

PLANNING & DEVELOPMENT

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Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: October 25, 2016

Re: A request by Robert Kauth for approval of the Final Plat of Kauth's 3rd Addition, a seven (7) acre tract into eight (8) residential lots located west of 95th Avenue and south of Hickory Hills Second Annex in part of the NE¹/₄SW¹/₄ of Section 15, Buffalo Township.

The Planning Commission unanimously recommended approval of the Final Plat in accordance with staff's recommendation. The Preliminary Plat had been approved in 2007 with four conditions, all of which the Planning Commission determined had been met.

The applicant, Robert Kauth, was present to formally request approval and answer questions from the Commission. No other members of the public commented on the request.

RECOMMENDATION: The Planning Commission recommends that the Final Plat of Kauth's 3rd Addition be approved. Vote 5-0.



PLANNING & ZONING COMMISSION
STAFF REPORT
September 20, 2016



Applicant: Robert Kauth

Request: Final Plat of Kauth's 3rd Addition, a proposed eight (8) lot residential subdivision.

Legal Description: Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 15, Buffalo Township.

General Location: West of 95th Ave; South of Hickory Hills Second Annex

Zoning: Single Family Residential (R-1)

Surrounding Zoning:

North: Single Family Residential (R-1)
South: Single Family Residential (R-1)
East: Single Family Residential (R-1)
West: Single Family Residential (R-1)

GENERAL COMMENTS: The Preliminary Plat for this proposed residential subdivision was approved by the Board of Supervisors on August 23, 2007 in accordance with the Planning Commission's recommendation. The Preliminary Plat was for the 32-acre balance of a 40-acre tract. The initial 6.5 acres of the original 40-acre parcel was platted in 2002 and 2003 into six residential lots as Kauth's 1st Addition. That area included the entire frontage on 95th Avenue of the forty acre parcel. On March 17, 2011 the Board of Supervisors approved the Final Plat of a 13-lot residential subdivision to the west of Kauth's 1st Addition known as Kauth's 2nd Addition, which included 12 lots with frontage on 114th Street, and a large lot (Lot 13) that was designated as the area for future development which was shown as the location of nine (9) lots on the Preliminary Plat. The applicant is seeking approval of the subdivision of Lot 13 into eight (8) residential lots with frontage on 95th Avenue Court, to be named Kauth's 3rd Addition.

STAFF REVIEW: Staff has reviewed this Final Plat request for compliance with the requirements of the Subdivision Regulations, the Zoning Ordinance and the four conditions of Preliminary Plat approval. Those four conditions were:

1. All grading and construction comply with the erosion and sediment control plan as approved by the County Engineer and the Natural Resources Conservation Service;
2. That permitted areas for residences and accessory buildings be shown on the Final Plat;
3. The County Engineer review and approve all street construction plans prior to construction; and
4. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.



PLANNING & ZONING COMMISSION
STAFF REPORT
September 20, 2016



This Final Plat is for eight (8) lots rather than nine (9), as was approved with the Preliminary Plat. Since this minor change is a reduction in density staff determined the Final Plat could be approved as submitted.

