

PLANNING & DEVELOPMENT

600 West Fourth Street
Davenport, Iowa 52801-1106
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Office: (563) 326-8643 Fax: (563) 326-8257



Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: August 28, 2017

Re: Approval of the Preliminary Plat of Venwoods Estates 4th Addition, a proposed 6 lot residential subdivision in SW¹/₄ of the SE¹/₄ of Section 6 and NW¹/₄ of the NE¹/₄ of Section 7 all in Pleasant Valley Township.

This request is to subdivide Lot 36 of Venwoods Estates into six (6) residential lots with access to a cul de sac road extended from Wells Ferry Road. The applicant told the Commission that when Venwoods Estates was originally developed that Lot 36 of Venwoods Estates was always planned to be further subdivided for five or six houses. The applicant told the commission that the Venwoods Estates Homeowners' Association had discussed the use of Outlot B of Venwoods Estates for the stormwater drainage from the 4th Addition. The Association president said Lot 36 was planned to handle the stormwater drainage for five houses, but that the sixth should not be an issue. However the Association did have concerns about the drainage easement between Lots 4 and 5 of the proposed development, and that an erosion barrier should be installed at the drainage outlet.

The applicant stated that the HOA for this new Addition would share the cost for the maintenance of the Outlot with Venwoods Estates Homeowners' Association. There was also discussion of the design of the cul de sac and the strip of land between the proposed cul-de-sac and the adjacent access lane she uses that runs parallel. There were concerns expressed that snow removal from the cul de sac would worsen the snow drifts on the adjacent lane.

The Commission asked whether this cul de sac would be a private road or accepted by the County for maintenance. The subdivision regulations require the street to be built to County standards but the decision on whether to accept the street on the County road system is made by the Board of Supervisors after the subdivision plat is approved. The existing Venwoods Estates streets are maintained by the County.

The applicant proposes to serve the lots with water by extending water mains from the Iowa-American Water Company, a public water system. The applicant stated that each lot will be served by a private on-site sand filter wastewater treatment system unless a septic system is approved by the County Health Department

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the Preliminary Plat of Venwoods Estates 4th Addition be approved with the five conditions recommended by staff as well as one additional condition:

1. That documentation be submitted of the approval for this development to use Outlot B of Venwoods Estates 3rd Addition for stormwater generated from this property;
2. The proposed wastewater treatment facilities meet Health Department requirements;
3. The private covenants include provision for private road and common open space maintenance;
4. The County Engineer review and approve all street construction plans prior to construction;
5. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval;
6. And that an erosion mitigation measure such as riprap be installed at the stormwater drainage outlet that exits West of Lots 4 and 5.

Vote (recommend approval of Preliminary Plat request with conditions): 5-0, All Ayes



PLANNING & ZONING COMMISSION
STAFF REPORT
August 15, 2017



Applicant: Pete Stopulos

Request: Preliminary Plat of Venwoods Estates 4th Addition

Legal Description: Lot 36 of Venwoods Estates in Section 7, Pleasant Valley Township

General Location: Adjacent to Venwoods Estates and Venwoods Estates 3rd Addition, South of Wells Ferry Road, approximately ¾ mile East of the City of Bettendorf

Zoning: Residential Single-Family (R-1)

Surrounding Zoning:

- North:** Residential Single-Family (R-1)
- South:** Agricultural-General (A-G)
- East:** Agricultural-General (A-G)
- West:** Residential Single-Family (R-1)

GENERAL COMMENTS: This request is for approval of a Preliminary Plat of a six-lot major subdivision known as Venwoods Estates 4th Addition. The approximately 6.39-acre tract has frontage along Wells Ferry Road and, while it is zoned Residential Single-Family (R-1), it is currently being used for agricultural crop production. The tract is adjacent to the rest of Venwoods Estates and Venwoods Estates 3rd Addition to the West, numerous residential subdivisions to the North and East, and productive agricultural land to the East and South.

The current proposed Preliminary Plat features a short cul-de-sac from Wells Ferry Road for access to the six (6) development lots, which average approximately 0.8 acres in size. A smaller (0.601 acres) lot near the entrance is designated Greenspace, though a proposal of this density is not required to provide common open space.

