

PLANNING & DEVELOPMENT

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



Item #06
7/10/18

Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: July 3, 2018

Re: Approval of the Final Plat of Great River Hills Subdivision, a proposed 4 lot minor plat in part of the SW¹/₄ of Fractional Section 14 and part of the SE¹/₄ of Section 15 in LeClaire Township

This request is for approval of a Final Plat of a 4-lot subdivision of an approximately 101-acre tract. The tract, previously Olathea Golf Course, was recently rezoned from Agricultural-General (A-G) to Single Family Residential (R-1) on May 3, 2018.

The applicant has indicated the purpose of this plat is to allow for the sale of larger portions of the former golf course while still retaining some property for her existing residence on the property. The City of Princeton has approved this Final Plat.

PLANNING COMMISSION RECOMMENDATION: **The Planning Commission recommends approval of the Final Plat of Great River Hills Subdivision with the condition that the City of Princeton also approve this plat.**

Vote: 4-0, All Ayes



PLANNING & ZONING COMMISSION

STAFF REPORT

June 19, 2018



Applicant: Susan Leander, submitted by Townsend Engineering

Request: Sketch Plan/Final Plat of Great River Hills

Legal Description: Part of the SW ¼ of Fractional Section 14 and Part of the SE ¼ of Section 15 in LeClaire Township

General Location: West of Great River Road along the Mississippi River, formerly Olathea Golf Course

Zoning: Residential Single-Family (R-1)

Surrounding Zoning:

- North:** Agricultural-General (A-G), Single-Family Residential (R-1)
- South:** Agricultural-General (A-G), Single-Family Residential (R-1)
- East:** Single-Family Residential (R-1), Mississippi River
- West:** Agricultural-Preservation (A-P), Agricultural-General (A-G)

GENERAL COMMENTS: This request is for approval of a Final Plat of a 4-lot subdivision of an approximately 101-acre tract. The tract, previously Olathea Golf Course, was recently rezoned from Agricultural-General (A-G) to Single Family Residential (R-1) on May 3, 2018.

STAFF REVIEW: Staff has reviewed this request for compliance with the requirements of the Subdivision Regulations and Zoning Ordinances for Final Plat approval. 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 subdivide the approximately 101-acre tract into four (4) lots. Lot 1 would be approximately 28 acres; Lot 2, 13 acres; Lot 3, 21 acres; and Lot 4, 39 acres. All lots would retain their “Single-Family Residential (R-1)” zoning designation, which would mean each lot would have a development right for one (1) single-family dwelling. Staff understands, however, that the four proposed lots are intended and likely to be further subdivided at a future date.

Common Open Space

The regulations require common open space only in subdivisions of fifteen (15) or more lots, so open space is not required for this proposal.

Access and Roadway Improvements

Regarding large lot subdivisions, the regulations state, “whenever the area is divided into lots of such size that there are indications that the lot will eventually be re-subdivided into small building lots, consideration shall be given to the street and lot arrangement of the original subdivision so that additional minor street can be opened which will permit a



PLANNING & ZONING COMMISSION

STAFF REPORT

June 19, 2018



logical arrangement of small lots.” Two of the four lots would have frontage along 277th Avenue to the west, and the other two would have frontage along US Highway 67/Great River Road to the east. Staff would determine there are adequate opportunities for new minor streets to be safely installed along the two roadways, and all lots have sufficient frontage to accommodate intersections with the existing roadways at the points of ingress/egress.

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 a similar specie to those removed for every three trees of three (3) inch caliper or greater removed or fatally damaged.

With this proposal, it would be difficult to address the natural vegetation cover that may be lost with re-subdivision in the future. As such, staff would expect mitigation plans to accompany future re-subdivision proposals, but would not expect one at this stage.

Stormwater Management

This proposal does not include any new roadways or smaller development lots, so a stormwater management plan would not be expected.

Erosion and Sediment Control Plan

Erosion Control Plans are typically reviewed by submitted the County Engineer in conjunction with the road construction plans. Since this proposal does not include any new roadways, an Erosion Control Plan would not be expected.

Wastewater Disposal and Water Provision

This proposal was sent to the County Health Department for its review. With no smaller development lots being proposed at this point, the Health Department did not raise any issues.