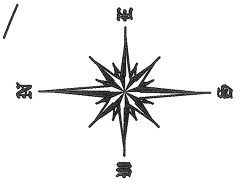
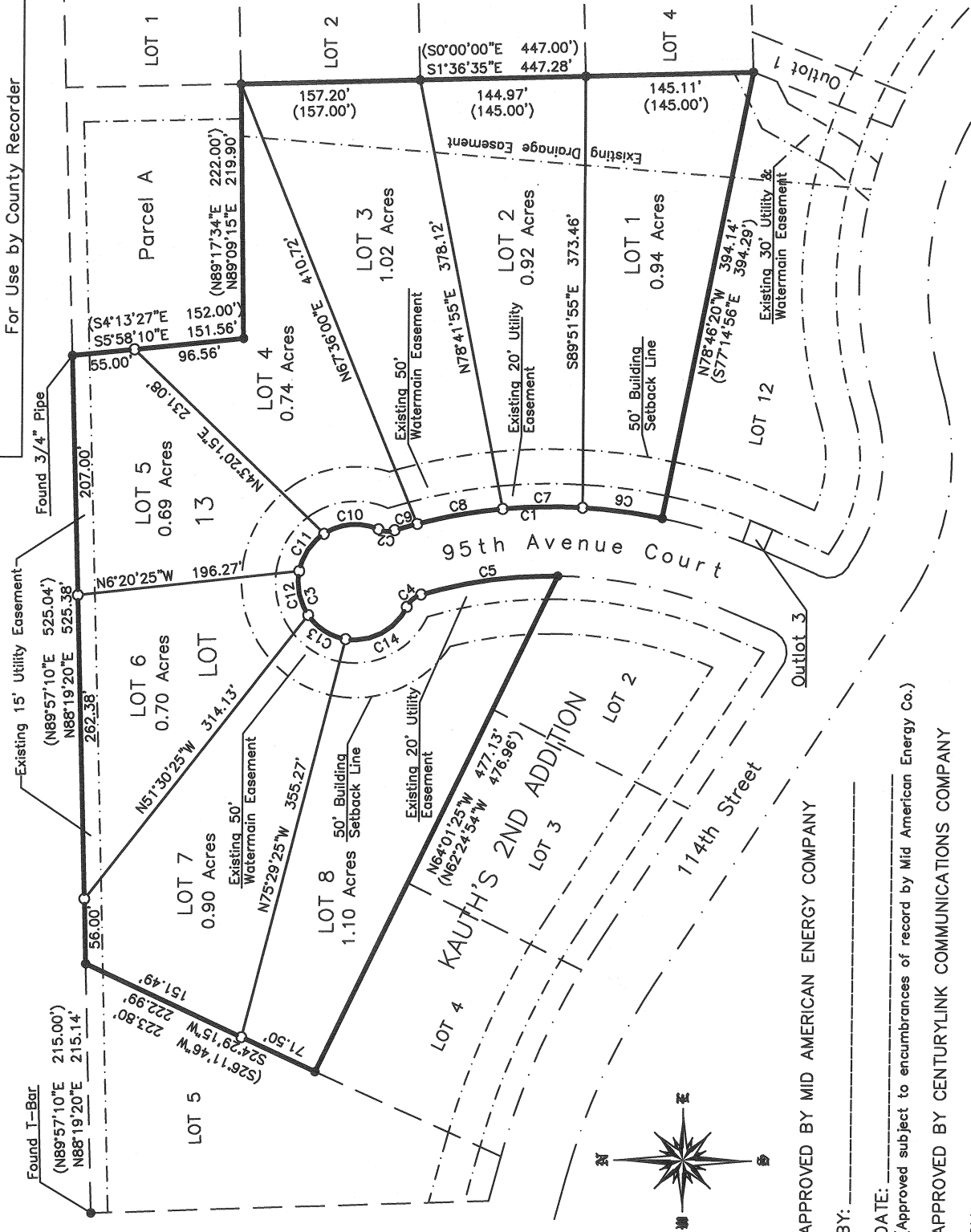
The County Engineer states that the new roads, 114th Street and 95th Avenue Court, appear to have been adequately constructed. However the County Engineer does state that he has concerns that he never received, reviewed or approved any final construction plans for that road. He did review Preliminary Plans and he states that the road construction appears to match those plans. He also states that the grades for 114th Street are nearly 7% in spots which was steeper than was shown on the plans. Finally he states that the road design is not consistent as far as the use of curb and gutter and that the standard for the County to accept subdivision roads is that they have curb and gutter throughout. He states that this would influence his recommendation on whether the County Board should accept these roads onto the County's system.

As far as the other conditions of Preliminary Plat approval, the grading and road construction have complied with the erosion and sediment control plan; the permitted areas for residences and accessory buildings are delineated on the Final Plat; and all proposed wastewater treatment facilities will meet Health Department requirements at the time houses and septic systems are constructed on each lot.