STAFF REVIEW: Staff has reviewed this request for compliance with the requirements of the Subdivision Regulations and Zoning Ordinances. The Subdivision Regulations define a major plat as any subdivision not classified as a minor plat, including but not limited to subdivisions of five (5) or more lots, or any size plat requiring any new street or extension of public facilities, or the creation of any public improvements. For major plats, approval of a preliminary plat is required prior to any final plat submittal. Following a recommendation by the Planning Commission, the Preliminary Plat must be approved by the Board of Supervisors prior to the preparation of a final plat.

Zoning, Land Use, and Lot Layout

The proposed configuration of the 6.39-acre tract creates six (6) development lots, each with the development right for one (1) single-family dwelling. The lots range in size from 0.691 acres to 1.329 acres, averaging approximately 0.8 acres per lot.



Common Open Space

A major subdivision of this proposed density does not require common open space, but a .601-acre lot (Outlot A) at the entrance is designated Greenspace.

Access and Roadway Improvements

The current proposed Preliminary Plat features a short cul-de-sac with curb and gutter from Wells Ferry Road for access to the six (6) development lots. One lot at the end of the cul-de-sac (Lot No. 6) has a flagpole configuration.

The right-of-way widths prescribed in the Subdivision Regulations for local residential streets with curb and gutter require that a typical section include a minimum of 50 feet of right-of-way. Venwoods Estates 4th Addition has designated 22 feet for the roadway with additional 15-foot wide utility easements adjacent to either side, which include a 4-foot wide sidewalk on the West side of the roadway, resulting in a 52-foot right-of-way.

Protection of Natural Vegetation Cover

Whenever a wooded site is to be developed, no more than fifteen percent (15%) of the naturally occurring canopy-tree cover shall be removed due to surface earth grading, roadway construction, building site clearance, or any other construction activity associated with subdivision site improvement. Whenever removal of more than fifteen percent (15%) of the naturally occurring vegetation cover is deemed necessary and unavoidable a mitigation replanting measure shall be implemented. Such mitigation shall require re-establishment of one (1) native tree of similar specie to those removed for every three trees of three (3) inch caliper or greater removed or fatally damaged.

Staff would recommend that such a mitigation plan be submitted, if necessary, and approved in conjunction with the road construction plans.

Stormwater Management

The proposed Preliminary Plat would utilize an underground storm sewer system with five (5) stormwater intake gutters along the roadway and a 20-foot storm sewer easement between Lot 4 and Lot 5 with a stormwater outlet on the west side of the property adjacent to Outlot B of Venwoods 3rd Addition.

A copy of the letter we received from the Venwoods Estates Homeowners Association stating their concerns relative to stormwater management is included with this staff report. Staff has requested documentation of the approval for this development to use Outlot B for stormwater generated from this property.

Erosion and Sediment Control Plan

While typically not expected at Preliminary Plat stage, this proposal included a complete Erosion Control Plan. The plan was forwarded to the County Engineer for review and no comments or concerns were provided at this time.



PLANNING & ZONING COMMISSION

STAFF REPORT

August 15, 2017



Water

The applicant proposes to serve the lots with water by extending water mains from the Iowa-American Water Company, a public water system.

Wastewater disposal systems

Subdivisions containing less than forty (40) lots may install individual on-site systems that meet County Health Department regulations. The applicant is proposing that each lot will be served by a private on-site sand filter wastewater treatment system unless a septic system is approved by the County Health Department. The Health Department did not submit any comments or concerns with this Preliminary Plat. As stated above, all of the proposed lots exceed the minimum lot size requirement of 30,000 square feet.

City of Bettendorf Review

This property is within two miles of the Bettendorf city limits. Therefore, review and approval of the Final Plat by the City of Bettendorf is required. At this time, the applicant has notified the City of the Preliminary Plat submittal. The City had no comments at this time, and their consent/approval is not required until the Final Plat stage.

