



PLANNING & ZONING COMMISSION

STAFF REPORT

July 17, 2018



Applicant: Tom Faulhaber, submitted by Townsend Engineering

Request: Sketch Plan/Final Plat of Faulhaber's First Addition

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 and east of 277th Avenue, formerly a portion of Olathea Golf Course

Zoning: Single-Family Residential (R-1)

Surrounding Zoning:

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

GENERAL COMMENTS: This request is for approval of a Final Plat called Faulhaber's First Addition, a 2-lot subdivision of an approximately 27.5-acre tract. The tract, previously part of Olathea Golf Course, was recently rezoned from Agricultural-General (A-G) to Single-Family Residential (R-1) through an ordinance approved on May 3, 2018. On July 12, 2018 a subdivision known as Great River Hills was approved by the Board of Supervisors to subdivide the entire golf course property into four (4) large lots to be further sold and subdivided. Faulhaber's First Addition would subdivide Lot 1 of Great River Hills, which is located on the west side of the Great River Hills along 277th Avenue.

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 27.5-acre tract into two (2) lots, both with frontage along 277th Avenue. Lot 1 would be approximately 15 acres and Lot 2, 12.5 acres. Both lots would retain their "Single-Family Residential (R-1)" zoning designation and would have development rights for one (1) single-family dwelling on each lot.

Access and Roadway Improvements

Both lots would have frontage along 277th Avenue, an adequately-constructed, paved County road.



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City of Princeton Review

This property is within two miles of 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.

