

PLANNING & DEVELOPMENT

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Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: April 10, 2018

Re: Approval of the Final Plat of Jones & Sons Subdivision located on the west side of the north end of 113th Avenue and formerly a part of Lake Canyada Mobile Home Park in Part of Lots 13, 14, and 15 in B.J. Mahoney's Second Subdivision and Part of the SW $\frac{1}{4}$ of Section 36 in Blue Grass Township.

This request is to reconfigure the previously platted lots for two detached single family dwellings that were part of the Lake Canyada Mobile Home Park. These were the mangers' residences and the current owners of the former mobile home park want to be able to deed these houses separately from the larger park property. The mobile homes on the park property are in the process of being demolished and removed. No plans for the 56-acre former park property have been submitted

A representative for the applicant was present to answer questions from the Commission. No members of the public spoke for or against this request.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the Final Plat of Jones and Sons Subdivision.

Vote: 7-0, All Ayes



PLANNING & ZONING COMMISSION

STAFF REPORT

March 30, 2018



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- Applicant:** Townsend Engineering for Jones and Sons property owners,
- Request:** Sketch Plan and Final Plat of Jones & Sons Subdivision
- Legal Description:** Part of Lots 13, 14, and 15 in B.J. Mahoney’s Second Subdivision and Part of the SW ¼ of Section 36 in T78N R2E (Blue Grass Township)
- General Location:** North of Highway 61, approximately ½ mile west of the City of Davenport, south of West Lake Park
- Zoning:** Multi-Family Residential (R-2)
- Surrounding Zoning:**
- North:** Multi-Family Residential (R-2)
 - South:** Residential Single-Family (R-1)
 - East:** Residential Single-Family (R-1)
 - West:** Multi-Family Residential (R-2)

GENERAL COMMENTS: This request is to reconfigure the previously platted lots for two detached single family dwellings that were part of the Lake Canyada Mobile Home Park. These were the mangers’ residences and the current owners of the former mobile home park want to be able to deed these houses separately from the larger park property. The mobile homes on the park property are in the process of being demolished and removed. No plans for the 56-acre former park property have been submitted.

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 combine part of Lot 13 in B.J. Mahoney’s Second Subdivision with land adjacent to the north to result in a 0.83-acre tract (proposed Lot 1), and combine parts of Lots 13, 14, and 15 to result in a 0.877-acre tract (proposed Lot 2), both with frontage along 113th Avenue, a privately-owned road. Both lots would retain their “Multi-Family Residential (R-2)” zoning designation.

Access and Roadway Improvements

Proposed Lot 1 and Lot 2 would have frontage along 113th Avenue, a privately-owned road. The request would not involve the extension or improvement of any new or existing streets.

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.



PLANNING & ZONING COMMISSION

STAFF REPORT

March 30, 2018



City of Davenport review

Due to the minor nature of this replat the City of Davenport has waived its review of this plat.

Staff has also 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.

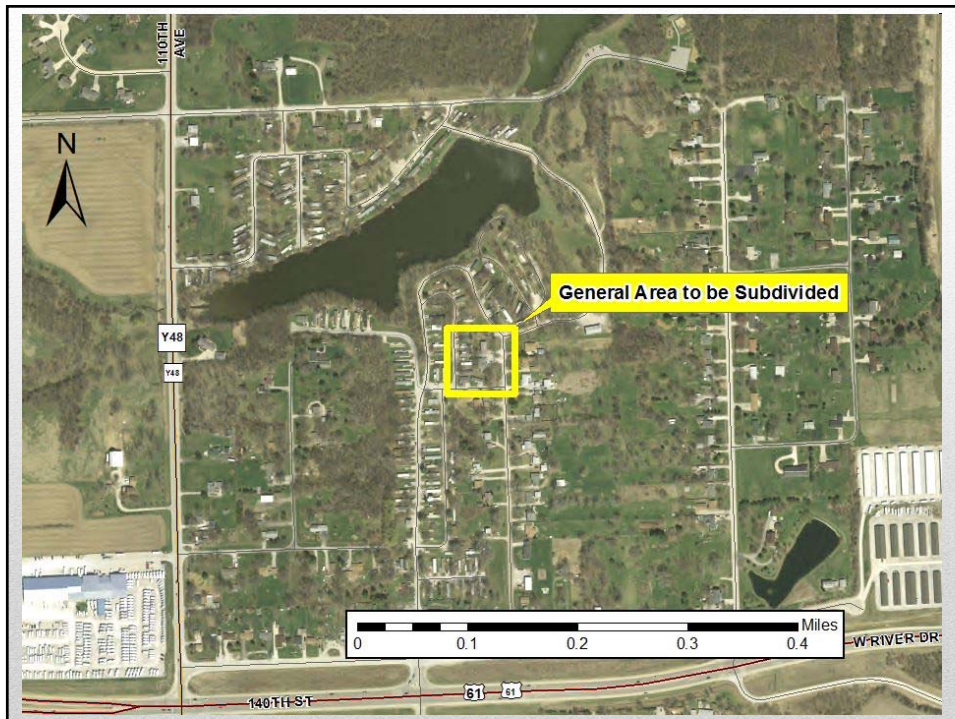
RECOMMENDATION: Staff recommends that the Sketch Plan and Final Plat for Jones & Sons Subdivision be approved.