Others Notified

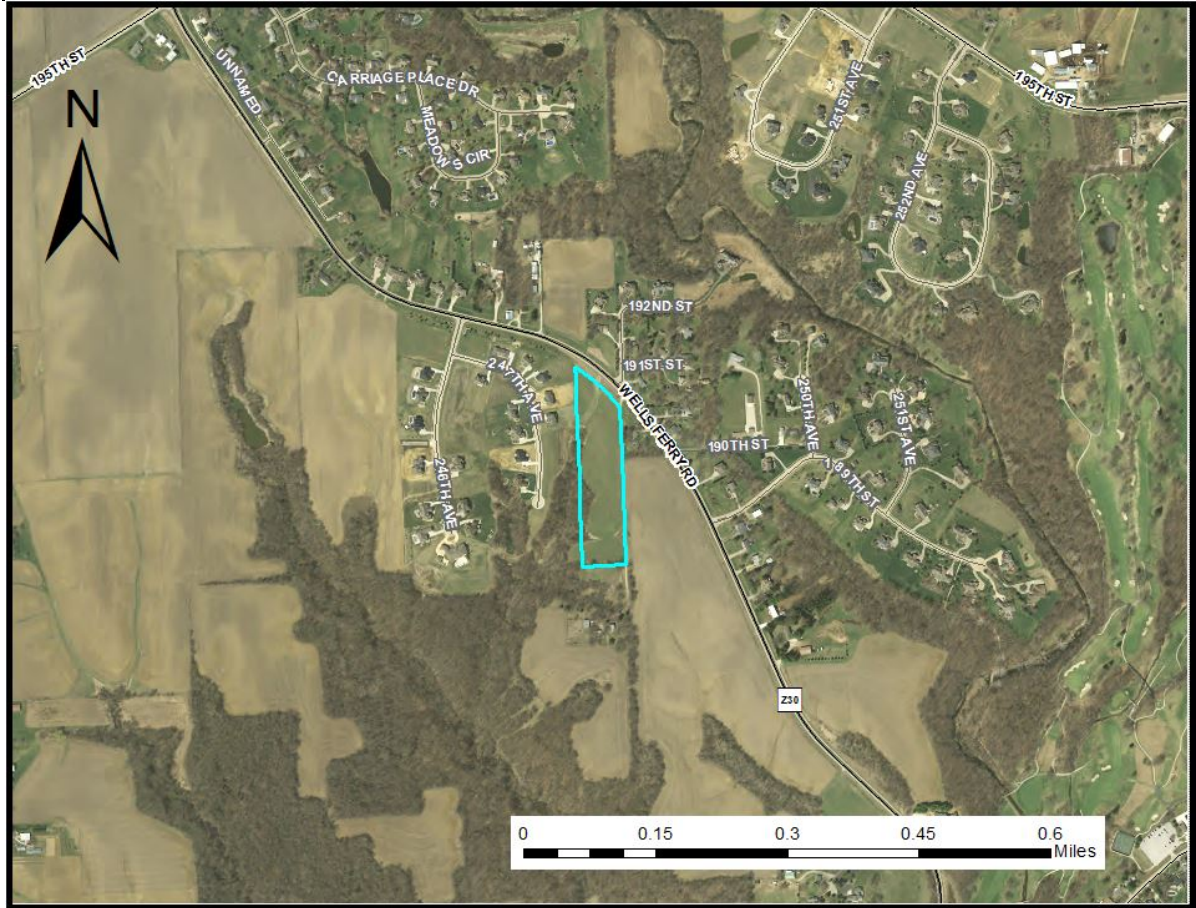
The Subdivision Ordinance requires additional notification of the following County Departments and local entities: Assessor, Auditor, Bi-State Regional Planning Commission, and District Soil Conservationist Staff.