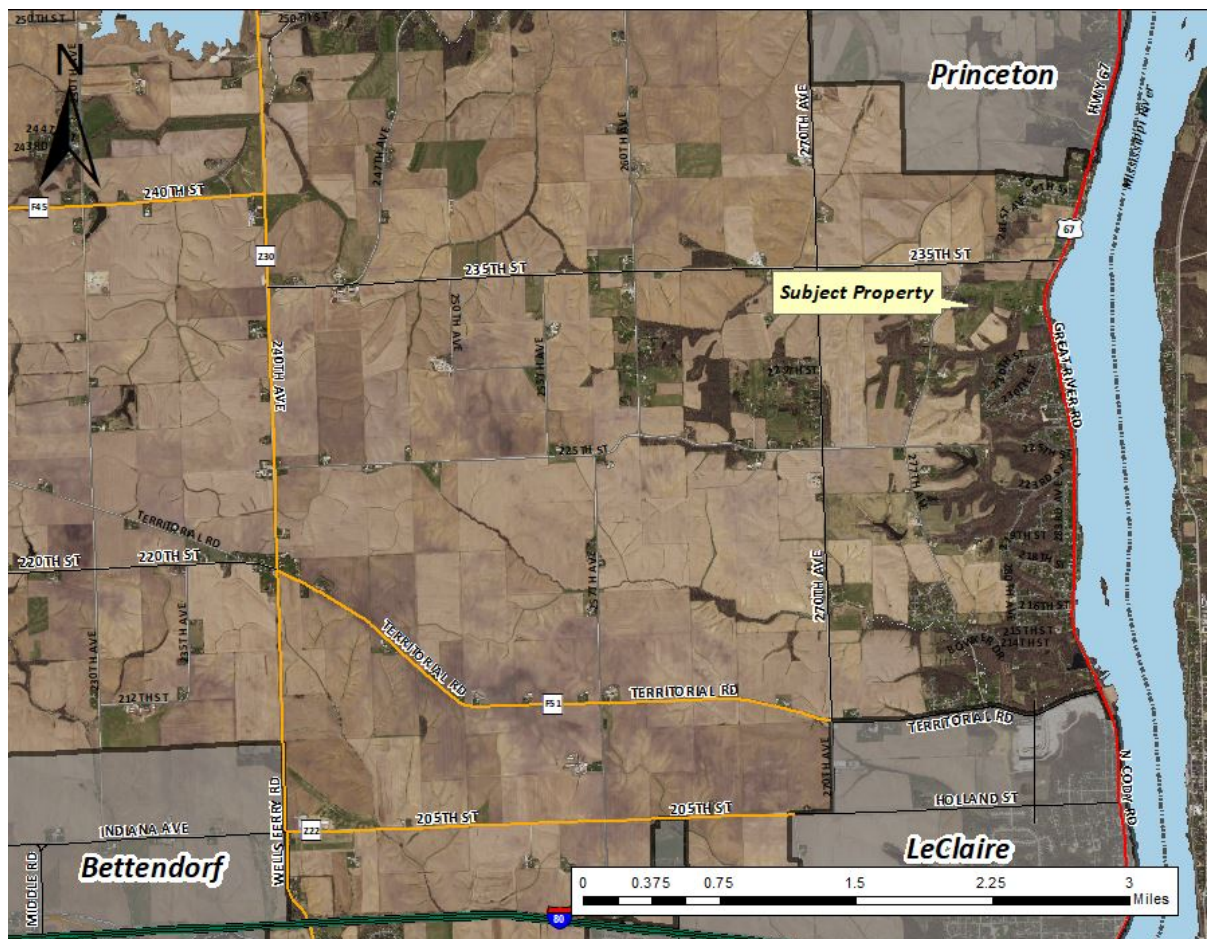
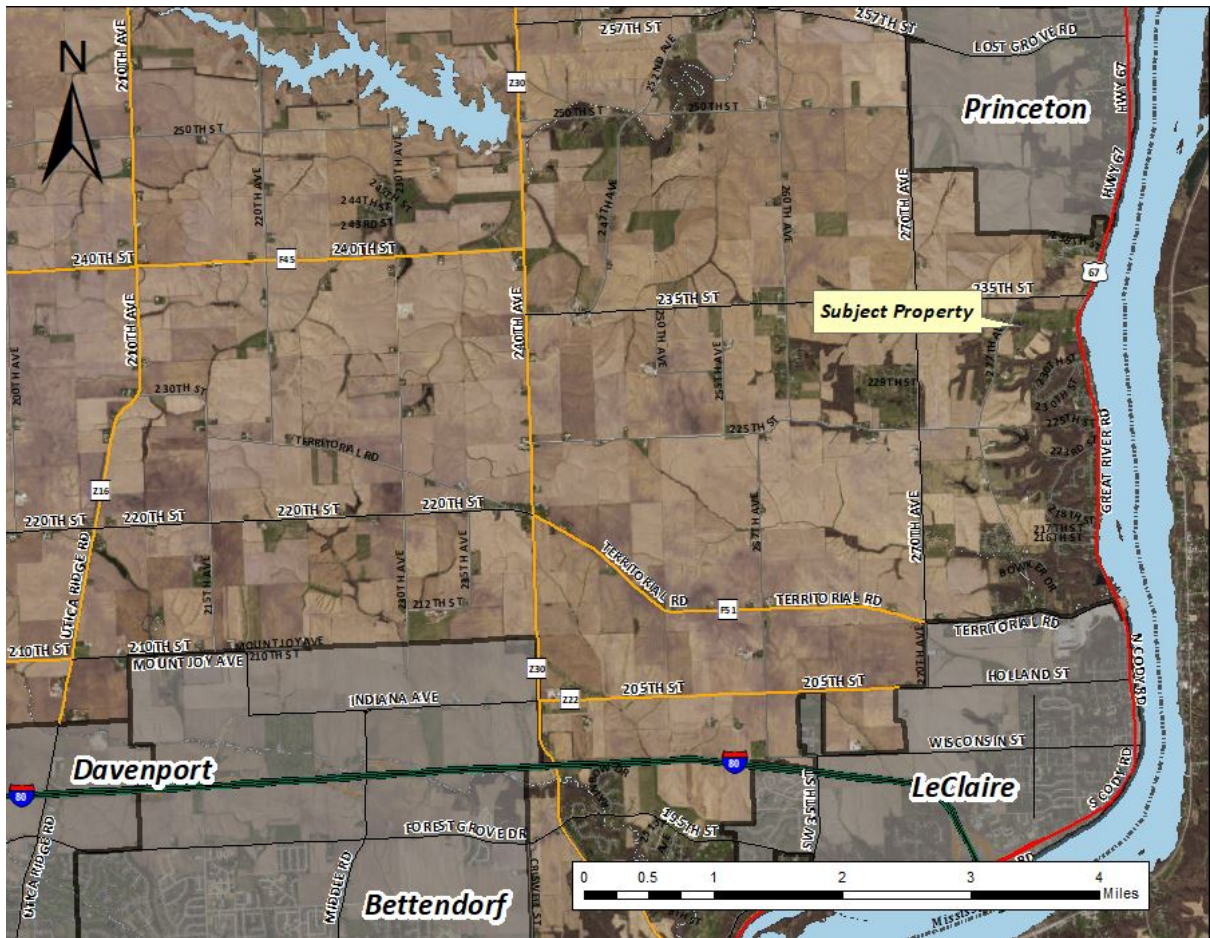
Others Notified

