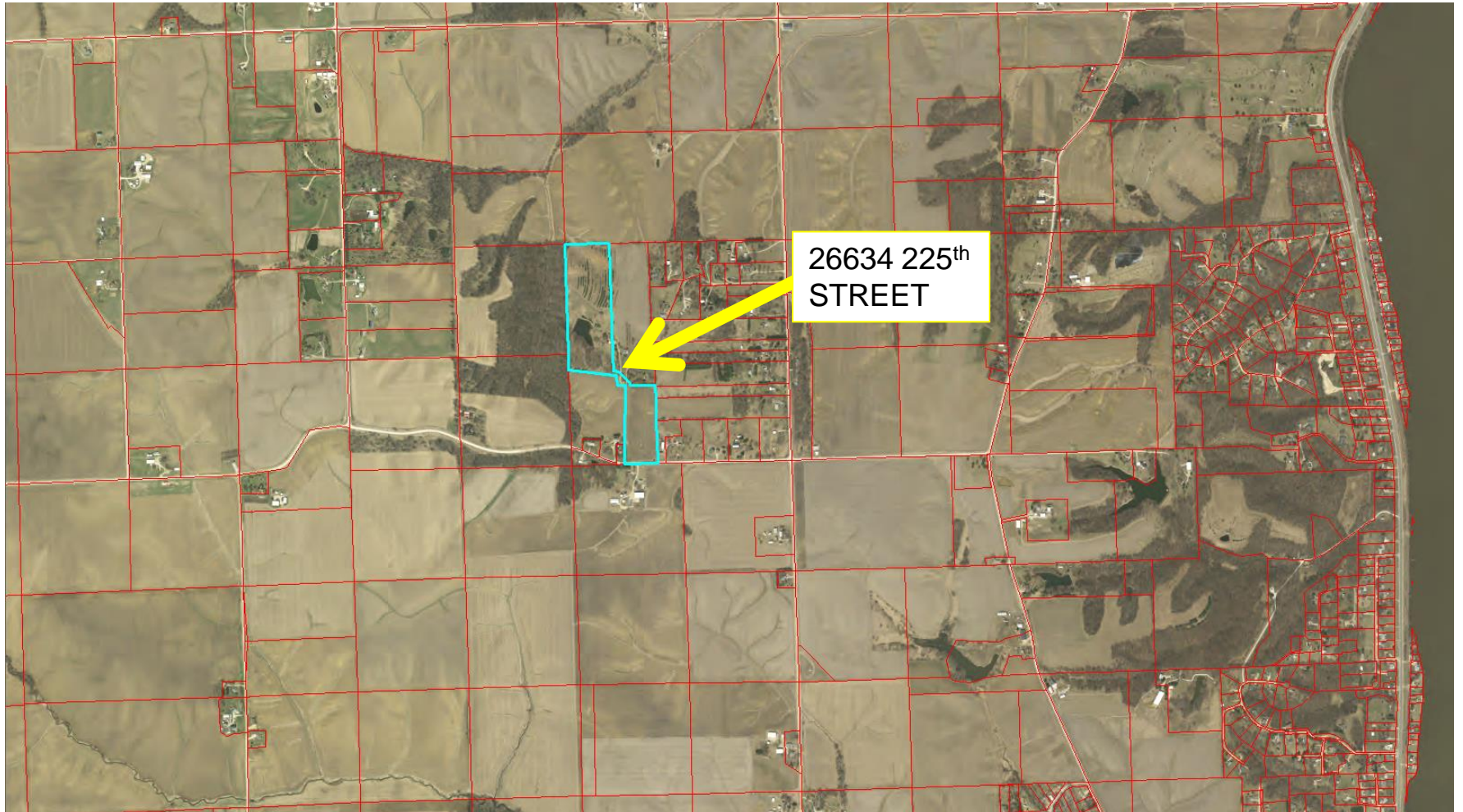
Submitted by:
Timothy Huey, Director
June 17, 2016