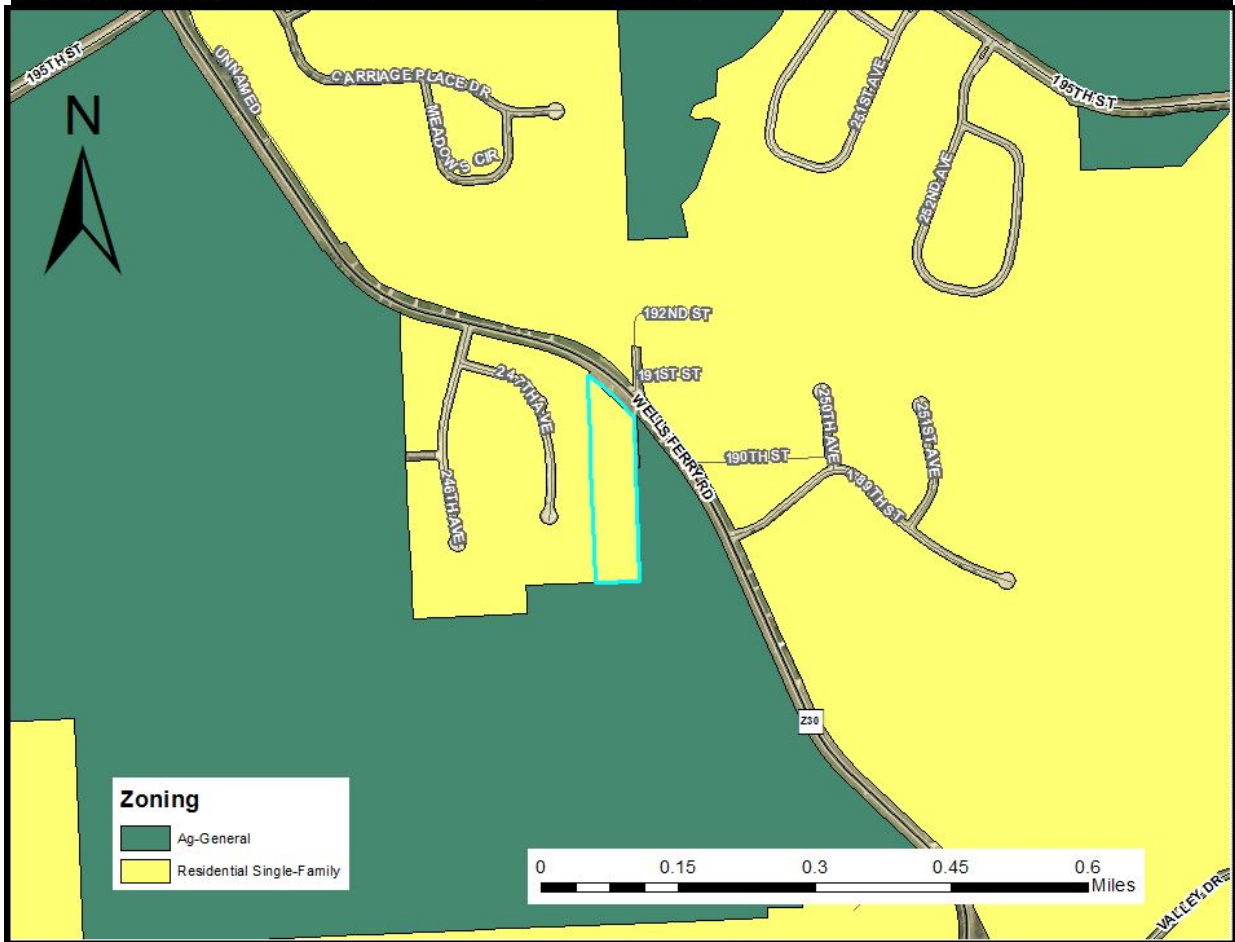
Staff also notified adjacent property owners within five hundred feet (500') of the public hearing before the Planning Commission. A neighboring property owner called for more information, but no comments or concerns about the proposal were expressed by the individual or other County residents.

RECOMMENDATION: Staff recommends that the Preliminary Plat of Venwoods Estates 4th Addition be approved with the following conditions:

1. Documentation be submitted of the approval for this development to use Outlot B of Venwoods Estates 3rd Addition for stormwater generated from this property;
2. The proposed wastewater treatment facilities meet Health Department requirements;
3. The private covenants include provision for private road and common open space maintenance;
4. The County Engineer review and approve all street construction plans prior to construction; and
5. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.