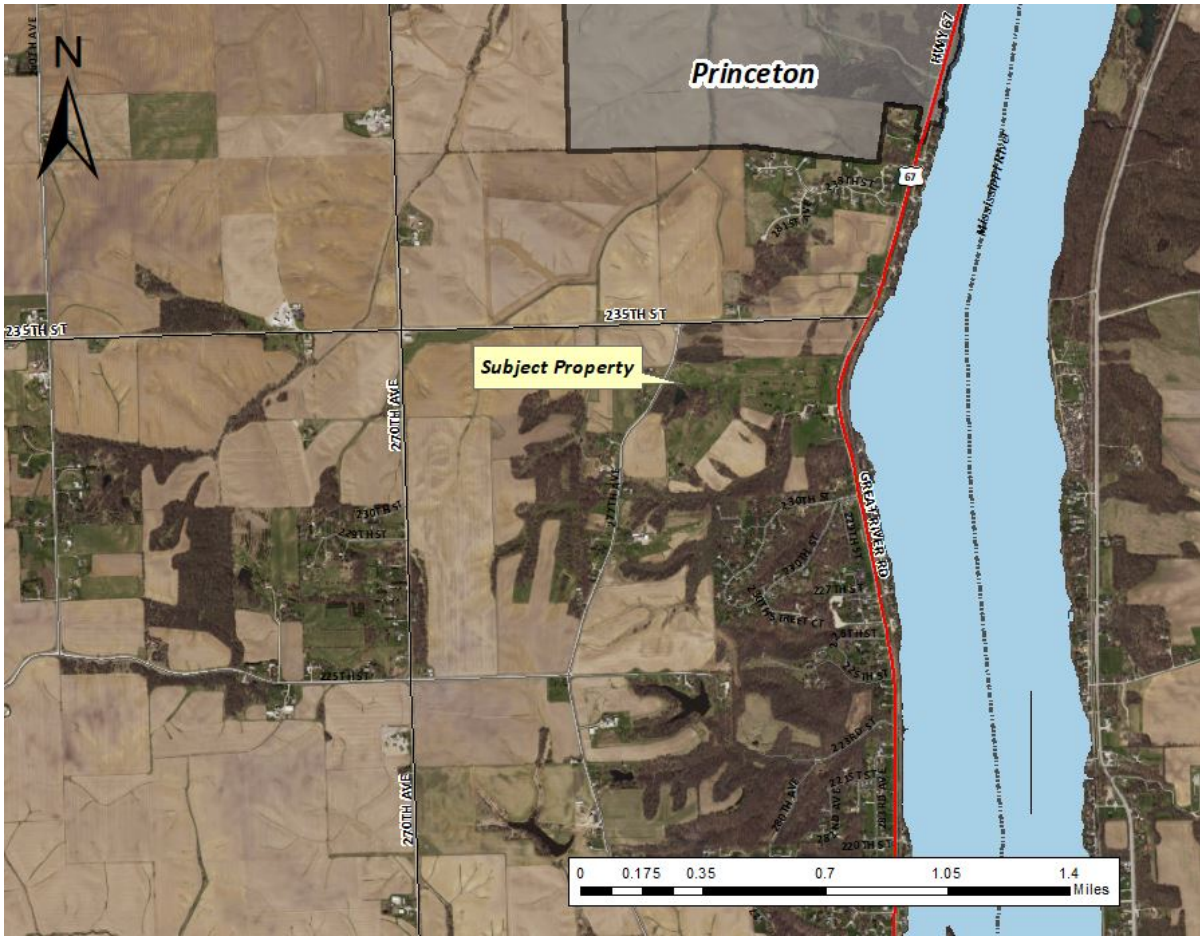
The Subdivision Ordinance requires additional notification of the following County Departments and local entities: Assessor, Auditor, Bi-State Regional Planning Commission, and District Soil Conservationist Staff. Those entities did not have any comments at this time. Staff also notified adjacent property 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.