Final Plat

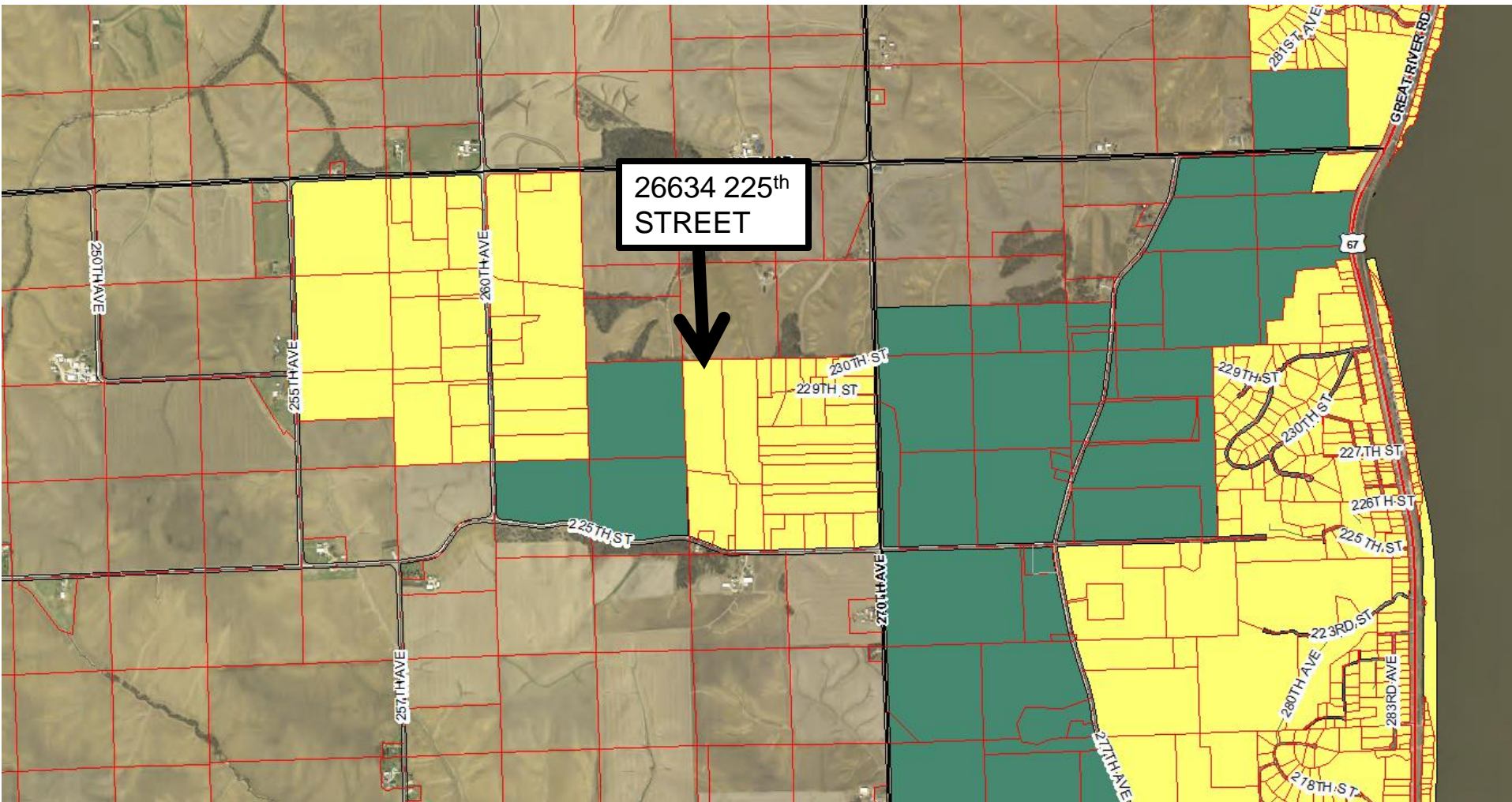
SUMMARY

Applicants:	Mark Smith, Catherine Bolkcom
Request:	Minor Subdivision
Legal Description:	Goodman's First Addition, Part of the NE ¼ of Section 21 of LeClaire Township
General Location:	26634 225 th Street
Size:	27.44 acres
Zoning:	Single-Family Residential (R-1)
Land Use:	Pasture & wooded areas w/1 dwelling

