

PLANNING & DEVELOPMENT

600 West Fourth Street
Davenport, Iowa 52801-1106
E-mail: planning@scottcountyiaowa.com
Office: (563) 326-8643 Fax: (563) 326-8257



Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: November 7, 2017

Re: Approval of Final Plat of Geist's Third Addition, in Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 7 of Pleasant Valley Township.

This request is a replat of Outlot A, Lot 1, and Lot 4 of Geist's Second Addition, a four-lot subdivision which was recorded in January 1983. That previous plat had a right of way easement extended through the property to the north boundary. That access is no longer necessary therefore this replat has been submitted. The replat will retain the access and development right to the vacant on the east side of the applicant's property. The applicant intends to sell that lot but wanted to eliminate the access through the property prior to the sale. Both the new lots have legal access to the existing 184th Street Place at the end of Spencer Road.

The Commission voted (7-0) to approve the request in accordance with staff's recommendation. Mark Geist was present to speak on behalf of the request. Mike Peterson (18182 247th Avenue) said he had no concerns about the request and was in favor of approval. Bryan Brockhouse (18344 Spencer Road) said he had concerns about how many houses were being proposed because the wells in the neighborhood were running dry. He was also concerned that access easements would be changed, but said the hearing had alleviated his concerns. Ron Cline (24630 184th Street Place) said he had no objections whatsoever.

Vote (approve final plat of Geist's Third Addition): 7-0, All Ayes



PLANNING & ZONING COMMISSION

STAFF REPORT

October 3, 2017



Applicant: Verbeke-Meyer Consulting Engineers on behalf of Mark Geist

Request: Final Plat of Geist's Third Addition

Legal Description: Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 7 in Pleasant Valley Township

General Location: Approximately 1/3 mile North of Great River Road, approximately 1/2 mile East of the City of Bettendorf, being a replat of Outlot A, Lot 1, and Lot 4 of Geist's Second Addition

Zoning: Residential Single-Family (R-1)

Surrounding Zoning:

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

GENERAL COMMENTS: This request is a replat of Outlot A, Lot 1, and Lot 4 of Geist's Second Addition, a four-lot subdivision which was recorded in January 1983. That previous plat had a right of way easement extended through the property to the north boundary. That access is no longer necessary therefore this replat has been submitted. The replat will retain the access and development right to the vacant on the east side of the applicant's property. The applicant intends to sell that lot but wanted to eliminate the access through the property prior to the sale. Both the new lots have legal access to the existing 184th Street Place.

STAFF REVIEW: Staff has reviewed this request for compliance with the requirements of the Subdivision Regulations and Zoning Ordinances. This subdivision is classified as a minor plat because it creates less than five (5) lots and would not involve the extension of any new streets or other public services.

Zoning, Land Use, and Lot Layout

The proposed plat would eliminate Outlot A and redistribute the balance between Lot 1 and Lot 4 on the original plat, resulting in a larger Lot 1, which has a residence on it currently, and a reconfigured Lot 4 (proposed Lot 2) with a flagpole configuration with access to 184th Street Place. Both lots would retain their "Residential Single-Family (R-1)" zoning designation, so proposed Lot 2 would have a development right for one (1) single-family dwelling.

Access and Roadway Improvements

Lot 1, which has the existing residence, has a driveway within a platted driveway and utility easement connecting with 184th Street, a private road. Proposed Lot 2 has a flagpole configuration that would allow a driveway to connect with 184th Street Place, another private road.



PLANNING & ZONING COMMISSION

STAFF REPORT

October 3, 2017



The County Health Department and County Engineer did not have any comments or concerns with this plat. The County Assessor and County Auditor also did not have any comments with this request.

Staff has mailed notification to the adjacent property owners within five hundred feet (500') of this property regarding this subdivision request. Staff has not, as of yet, received any calls or comments.

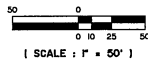
RECOMMENDATION: Staff recommends that the Final Plat for Geist's Third Addition be approved.