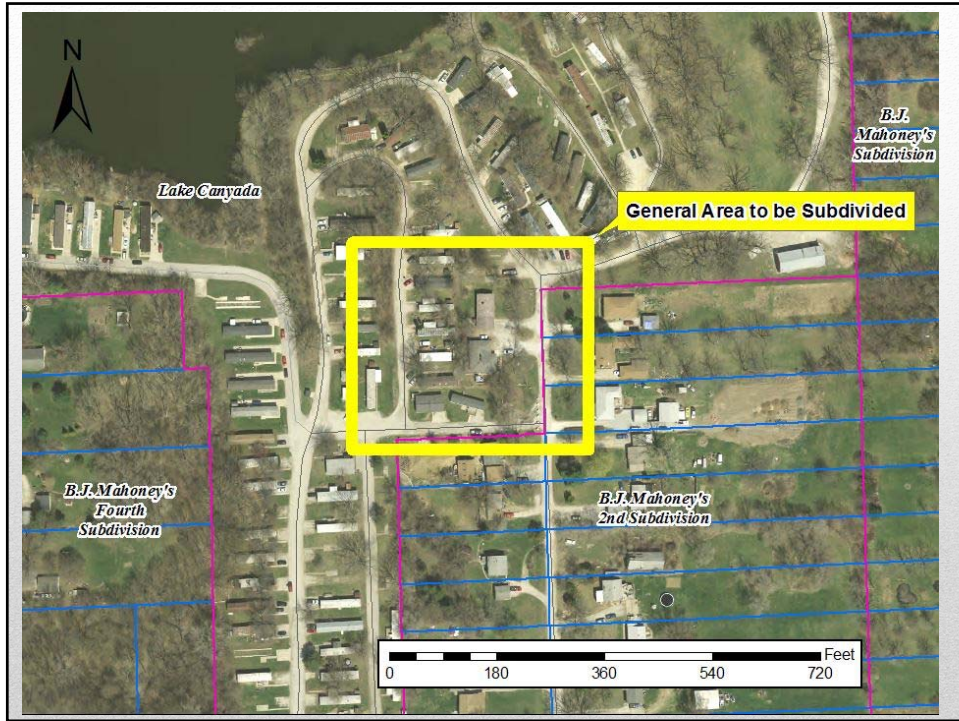
Submitted by:
Timothy Huey, Director
March 30, 2018