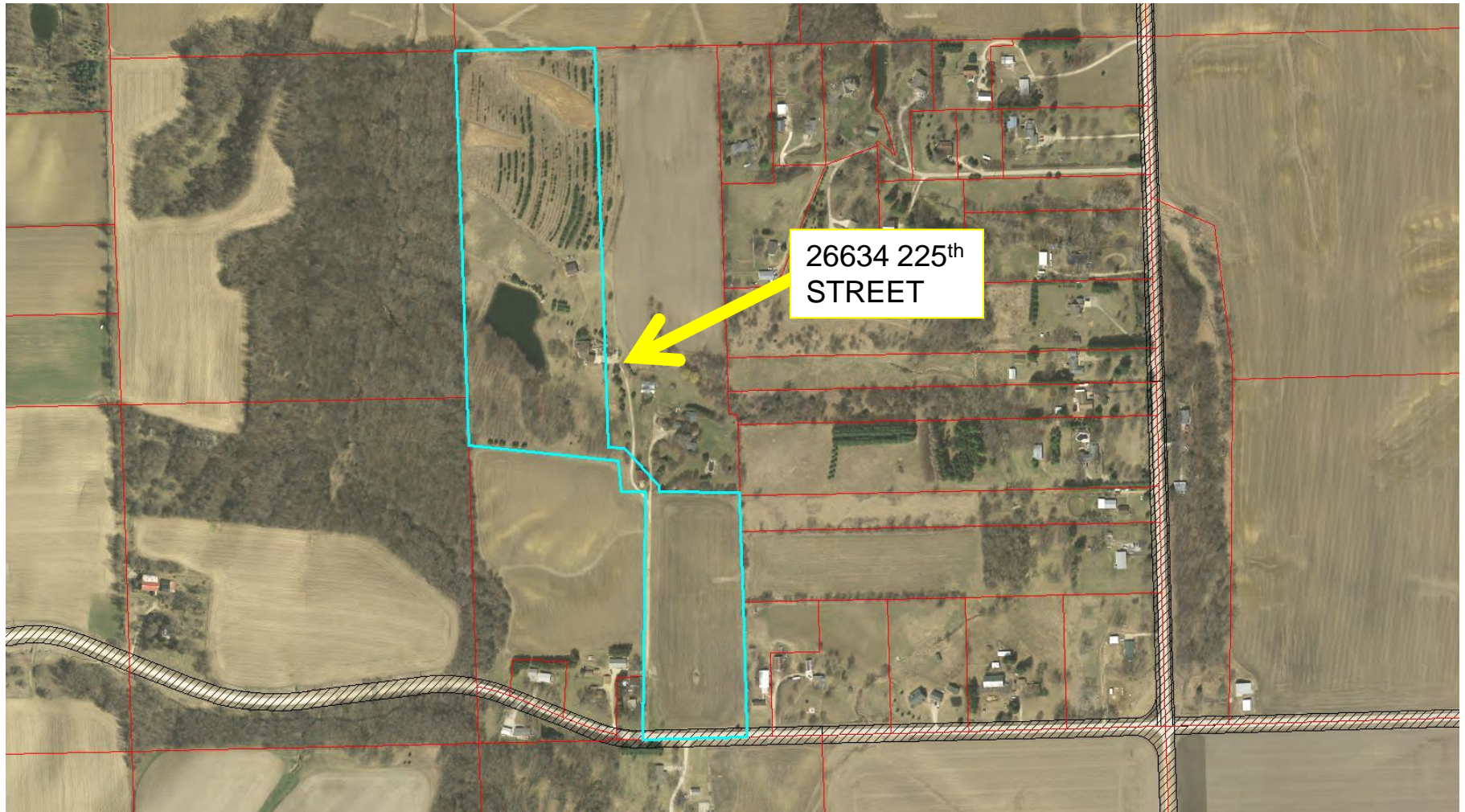
Vicinity Map



Zoning Map



Area Map



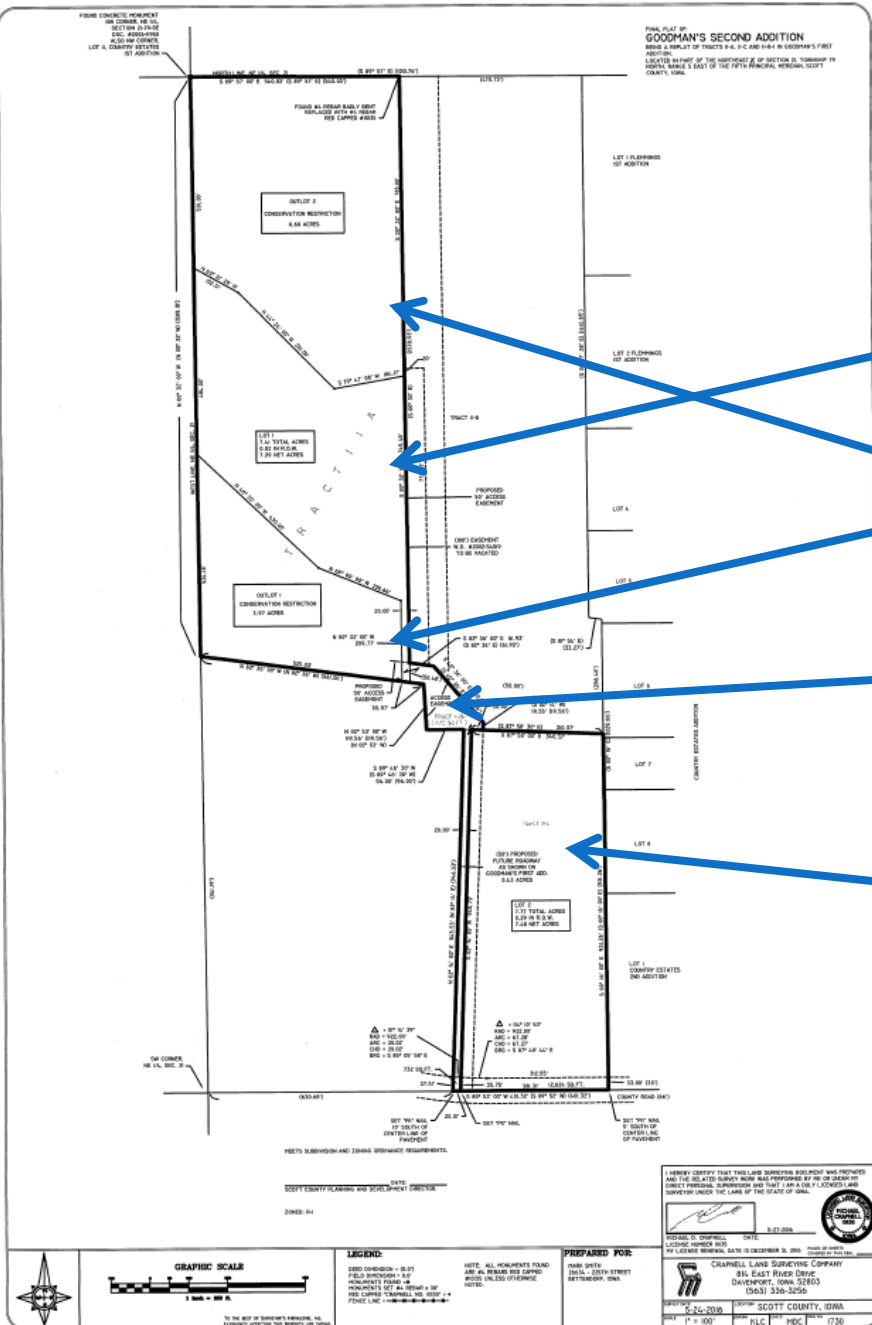
Final Plat

LOT 1: DEVELOPMENT
7.41 ACRES

OUTLOTS 1 & 2: CONSERVATION
3.97 & 8.6 ACRES

TRACT 11-B-1
MERGED WITH LOT 1
(17,472 SQUARE FEET)

LOT 2: DEVELOPMENT
7.77 ACRES



CERTIFICATE OF APPROVAL BY SCOTT COUNTY

I, Jim Hancock, Chairman of the Scott County Board of Supervisors, do hereby certify that said Board adopted a Resolution on June 30, 2016 in which it approved the Final Plat of **Goodman'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 30th day of June, 2016 considered the Final Plat of Goodman's Second Addition. Said plat is a four (4) lot subdivision, being a replat of Tracts 11-A, 11-C, and 11-B-1 in Goodman's First Addition in part of the NE $\frac{1}{4}$ of Section 21, LeClaire Township, Scott County, Iowa. The Scott County Board of Supervisors, having found the same made in substantial accordance with the provisions of Chapter 354, Code of Iowa, and the Scott County Subdivision Ordinance, does hereby approve the Final Plat of said 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 30th day of June, 2016

SCOTT COUNTY, IOWA

BY: _____
Jim Hancock, 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 30, 2016

APPROVING THE FINAL PLAT OF GOODMAN'S SECOND 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 30th day of June, 2016 considered the Final Plat of **Goodman's Second Addition**. Said plat is a four (4) lot subdivision, being a replat of Tracts 11-A, 11-C, and 11-B-1 in Goodman's First Addition in part of the NE ¼ of Section 21, LeClaire Township, Scott County, Iowa. The Scott County Board of Supervisors, having found the same made in substantial accordance with the provisions of Chapter 354, Code of Iowa, and the Scott County Subdivision Ordinance, does hereby approve the Final Plat of said 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.