Submitted by:
Timothy Huey, Director
August 11, 2017

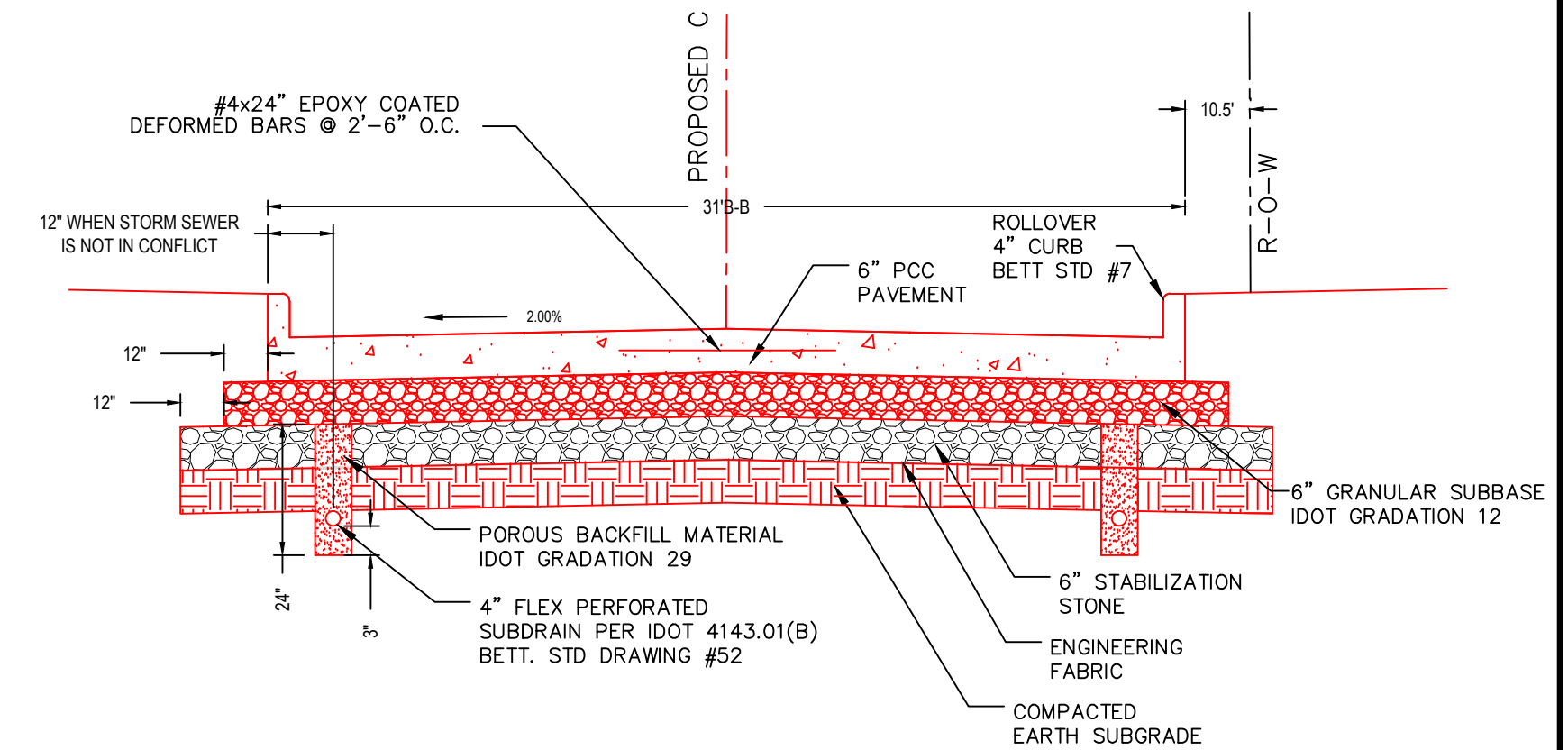




PRELIMINARY PLAT

VENWOODS ESTATES FOURTH ADDITION

BEING A REPLAT OF LOT 36 OF VENWOODS ESTATES LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7 IN TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA



TYPICAL PAVEMENT SECTION
NOT TO SCALE

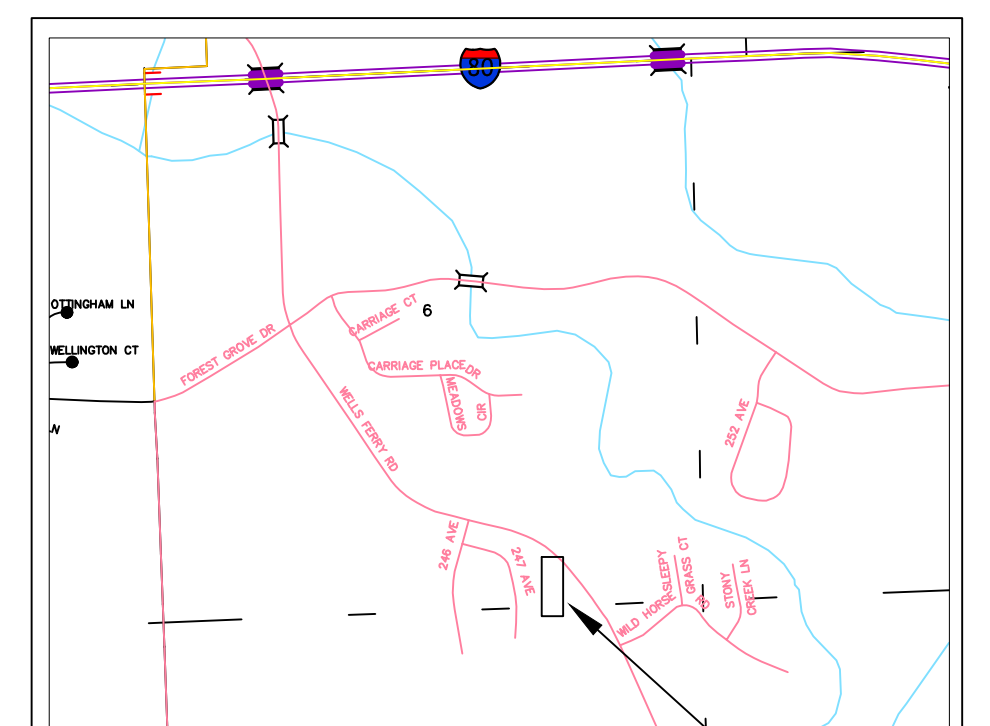
NOTES:

- SUBDIVISION CONTAINS 6.390 ACRES. 278,364 S.F.
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- THE SUBJECT PROPERTY IS ZONED R-1: SINGLE FAMILY RESIDENCE. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF COUNTY BOARD APPROVAL, IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.
- THIS SUBDIVISION LIES WITH ZONE "X" (AREA NOT PRONE TO FLOODING) AS SHOWN ON FEMA FIRM PANEL #19163C0383F. EFFECTIVE FEBRUARY 18, 2011.
- SEWAGE TREATMENT TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
- STORM WATER DETENTION TO BE PROVIDED BY VENWOODS ESTATES 3rd ADDITION - OUTLOT B VIA DRAINAGE EASEMENT.
- OUTLOT A SHALL ACCESS VIA 248TH AVENUE.
- ALL EASEMENTS AND RESTRICTIVE COVENANTS OF VENWOODS ESTATES APPLY TO THIS SUBDIVISION.
- PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.

PLAT INFORMATION

- | | |
|--|--|
| 1. Owner:
321 Partners, LLC
1940 Cromwell Circle
Davenport, Iowa 52807 | 3. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236 |
| 2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236 | 4. Attorney:
Ben Yeggy
Gomez May Schutte Yeggy Bieber
2322 E. Kimberly Rd. #120W
Davenport, Iowa 52807
Ph: (563) 359-3591 |

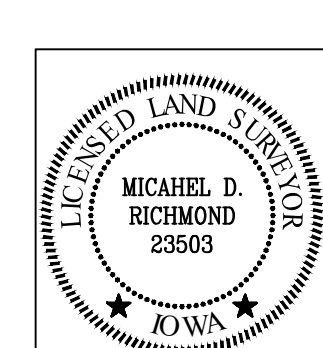
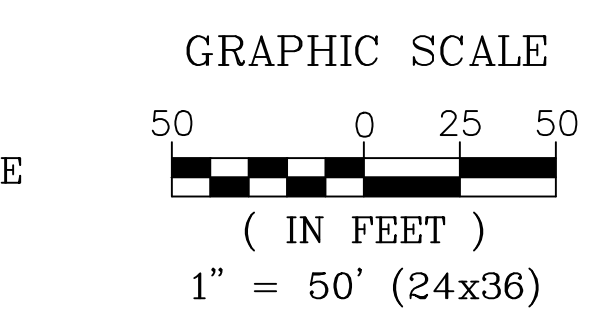
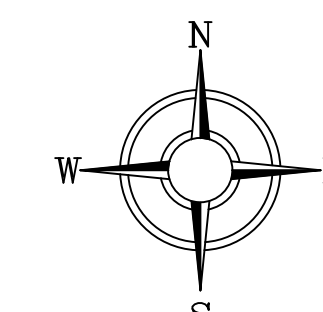
SITE LOCATION MAP



Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	96.365	99.000	55°46'16"	92.61	N25°14'43"E
C2	67.905	61.000	63°46'52"	64.45	S21°14'25"W
C3	127.046	61.000	119°19'52"	105.30	S70°18'57"E
C4	56.063	61.000	52°39'32"	54.11	N23°41'21"E
C5	1.676	1071.001	0°05'23"	1.68	N38°16'40"W
C6	82.843	1071.000	4°25'55"	82.82	N40°32'19"W
C7	271.198	1071.000	14°30'30"	270.47	N50°00'31"W

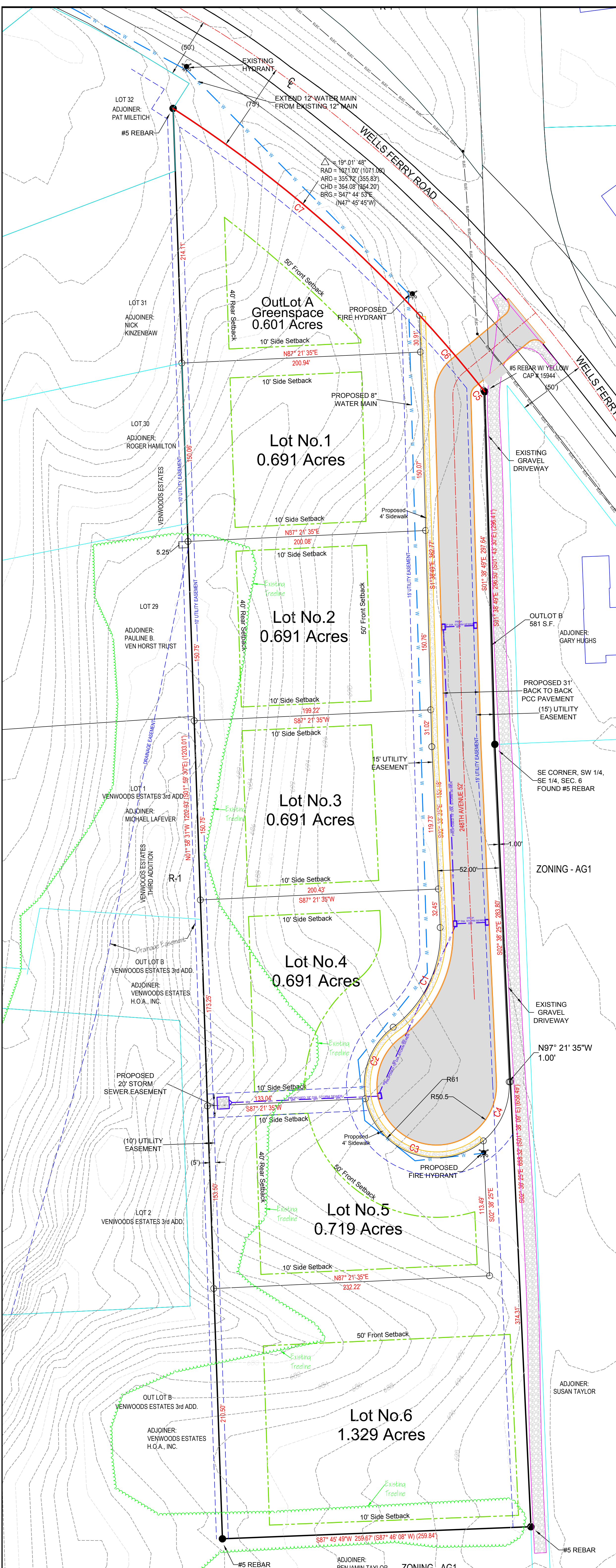
LEGEND:

- DEED DIMENSION = (0.00')
- FIELD DIMENSION = 0.00'
- MONUMENTS FOUND
- #5 REBAR, UNLESS NOTED = ● X
- CHISELED "X" = X
- MONUMENTS SET:
- #5 REBAR W/ YELLOW CAP #23503 = ○
- BOUNDARY LINE = ————
- ROAD CENTER LINE = ————
- EASEMENT LINE = - - - - -
- SETBACK LINE = - - - - -
- SECTION LINE = ————
- PROP. STORM SEWER = ———— (stm)
- PROP. WATER MAIN = ———— (w)



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.

MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2017.
Pages or sheets covered by this seal: 1



DATE: 6/30/17
TE PROJECT NO: VENWOODS
DRAWN BY: KLC
DRAWN BY: MDR
LOCATION: S:\Stopolos\VenWoods\VenWoods 4th.dwg

REVISIONS:
NO. DESCRIPTION DATE
1. FOLLOWING REVISIONS PER CITY OF BETTENDORF REQUEST: 7/11/17
EXTENDED WATER TO LOT 6, EDITED OUTLOT A TEXT, ADDED EASEMENT LABELS
ADJUSTED CAL-DE-SAC RADII, ALTERED LOT SIZES, EASEMENTS & UTILITIES

PROJECT: PRELIMINARY PLAT
VENWOODS ESTATES 4th ADDITION
BETTENDORF, IOWA

DEVELOPER: 321 PARTNERS LLC
4545 WELCOME WAY
DAVENPORT, IOWA

SHEET NO. 1 OF 1

05 August 2017

Timothy Huey, Director
Scott County Planning & Development
600 West Fourth Street
Davenport, Iowa 52801-1106
planning@scottcountyiowa.com

Re: Preliminary Platt of Venwoods Estates Fourth Addition

The Venwoods Estates Homeowners Association received your letter regarding the proposed re-platting of the old Lot #36 of the Venwoods Estates first addition into the new fourth addition. During our review we have a couple of concerns and questions.

The original lot #36 was to have 1 single family dwelling on it, whereas the proposed replat will split this into 6 buildable lots and 1 outlot. The HOA is supportive of this replating, however, the concern we have has to do with the increased rapid storm water runoff due to the increased roofs, driveways, sidewalks and road into the existing detention pond located on outlot B owned by the HOA. There is already significant runoff going into the existing detention pond.

1. During the planning of this fourth addition was any analysis completed to determine the impact of going from one house to six houses upon the existing detention pond and its capacity?
2. The plat shows a storm sewer easement between lots 4 and 5. It appears that this storm sewer will empty directly onto Outlot B owned by the HOA and then flow down through Lot 2 of Venwoods 3rd addition before flowing down further into Outlot B and the detention pond. The HOA is concerned that the flow of water across this steep slope (~ 14 foot drop) will cause erosion of HOA land and the Lot 2 owners land. Was any consideration given to having the developer extend the drainage down to the bottom of the slope to minimize any potential erosion? Is some other method of erosion control going to be implemented?
3. On the preliminary plat document, under the notes, the following statement is made: "Storm Water Detention to be provided by Venwoods Estates 3rd Addition – Outlot B via drainage easement." The maintenance of this Outlot B detention pond is currently the responsibility of the Venwoods Estates HOA which had included lot 36. Whereas this replat of Lot 36 is being considered and that this replat will have 7 lots adjoining the drainage area which is equal to the number of lots to the west, the current Venwoods HOA would request that the developer and any future separate HOA of the fourth addition be equally responsible for the detention pond maintenance and upkeep.

The Venwoods Estates HOA looks forward to your response.

Regards,

Charles Leibrandt, President Venwoods Estates HOA
19156 246th Ave
Bettendorf, IA 52722
Cell 563-343-4677

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 7, 2017

**APPROVING THE PRELIMINARY PLAT OF VENWOODS ESTATES 4TH ADDITION,
A RESIDENTIAL SUBDIVISION FORMERLY LOT 36 OF VENWOODS ESTATES
LOCATED IN PLEASANT VALLEY TOWNSHIP.**

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

Section 1. The Preliminary Plat of Venwoods Estates 4th is approved in accordance with the Planning and Zoning Commission's recommendation with the following conditions:

1. That documentation be submitted of the approval for this development to use Outlot B of Venwoods Estates 3rd Addition for stormwater generated from this property;
2. The proposed wastewater treatment facilities meet Health Department requirements;
3. The private covenants include provision for private road and common open space maintenance;
4. The County Engineer review and approve all street construction plans prior to construction;
5. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval;
6. And that an erosion mitigation measure such as riprap be installed at the stormwater drainage outlet that exits West of Lots 4 and 5.

Section 2. This resolution shall take effect immediately.