City of Princeton Review

This property is within two miles of the Princeton city limits. Therefore, review and approval of the Final Plat by the City of Princeton is required. At this time, staff has notified the City of the Final Plat submittal but has not received formal approval/consent. The Plat will not be forwarded to the Board of Supervisors for its consideration until formal approval/consent is received.

Others Notified

The Subdivision Ordinance requires additional notification of the following County Departments and local entities: Assessor, Auditor, Bi-State Regional Planning



PLANNING & ZONING COMMISSION

STAFF REPORT

June 19, 2018



Commission, and District Soil Conservationist Staff. Those entities did not have any comments at this time. Staff also notified adjacent property owners within five hundred feet (500') of the public hearing before the Planning Commission. No questions or comments have been received, as of yet, on this request.

RECOMMENDATION: Staff recommends that the Final Plat of Great River Hills be approved with the following conditions:

1. The City of Princeton approve the Final Plat

Submitted by:
Timothy Huey, Director
June 15, 2018

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 July 12, 2018 in which it approved the Final Plat of **Great River Hills 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 12th day of July, 2018, considered the final plat of **Great River Hills Subdivision**. Said plat is a subdivision in Part of the SW ¼ of Fractional Section 14 and Part of the SE ¼ of Section 15, T79N R5E (LeClaire Township), 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 **Great River Hills 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 12th day of July, 2018