Submitted by:
Timothy Huey, Director
September 28, 2017

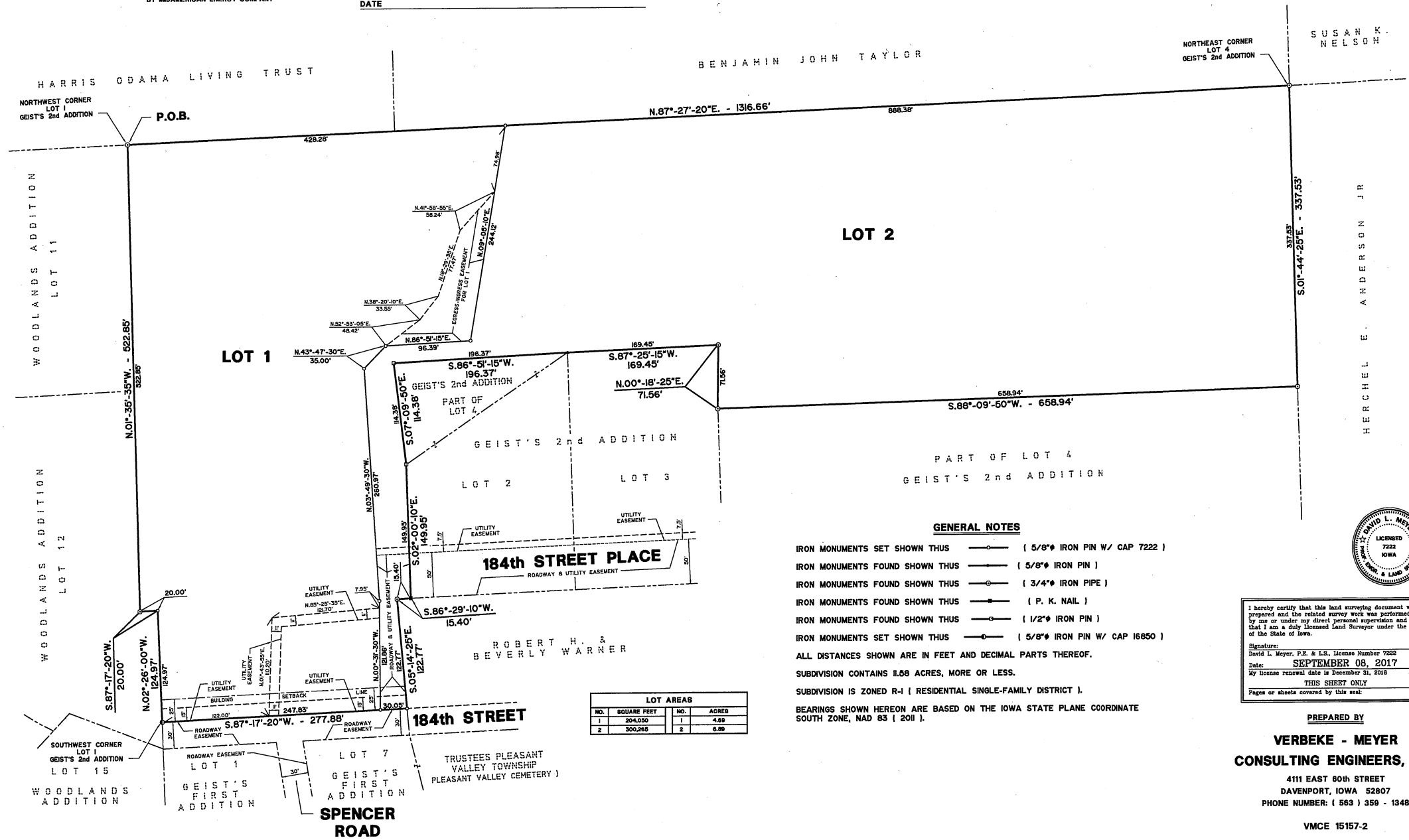
FINAL PLAT OF GEIST'S THIRD ADDITION

TO SCOTT COUNTY, IOWA
BEING PART OF THE NORTHWEST QUARTER OF
THE SOUTHEAST QUARTER OF SECTION 7
TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5th P.M.
AND BEING A REPLAT OF OUTLOT A, LOT 1 AND
PART OF LOT 4 OF GEIST'S 2nd ADDITION

OWNER - DEVELOPER
MARK W. GEIST
P.O. BOX 241
PLEASANT VALLEY, IOWA 52767



<u>MEDIACOM</u>	<u>IOWA-AMERICAN WATER CO.</u>	<u>CENTURYLINK</u>
BY _____	BY _____	BY _____
DATE _____	DATE _____	DATE _____
<u>MIDAMERICAN ENERGY COMPANY</u> <u>SCOTT COUNTY PLANNING AND DEVELOPMENT</u>		
BY _____	BY _____	
DATE _____	ATTEST _____	
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN ENERGY COMPANY		
	DATE _____	