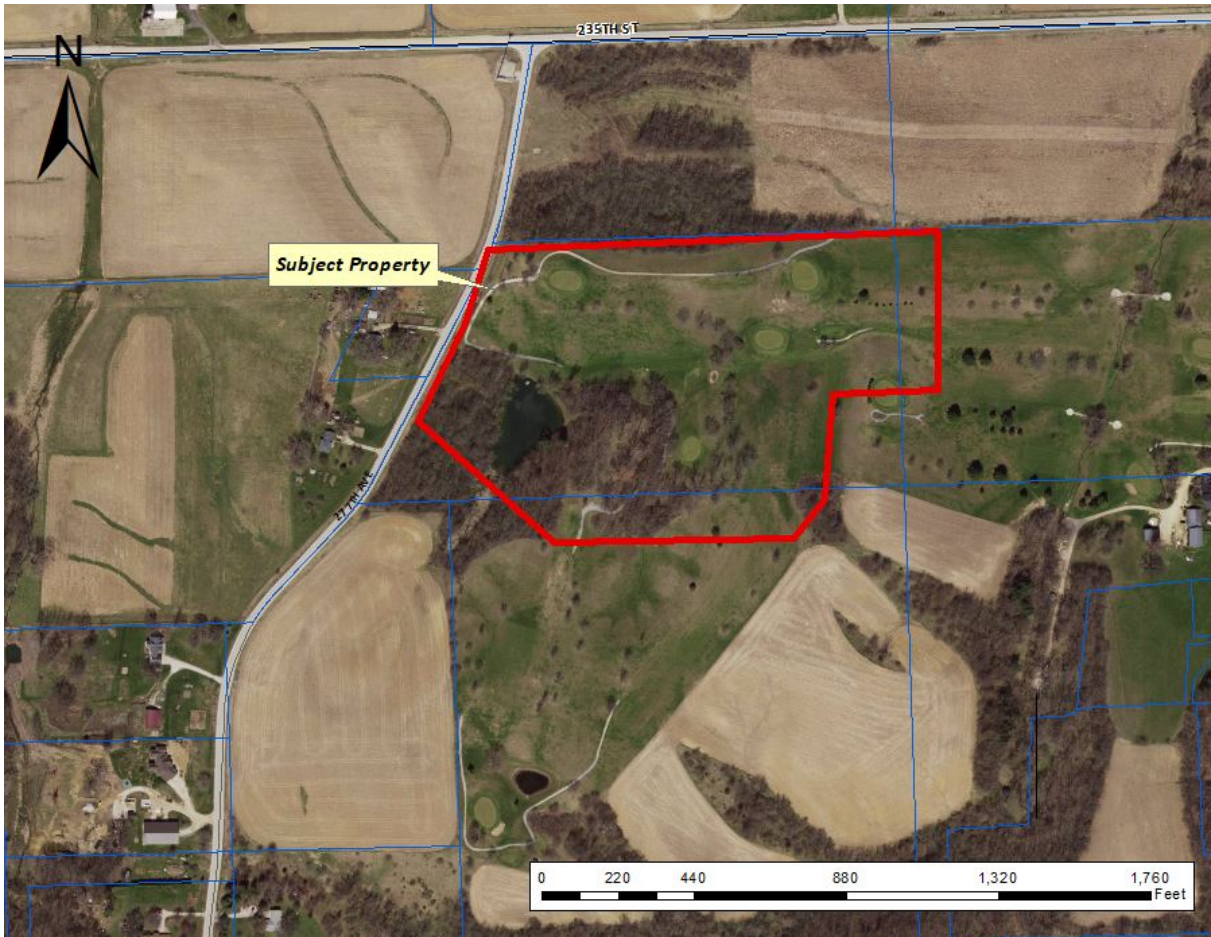
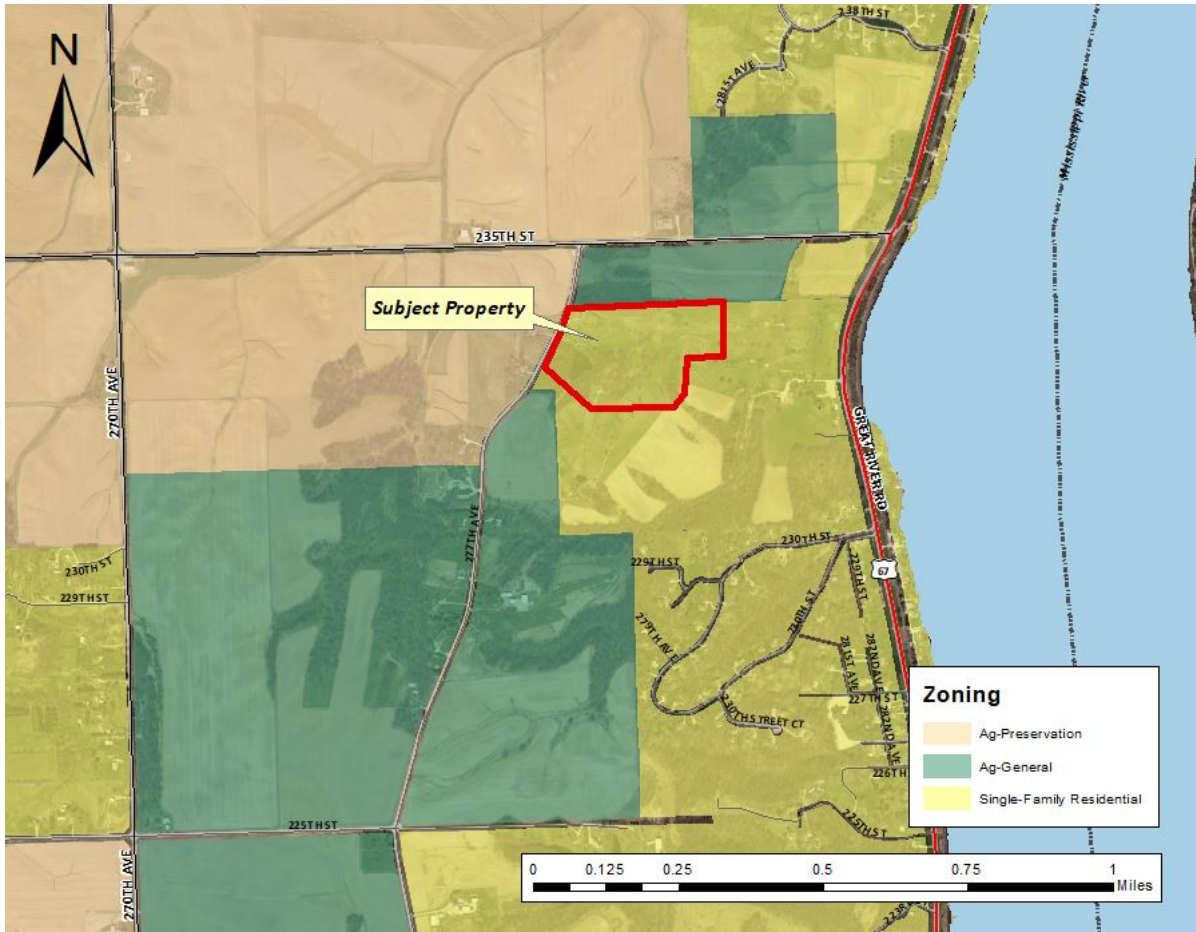
RECOMMENDATION: Staff recommends that the Final Plat of Faulhaber's First Addition be approved with the following conditions:

1. The City of Princeton approve the Final Plat

Submitted by:
Timothy Huey, Director
July 12, 2018







FINAL PLAT OF:

FAULHABER'S FIRST ADDITION

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:

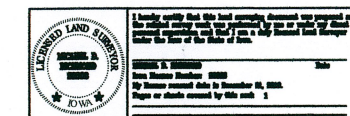
- SUBDIVISION ACREAGE: 27.500± ACRES. / 1,197,901± SF.
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL 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 TV 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 "A" (AREA NOT PRONE TO FLOODING) AS SHOWN ON FEMA FIRM PANEL #19153C0333F, EFFECTIVE FEBRUARY 16, 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 REPLATED.

MID AMERICAN ENERGY, IOWA TELECOM
 BY: _____ DATE _____ BY: _____ DATE _____
 CENTURY LINK, CITY OF PRINCETON, IOWA
 BY: _____ DATE _____ BY: _____ DATE _____
 SCOTT COUNTY PLANNING AND DEVELOPMENT
 BY: _____ DATE _____
 MEETS SUBDIVISION AND ZONING REQUIREMENTS

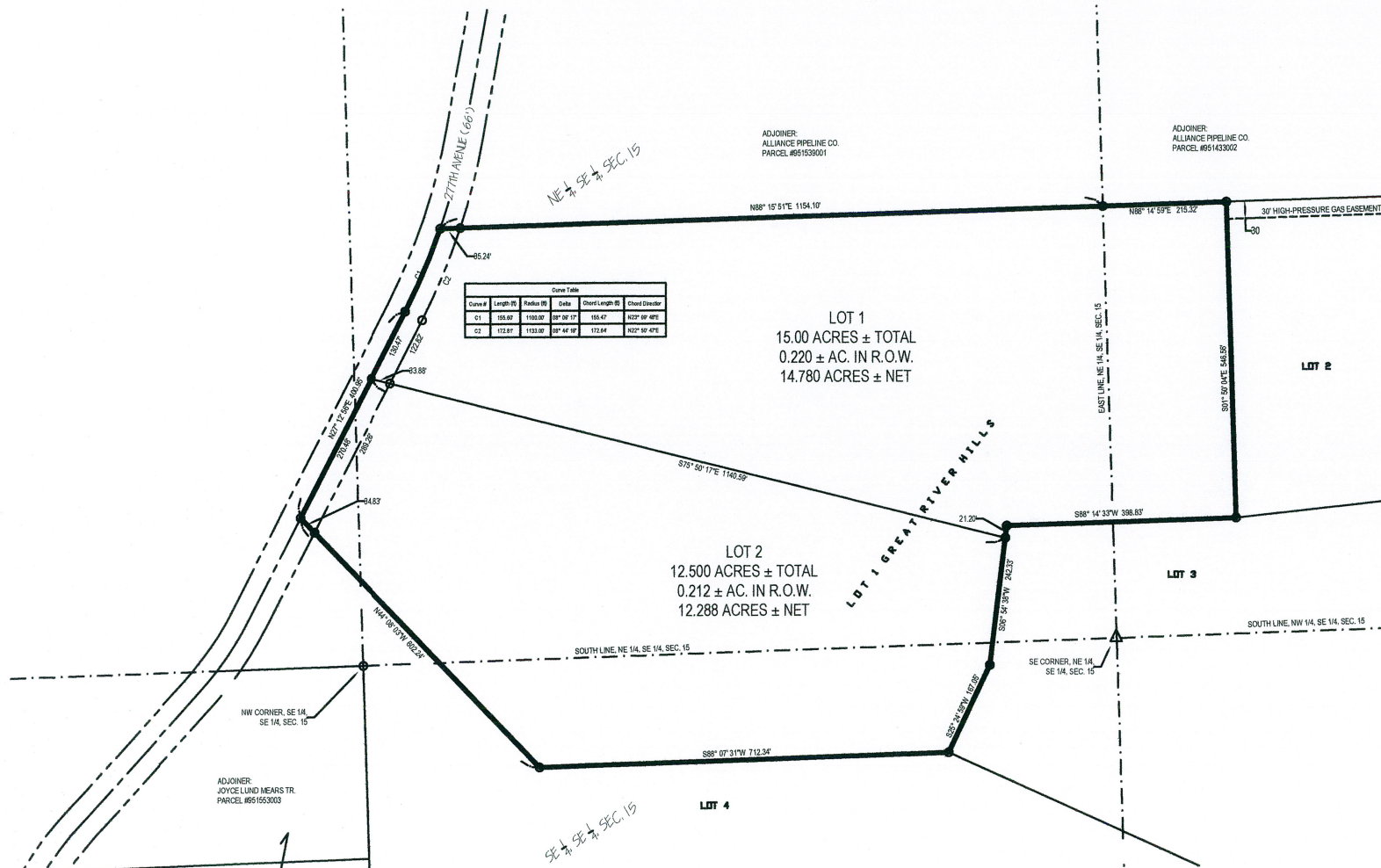
LEGEND:

- 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 =

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.

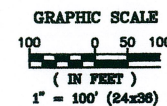


Curve #	Length (ft)	Radius (ft)	Chord	Chord Length (ft)	Chord Director
C1	105.00	1100.00	087° 09' 17"	105.47	107° 09' 49"
C2	172.81	1153.00	087° 44' 10"	172.04	107° 59' 49"



PLAT INFORMATION

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



DATE: 05/25/18 TE PROJECT NO: 010108
 563 386.4236 office 386.4231 fax
 2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC CHECKED BY: MDR
 DRAWING LOCATION
 S:\eander\o10108\o10108boundary.dwg

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT FINAL PLAT
 FAULHABER'S FIRST ADDITION
 SCOTT COUNTY, IOWA

DEVELOPER
 TOM FAULHABER
 1320 WOODLAND LANE
 LeCLAIRE, IOWA

SHEET NO.
 1 OF 1

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 August 9, 2018 in which it approved the Final Plat of **Faulhaber's First 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 9th day of August, 2018, considered the final plat of **Faulhaber's First Addition**. 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 **Faulhaber's First 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 9th day of August, 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
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R E S O L U T I O N
SCOTT COUNTY BOARD OF SUPERVISORS
August 9, 2018

APPROVING THE FINAL PLAT OF FAULHABER'S FIRST 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 9th day of August, 2018, considered the final plat of **Faulhaber's First Addition**. 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.