RECOMMENDATION: Staff recommends that the Final Plat for Kauth's 3rd Addition be approved.

Submitted by:
Timothy Huey, Director
September 15, 2016

FINAL PLAT
OF
KAUTH'S 3RD ADDITION
AN ADDITION TO SCOTT COUNTY, IOWA
BEING LOT 13 OF KAUTH'S 2ND ADDITION TO SCOTT
COUNTY, IOWA



APPROVED BY MID AMERICAN ENERGY COMPANY
 BY: _____
 DATE: _____
 (Approved subject to encumbrances of record by Mid American Energy Co.)

APPROVED BY CENTURYLINK COMMUNICATIONS COMPANY
 BY: _____
 DATE: _____

APPROVED BY MEDIACOM
 BY: _____
 DATE: _____

APPROVED BY EASTERN IOWA LIGHT AND POWER
 BY: _____
 DATE: _____

APPROVED BY THE CITY OF BUFFALO, IOWA
 BY: _____
 DATE: _____

LEGEND

- FOUND 5/8" REBAR W/YELLOW CAP NO. 7983 UNLESS OTHERWISE NOTED
 - SET #/ REBAR W/RED CAP 11954
 - () RECORD DIMENSION
- Proprietor: Robert & Bonnie Kauth
 Survey requested by: Robert Kauth
 Survey prepared by: Daniel J. Johnson
 3703 165th Street
 Blue Grass, Iowa
 August 12, 2016

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	236.18' (235.95')	(465.61')	233.66' (233.43')	N2°46'35"W (N1°11'08"W)
C2	14.36' (14.46')	(20.00')	14.05' (14.15')	N3°15'45"E (N5°01'14"E)
C3	234.40' (234.32')	(50.00')	71.57' (71.54')	S69°31'50"W (S71°25'16"W)
C4	16.85' (16.73')	(20.00')	16.36' (16.25')	N40°37'50"W (N38°55'42"W)
C5	121.02' (121.14')	(405.61')	120.57' (120.69')	S7°56'25"E (S6°24'06"E)
C6	69.85'	465.61'	69.78'	N7°27'25"E
C7	70.02'	465.61'	69.95'	N1°08'50"W
C8	75.99'	465.61'	75.91'	N1°07'55"W
C9	20.33'	465.61'	20.33'	N16°03'30"W
C10	49.87'	50.00'	47.83'	N4°44'26"W
C11	40.00'	50.00'	38.94'	S56°13'55"W
C12	40.00'	50.00'	38.94'	S77°56'05"W
C13	40.00'	50.00'	38.94'	S32°06'00"W
C14	64.54'	50.00'	60.15'	S27°47'45"E



Scale 1"=100'



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.

Signed: _____ Date: _____
 Daniel J. Johnson, L.S. 11954
 My license renewal date is December 31, _____
 Pages or sheets covered by this acid: _____
 (Entire submission unless specified here)

For Use by County Recorder



Kauth's 3rd Addition

95TH AVE





Kauth's 3rd Addition

GOON HUNTERS RD

95TH AVE

JEFFERSON ST

DODGE ST

W FRONT ST

E FRONT ST

22



Kauth's 3rd Addition

Zoning

-  Ag-Preservation
-  Ag-Floating
-  Ag-General
-  Residential Single-Family
-  Residential Multi-Family
-  Neighborhood Commercial
-  Commercial Light Industrial
-  Heavy Manufacturing
-  Community Area Development
-  Parks







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 November 3, 2016 in which it approved the Final Plat of **Kauth's 3rd 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 17th day of March 2011 considered the Final Plat of **Kauth's 3rd Addition** an eight (8) lot subdivision, formerly Lot 13 of Kauth's 2nd Addition located in part of the NE¹/₄ of the SW¹/₄ of Section 15, Buffalo Township, 77 North, Range 2 East of the 5th Principal Meridian (Buffalo Township), Scott County, Iowa, and 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 3rd day of November, 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
November 3, 2016
APPROVING THE FINAL PLAT OF KAUTH'S 3rd ADDITION

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

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