LOT 2

GENERAL NOTES

- IRON MONUMENTS SET SHOWN THUS (5/8" IRON PIN W/ CAP 7222)
 - IRON MONUMENTS FOUND SHOWN THUS (5/8" IRON PIN)
 - IRON MONUMENTS FOUND SHOWN THUS (3/4" IRON PIPE)
 - IRON MONUMENTS FOUND SHOWN THUS (P. K. NAIL)
 - IRON MONUMENTS FOUND SHOWN THUS (1/2" IRON PIN)
 - IRON MONUMENTS SET SHOWN THUS (5/8" IRON PIN W/ CAP 16850)
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- SUBDIVISION CONTAINS 11.68 ACRES, MORE OR LESS.
- SUBDIVISION IS ZONED R-1 (RESIDENTIAL SINGLE-FAMILY DISTRICT).
- BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011).

LOT AREAS			
NO.	SQUARE FEET	NO.	ACRES
1	204,050	1	4.69
2	300,265	2	6.90



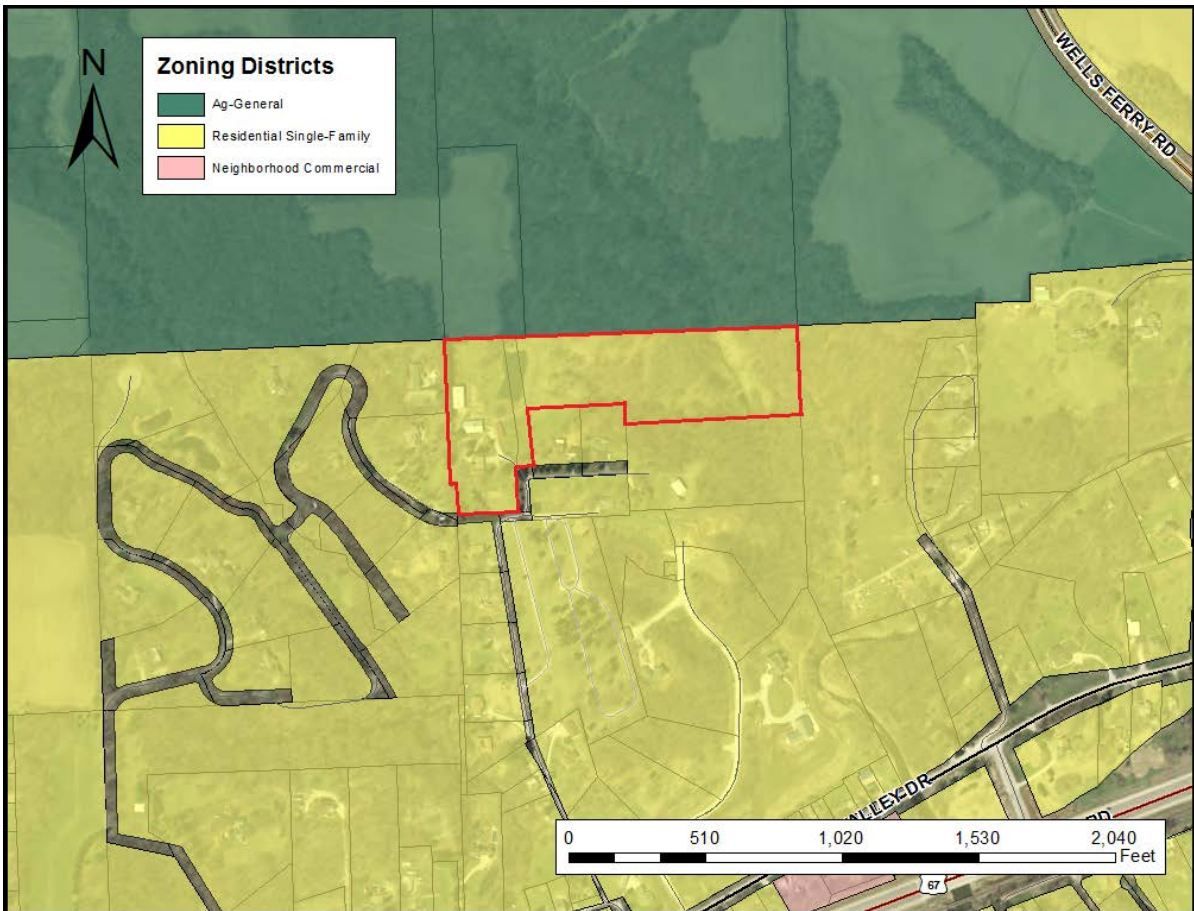
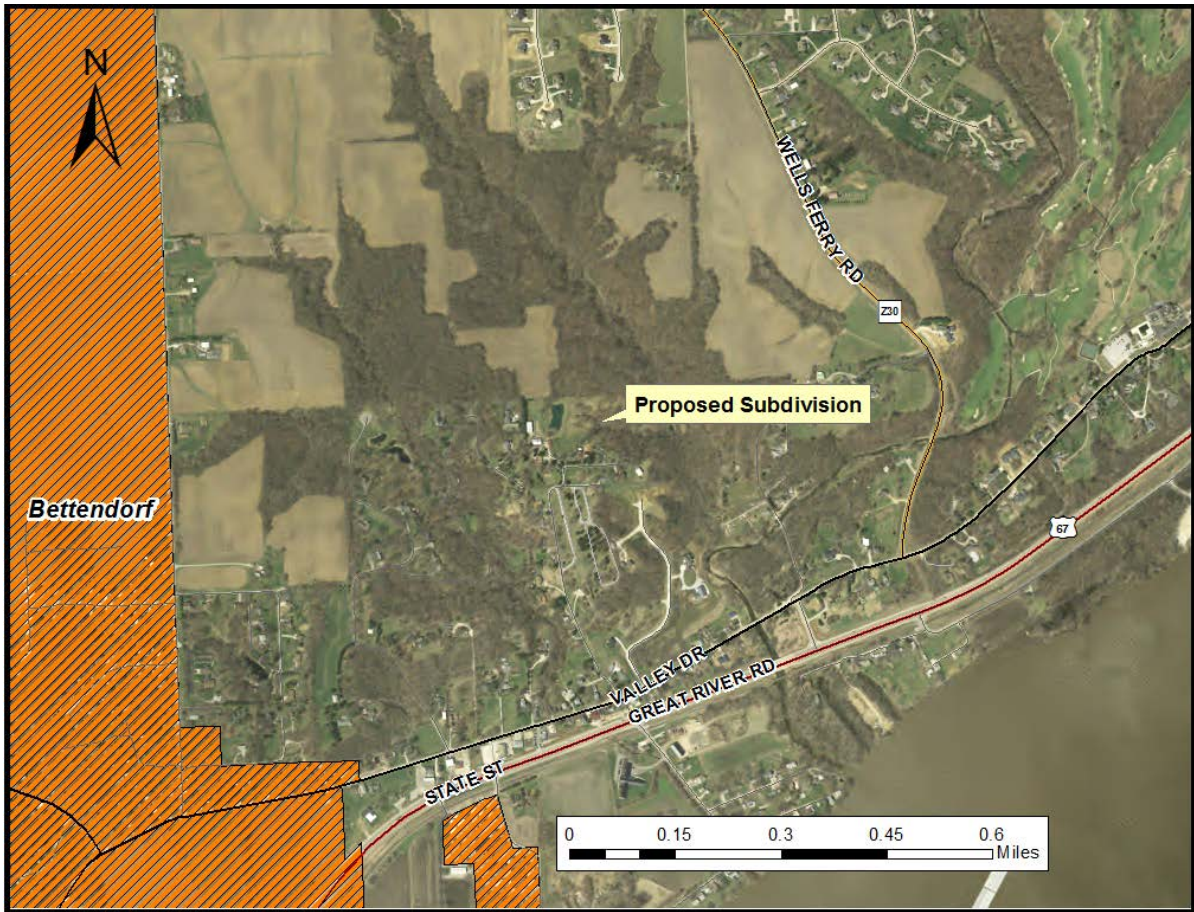
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