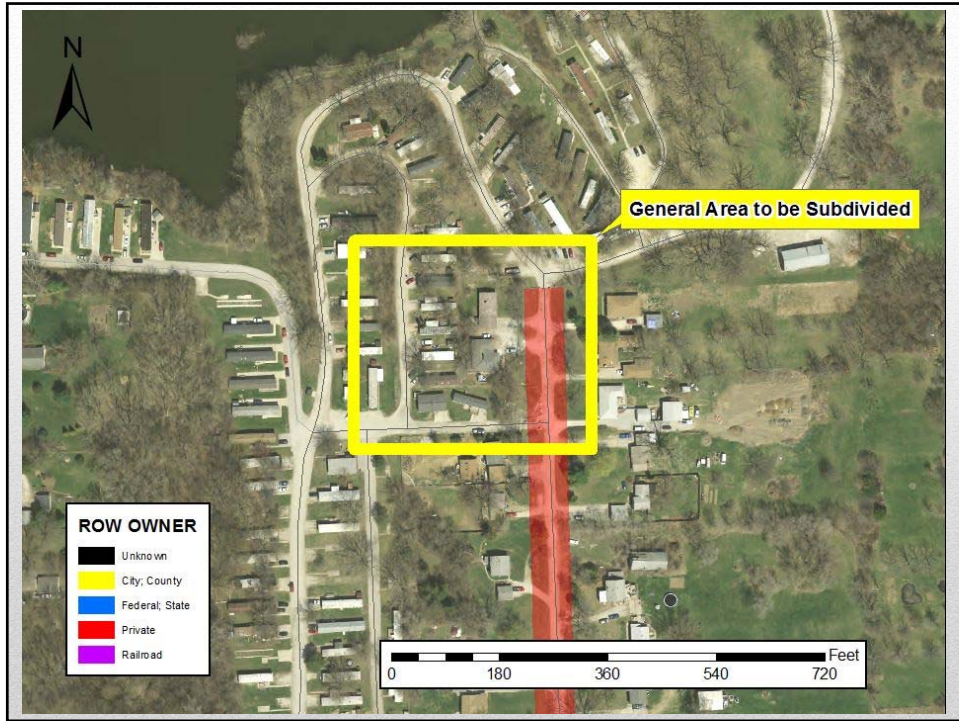
Final Plat – Minor Subdivision

SUMMARY

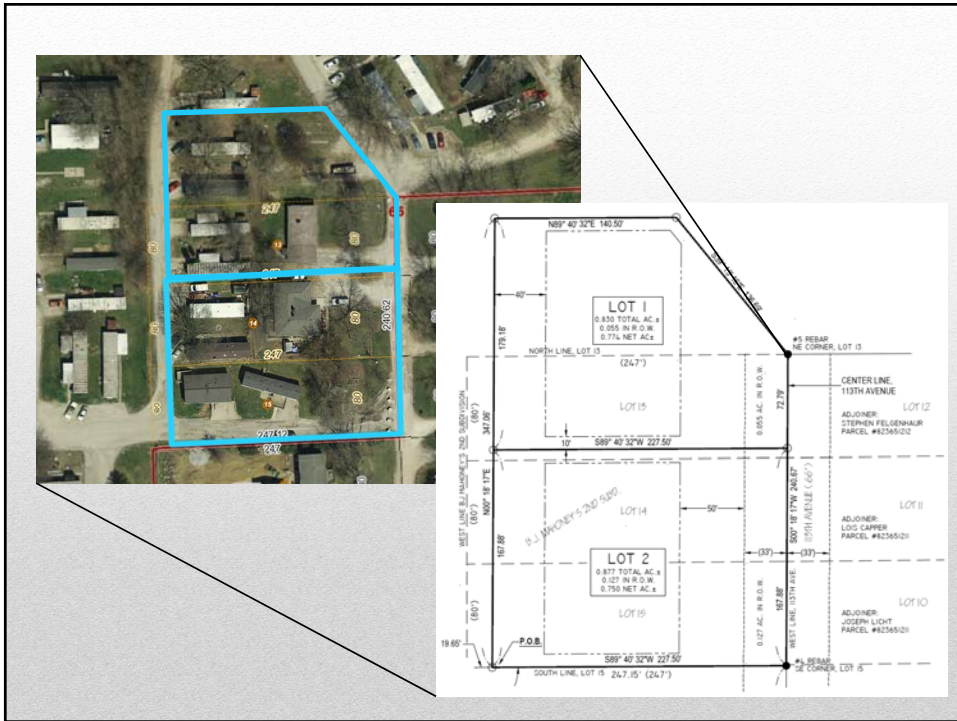
- **Applicant:** Townsend Engineering, Jones & Sons
- **Request:** Final Plat Approval “Jones & Sons Subdivision”
- **Legal Description:** Part of Lots 13, 14, and 15 in B.J. Mahoney’s Second Subdivision and Part of the SW ¼ of Section 36, Pleasant Valley Township
- **Size:** 1.707 acres (approximately)
- **Zoning:** Multi-Family Residential (R-2)











CERTIFICATE OF APPROVAL BY SCOTT COUNTY

I, Tony Knobbe, Chairman of the Scott County Board of Supervisors, do hereby certify that said Board adopted a Resolution on April 19, 2018 in which it approved the Final Plat of **Jones & Sons Subdivision** 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 19th day of April, 2018, considered the final plat of **Jones & Sons Subdivision**. Said plat is a subdivision in Part of the SW ¼ of Section 36, T78N R2E (Blue Grass Township), being a re-plat of Part of Lots 13, 14, and 15 in B.J. Mahoney's Second Subdivision and Part of the SW ¼ of Section 36 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 **Jones & Sons 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 19th day of April, 2018

SCOTT COUNTY, IOWA

BY: _____

Tony Knobbe, 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

RESOLUTION
SCOTT COUNTY BOARD OF SUPERVISORS
April 19, 2018
APPROVING THE FINAL PLAT OF JONES & SONS SUBDIVISION

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 19th day of April, 2018, considered the final plat of **Jones & Sons Subdivision**. Said plat is a subdivision in Part of the SW ¼ of Section 36, T78N R2E (Blue Grass Township), being a re-plat of Part of Lots 13, 14, and 15 in B.J. Mahoney's Second Subdivision and Part of the SW ¼ of Section 36 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.