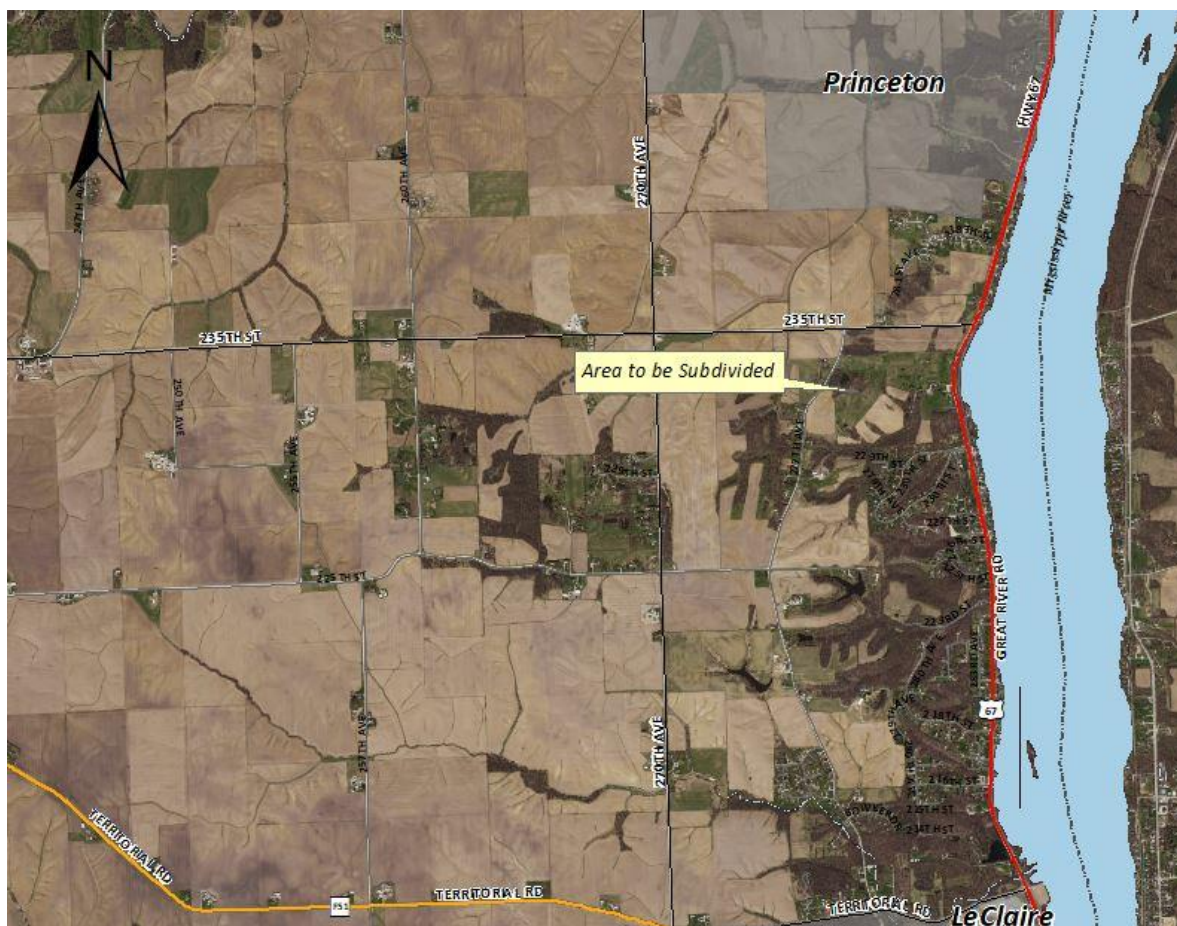
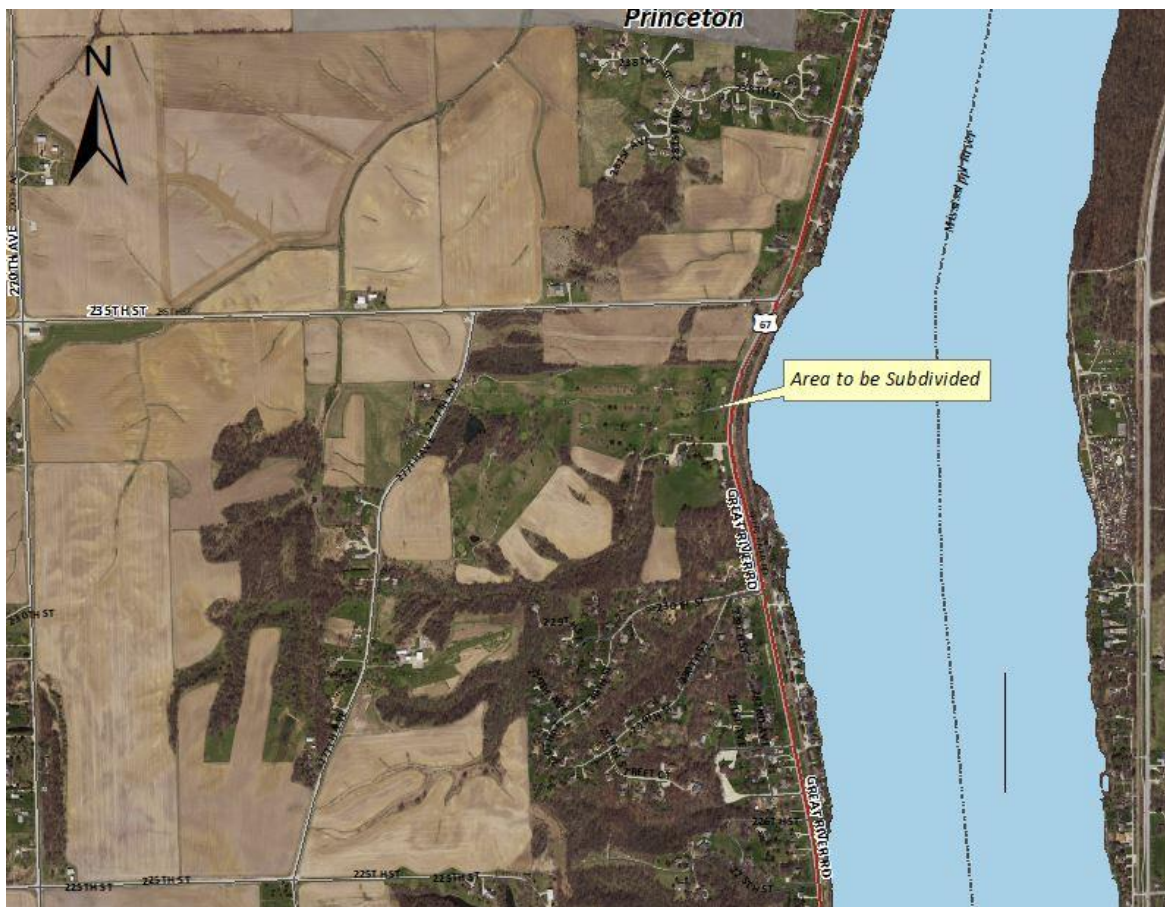
SCOTT COUNTY, IOWA

