

PLANNING & DEVELOPMENT

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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: September 24, 2018

Re: Approval of the Final Plat of Brown's Timber, a proposed 3-lot residential subdivision in part of the NW¹/₄ of the SE ¹/₄ of Section 5 in LeClaire Township .

This request is to reconfigure an existing parcel on Forest Grove Road into three (3) residential lots. The rezoning of this property from A-P to R-1 was recently approved to allow this minor plat to be approved. The existing house on the property is on the east side and this plat will create two (2) development lots on the west portion of the property. All three lots will have driveways coming off of Forest Grove Road. The Commission recommended approval of the plat with the condition that the City of LeClaire also approve this final plat.

The applicant was present to answer questions from the Commission and has attended all the meetings for the rezoning of this property. No members of the public spoke for or against this platting request or the rezoning. The City of LeClaire approved this plat at its September 4th meeting.

PLANNING COMMISSION RECOMMENDATION: **The Planning Commission recommends approval of the Final Plat of Brown's Timber.**

Vote: 5-0, All Ayes



PLANNING & ZONING COMMISSION

STAFF REPORT

September 4, 2018



Applicant: Christopher Brown, submitted by Townsend Engineering

Request: Sketch Plan/Final Plat of Brown's Timber

Legal Description: Part of the NW ¼ of the SE ¼ of Section 5 in LeClaire Township

General Location: Adjacent to Pebble Creek Golf Course and the corporate limits of the City of LeClaire

Zoning: Agricultural-Preservation (A-P), petition before Board of Supervisors to rezone to Single-Family Residential (R-1)

Surrounding Zoning:

North: *City of LeClaire* (Planned One & Two Family Residential (PR-2))

South: Single-Family Residential (R-1)

East: *City of LeClaire* (Planned One & Two Family Residential (PR-2))

West: Agricultural-Preservation (A-P)

GENERAL COMMENTS: This request is for approval of a Final Plat of a minor subdivision known as Brown's Timber. The Planning & Zoning Commission considered a petition to rezone the subject property from A-P to R-1 at its regular meeting on August 7, 2018, and unanimously recommended approval of the request to the Board of Supervisors. The public hearing on the request before the Board of Supervisors took place on August 23, 2018, and a first reading of the rezoning ordinance is scheduled for September 6, 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 3.56-acre tract into three (3) lots, all with frontage along 195th Street. Lot 1 would be approximately 1.07 acres and Lot 2, 1.08 acres. Lot 3 would be approximately 1.32 acres and would contain an existing single-family dwelling. All lots would retain their "Single-Family Residential (R-1)" zoning designation and the vacant lots would have development rights for one (1) single-family dwelling on each lot.

Access and Roadway Improvements

All lots would have frontage along 195th Street, an adequately-constructed, paved County road. Without the extension of any new streets, Lot 1 and Lot 2 would require access drives from 195th Street. Being a well-traveled connector street, staff requested the County Engineer review the plat and indicate whether he supported separate access drives from 195th Street to Lot 1 and Lot 2, or if he would prefer Lot 1 and Lot 2 have a shared



PLANNING & ZONING COMMISSION

STAFF REPORT

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drive to limit access points along 195th Street. The County Engineer indicated that he didn't have a strong preference, but that shared drives often lead to disputes between the property owners who utilize them.

City of LeClaire Review

This property is within two miles of LeClaire city limits. Therefore, review and approval of the Final Plat by the City of LeClaire 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.