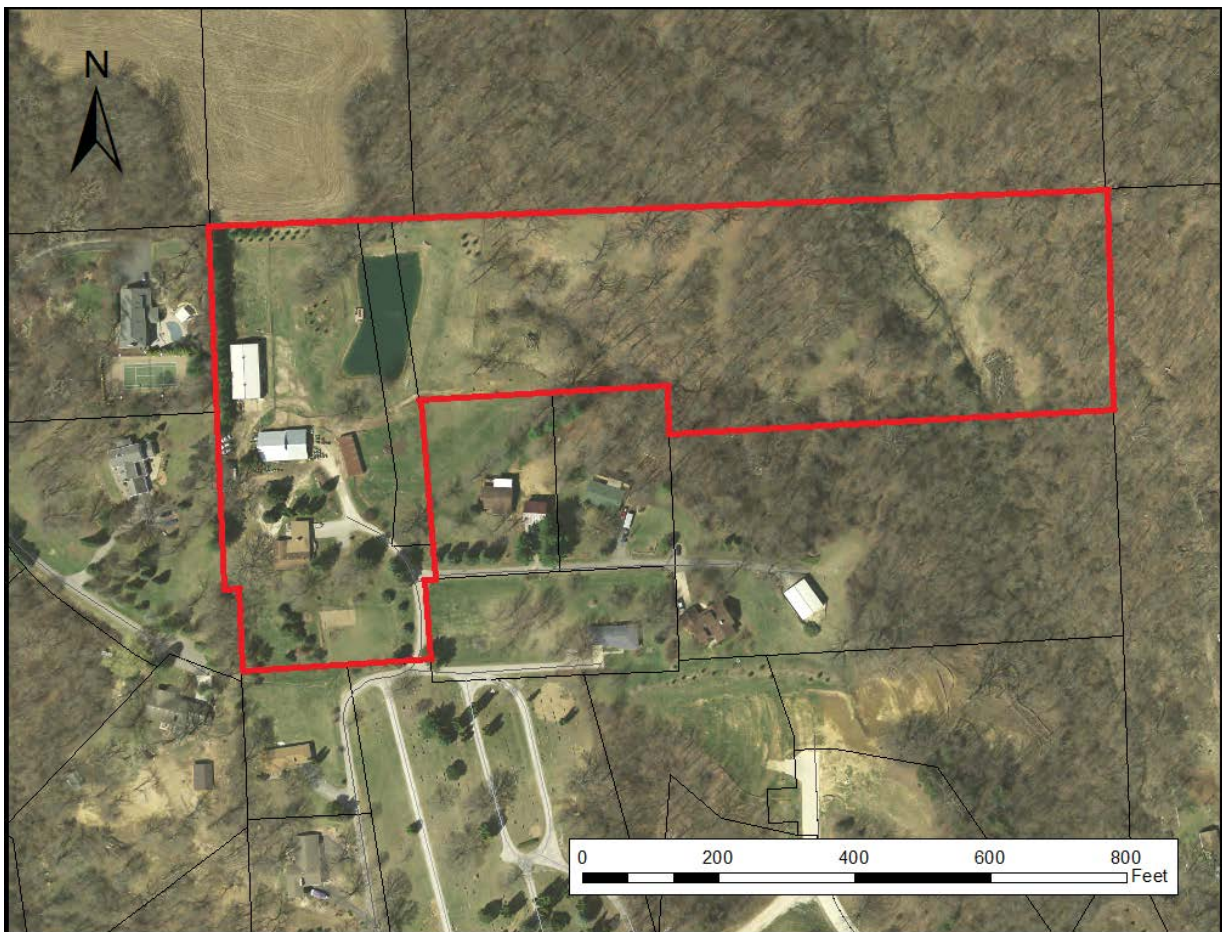
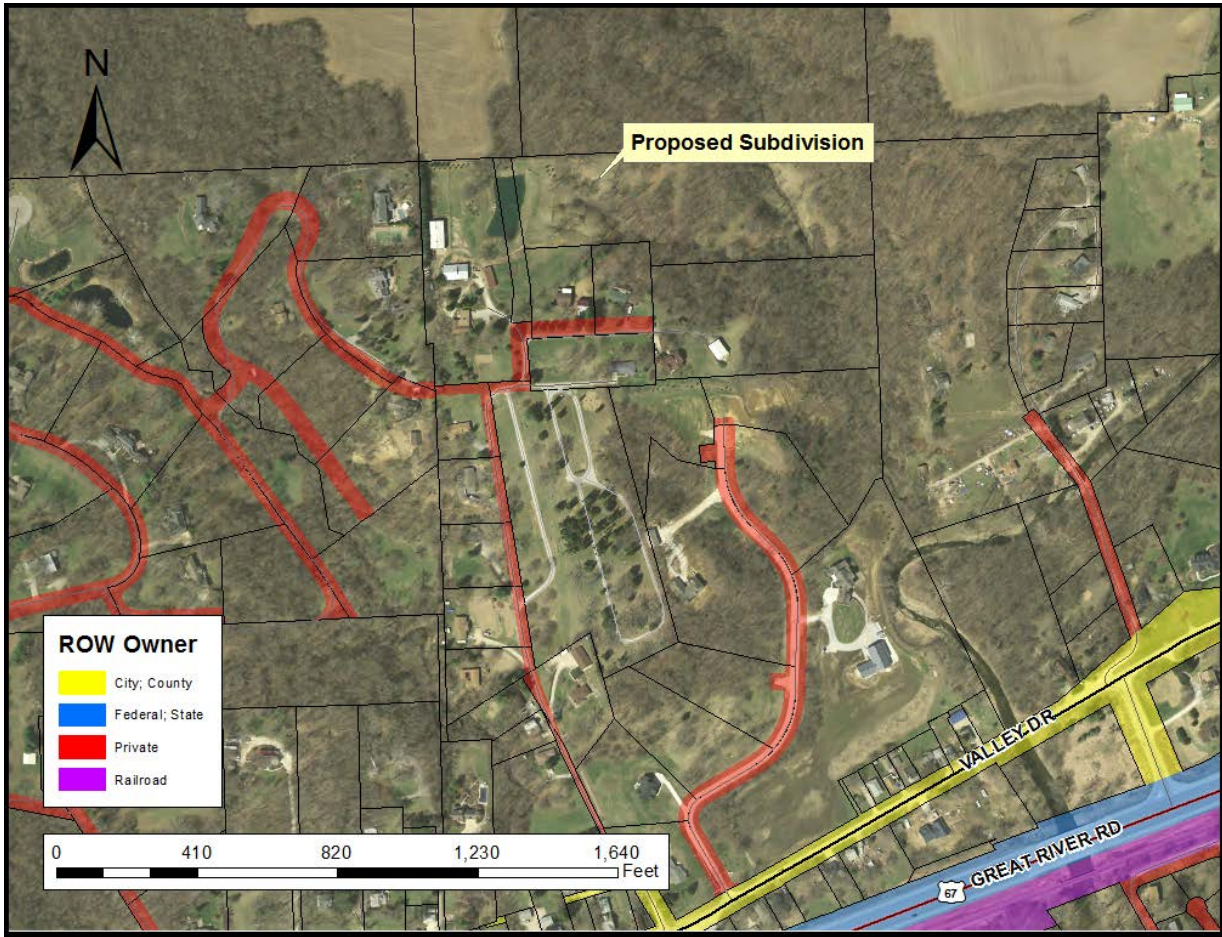
Signature: _____
 David L. Meyer, P.E. & L.S., License Number 7222
 Date: **SEPTEMBER 08, 2017**
 My license renewal date is December 31, 2018