BY: _____

Tony Knobbe, Chair

ATTESTED BY: _____

Roxanna Moritz, Auditor



FINAL PLAT OF:

GREAT RIVER HILLS

PART OF THE SOUTHWEST QUARTER OF
FRACTIONAL SECTION 14 AND PART OF THE
SOUTHEAST QUARTER OF SECTION 15, ALL IN
TOWNSHIP 79 NORTH, RANGE 5 EAST OF THE
5th PRINCIPAL MERIDIAN, SCOTT COUNTY,
IOWA

NOTES:

SUBDIVISION ACREAGE: 101.000± 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 COUNTY OF SCOTT 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 WITHIN 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.

"UTILITY EASEMENTS" SHALL ACCOMMODATE GAS, ELECTRIC, WATER AND COMMUNICATION LINES AS NEEDED.

PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE COUNTY 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.

MID AMERICAN ENERGY

BY: _____ DATE _____

CENTURYLINK

BY: _____ DATE _____

SCOTT COUNTY PLANNING AND DEVELOPMENT

BY: _____ DATE: _____
MEETS SUBDIVISION AND ZONING REQUIREMENTS

LEGEND:

DEED DIMENSION = (0.00')

FIELD DIMENSION = 0.00'

MONUMENTS FOUND

#5 REBAR, UNLESS NOTED = ●

CHISELED "X" = X

MONUMENTS SET:

#5 REBAR W/ YELLOW CAP #23503 = ○

BOUNDARY LINE = _____

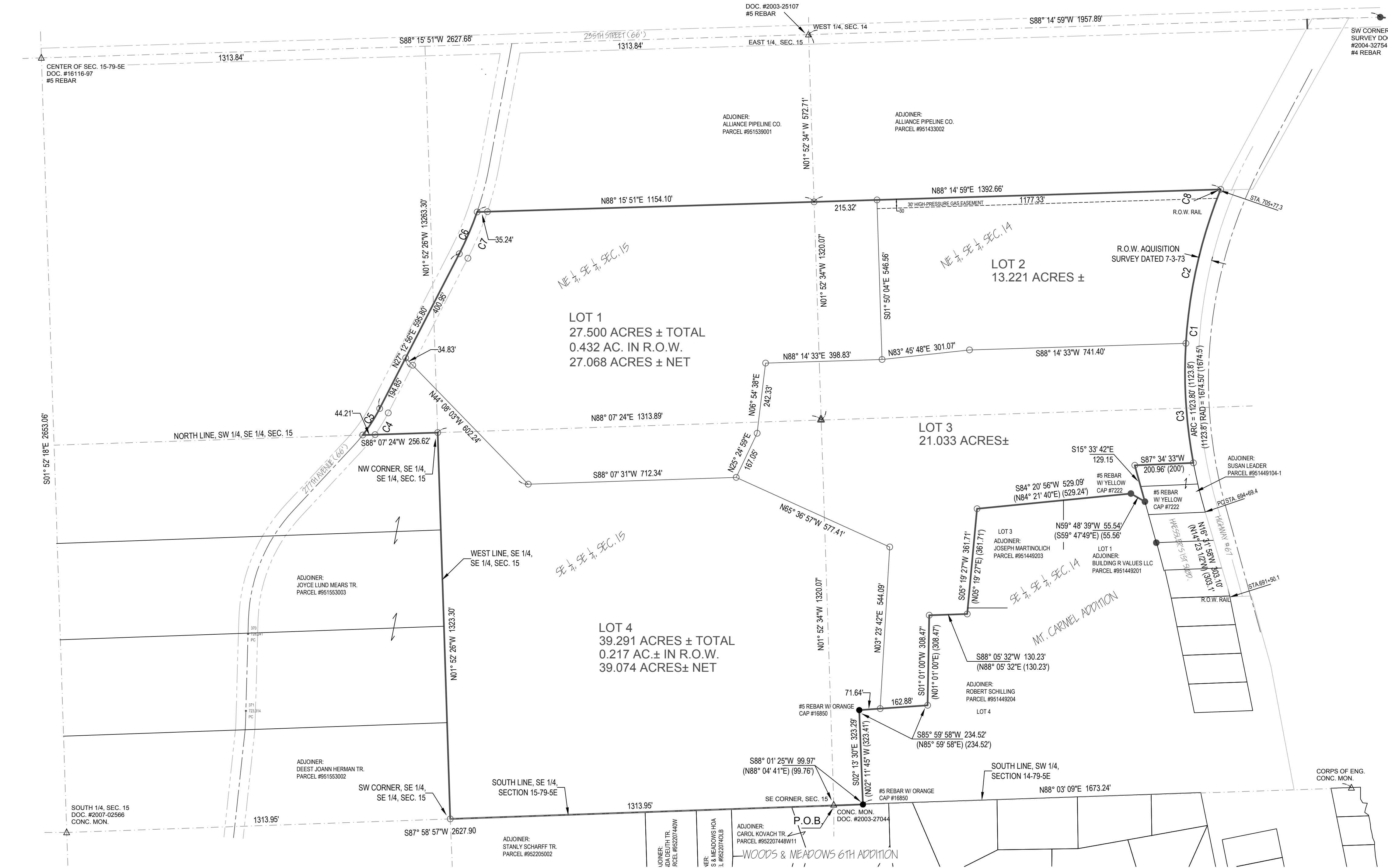
ROAD CENTER LINE = _____

EASEMENT LINE = _____

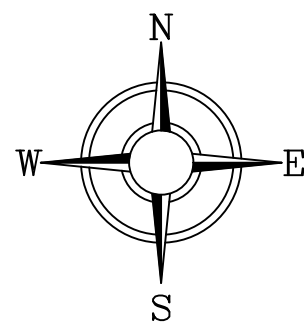
SETBACK LINE= _____

SECTION LINE= _____

	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, 2019. Pages or sheets covered by this seal: 1	Date _____



Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	950.67	1674.50	32° 31' 43"	937.95	S69° 39' 20"W
C2	539.56	674.50	18° 27' 43"	537.23	S12° 41' 20"W
C3	411.10	1674.50	14° 04' 00"	410.07	S03° 34' 31"E
C4	86.92	606.00	08° 14' 04"	86.84	N31° 19' 29"E
C5	107.78	573.00	10° 46' 37"	107.62	N32° 36' 15"E
C6	155.60	1100.00	08° 06' 17"	155.47	N23° 09' 49"E
C7	172.81	1133.00	08° 44' 19"	172.64	N22° 50' 47"E
C8	2.85	2117.00	00° 04' 37"	1.85	S19° 16' 49"W



GRAPHIC SCALE
200 0 100 200
(IN FEET)
1" = 200' (24x36)

THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE IOWA
STATE PLANE COORDINATE
SYSTEM, SOUTH ZONE (1402) GEOID
12A, NAD 83 (2011) EPOCH 2010.00.

PLAT INFORMATION

- Owner:
Susan Leander
23240 Great River Road
Scott County, Iowa 52753
Ph: (563) 289-4653
- Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Attorney:
Thomas Schirman
202 N. 2nd Street, Ste A
Eldridge, Iowa 52748
Ph: (563) 285-9600



DATE: 05/25/18 TE PROJECT NO: olathea

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: MDR

DRAWING LOCATION
S:\leander\olathea\olatheaboundary.dwg

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT
FINAL PLAT
GREAT RIVER HILLS
SCOTT COUNTY, IOWA

DEVELOPER
SUSAN LEANDER
23240 GREAT RIVER ROAD
SCOTT COUNTY, IOWA

SHEET NO.
C1

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

July 12, 2018

APPROVING THE FINAL PLAT OF GREAT RIVER HILLS 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 12th day of July, 2018, considered the final plat of **Great River Hills Subdivision**. Said plat is a subdivision in Part of the SW ¼ of Fractional Section 14 and Part of the SE ¼ of Section 15, T79N R5E (LeClaire Township), 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.