THIS SHEET ONLY

Pages 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 15157-2



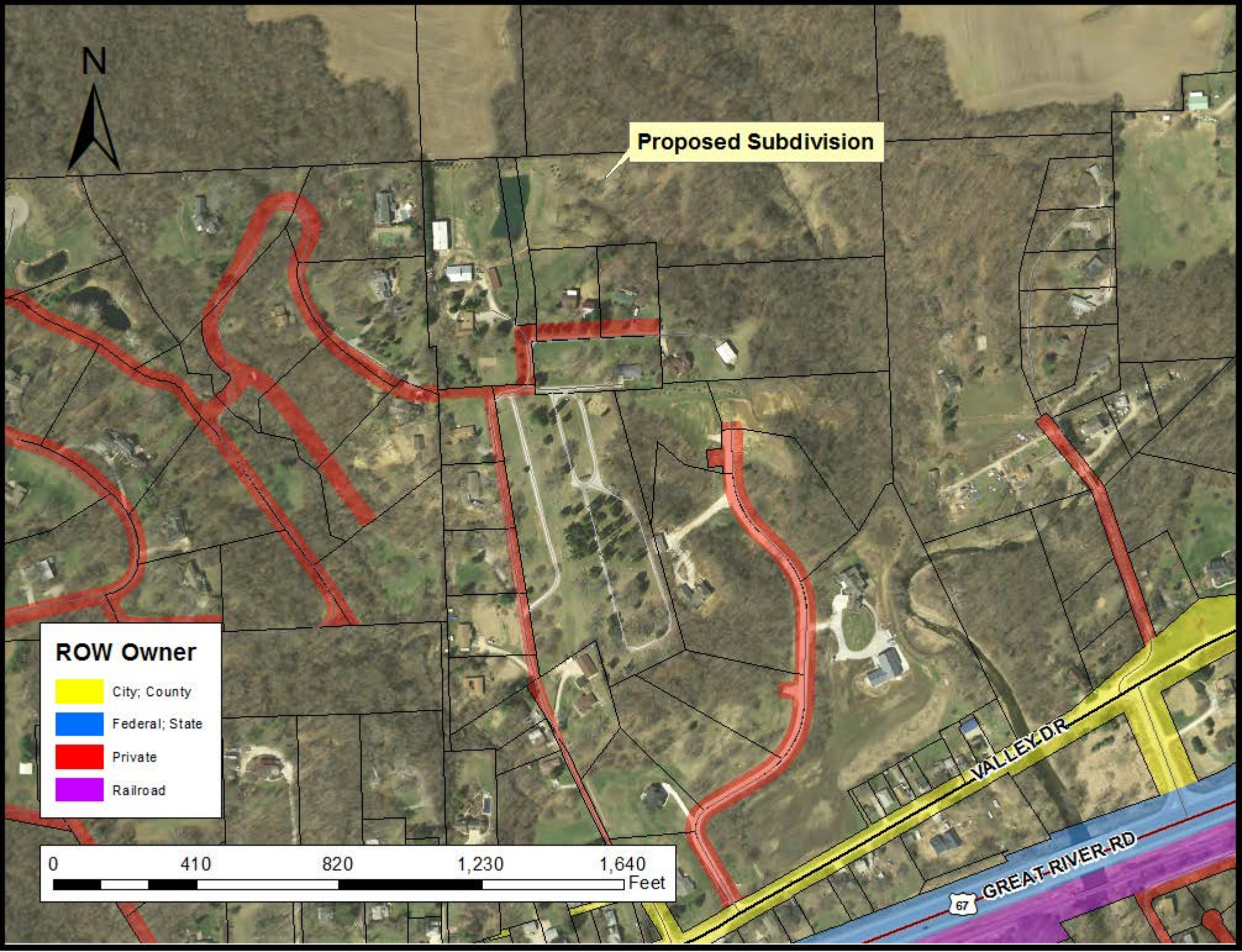
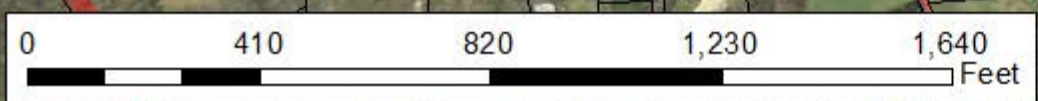




Proposed Subdivision

ROW Owner

- City, County
- Federal; State
- Private
- Railroad



VALLEY DR
GREAT RIVER RD
67

N



Zoning Districts



Ag-General

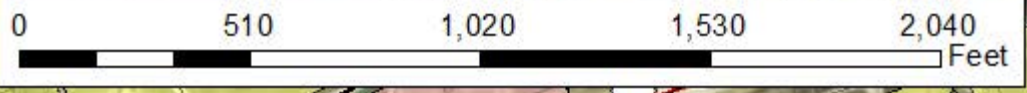
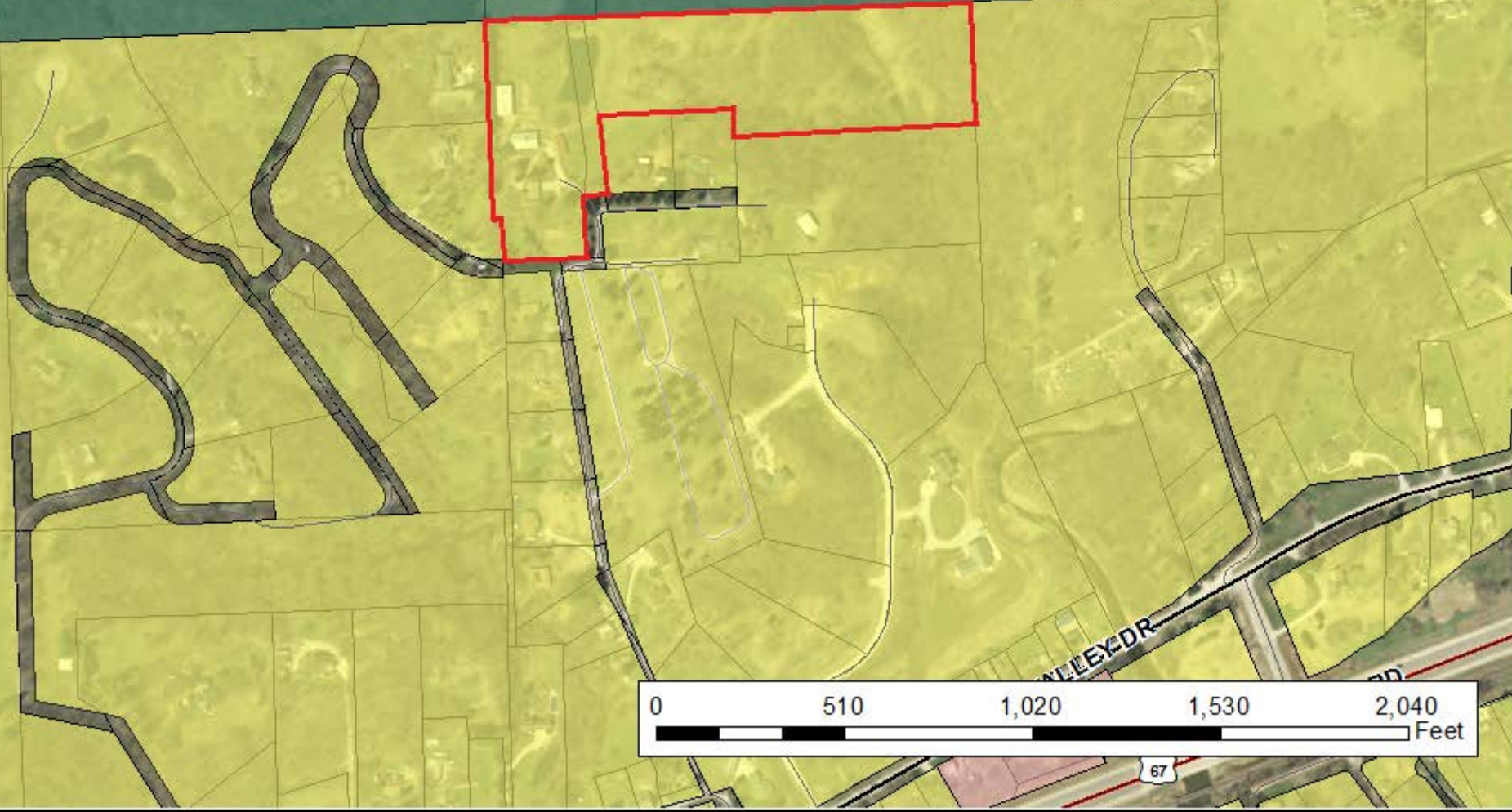


Residential Single-Family



Neighborhood Commercial

WELLS FERRY RD



CERTIFICATE OF APPROVAL BY SCOTT COUNTY

I, Carol Earnhardt, Chairman of the Scott County Board of Supervisors, do hereby certify that said Board adopted a Resolution on November 16, 2017 in which it approved the Final Plat of **Geist's Third 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 16th day of November, 2017, considered the final plat of **Geist's Third Addition**. Said plat is a subdivision in Part of the NW ¼ of the SE ¼ of Section 7, T78N R5E (Pleasant Valley Township), being a replat of Outlot A, Lot 1, and Part of Lot 4 of Geist's Second Addition 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 Ordinance, does hereby approve the final plat of **Geist's Third 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 16th day of November, 2017

SCOTT COUNTY, IOWA

BY: _____

Carol Earnhardt, Chair

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

R E S O L U T I O N
SCOTT COUNTY BOARD OF SUPERVISORS
November 16, 2017
APPROVING THE FINAL PLAT OF GEIST'S THIRD 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 16th day of November, 2017 considered the final plat of **GEIST'S THIRD ADDITION**, a subdivision in Part of the NW ¼ of the SE ¼ of Section 7, T78N R5E (Pleasant Valley Township), being a replat of Outlot A, Lot 1, and Part of Lot 4 of Geist's Second Addition in 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.