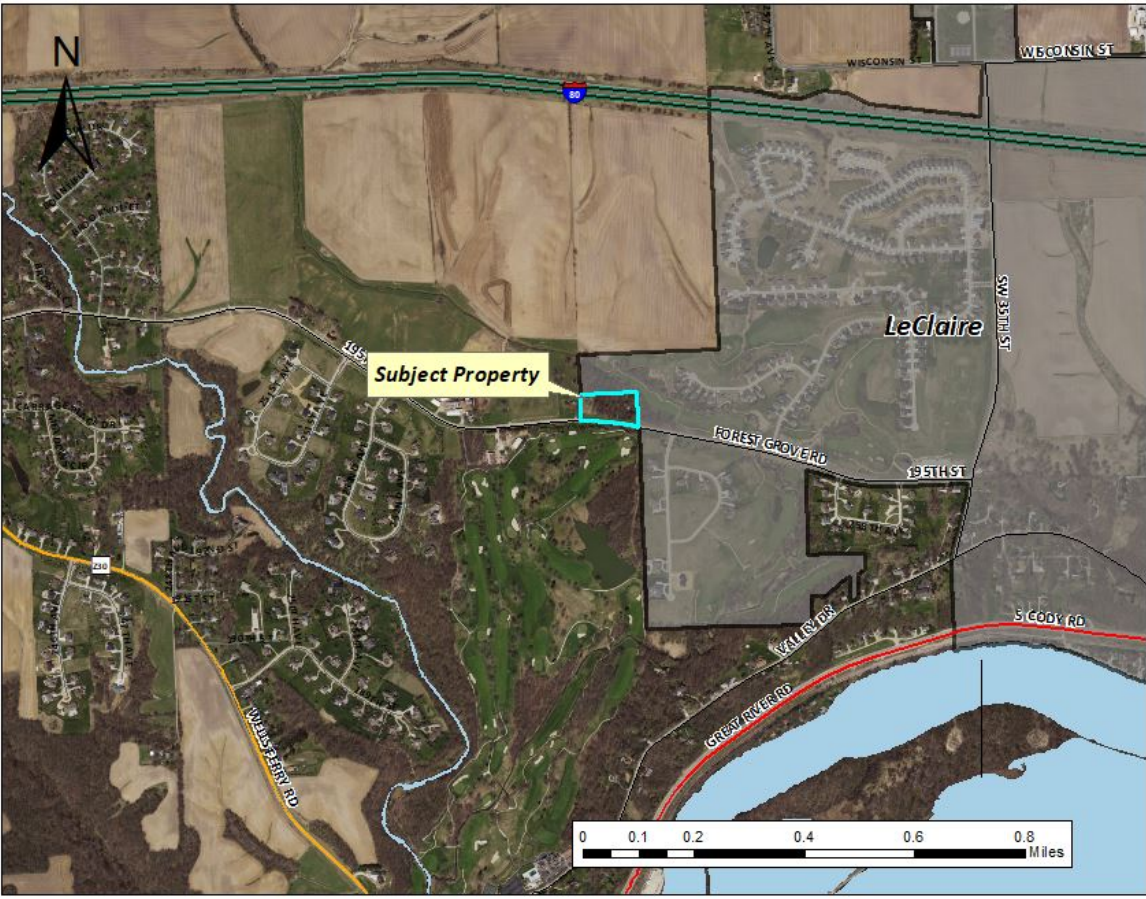
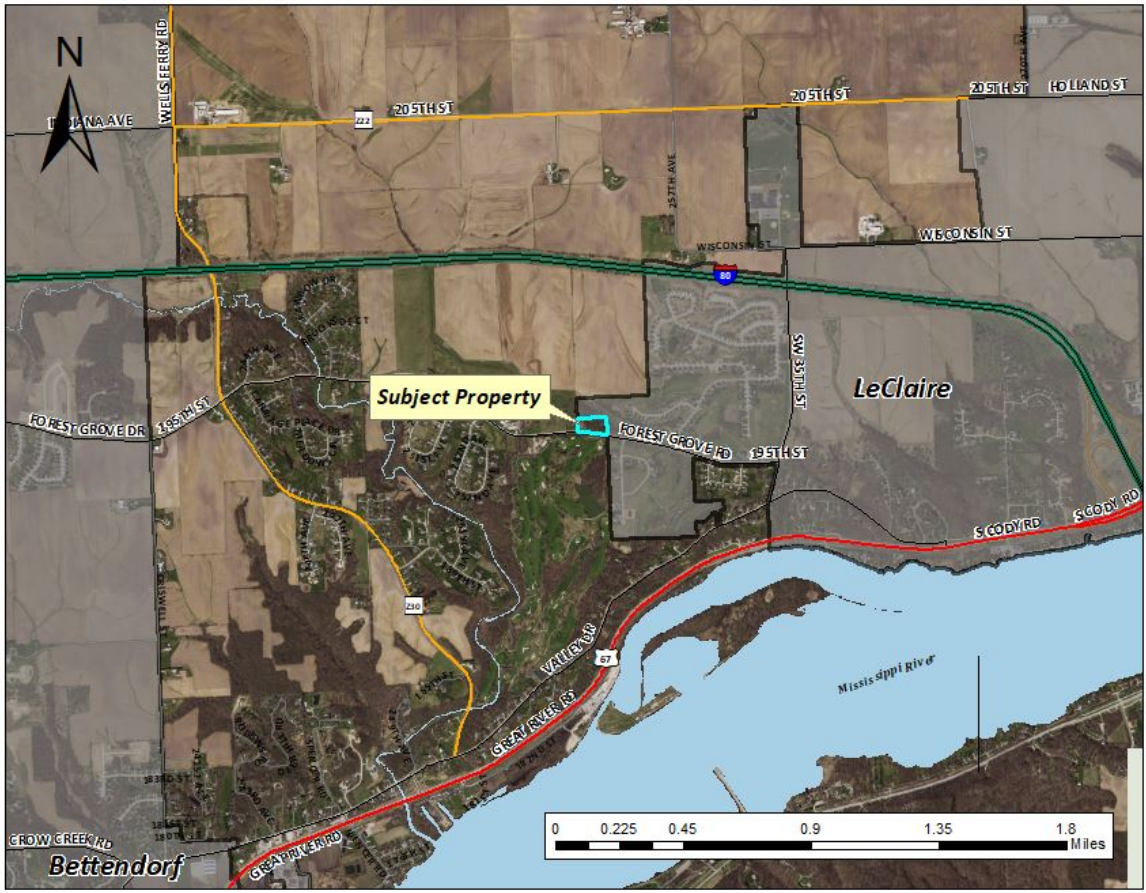
Others Notified

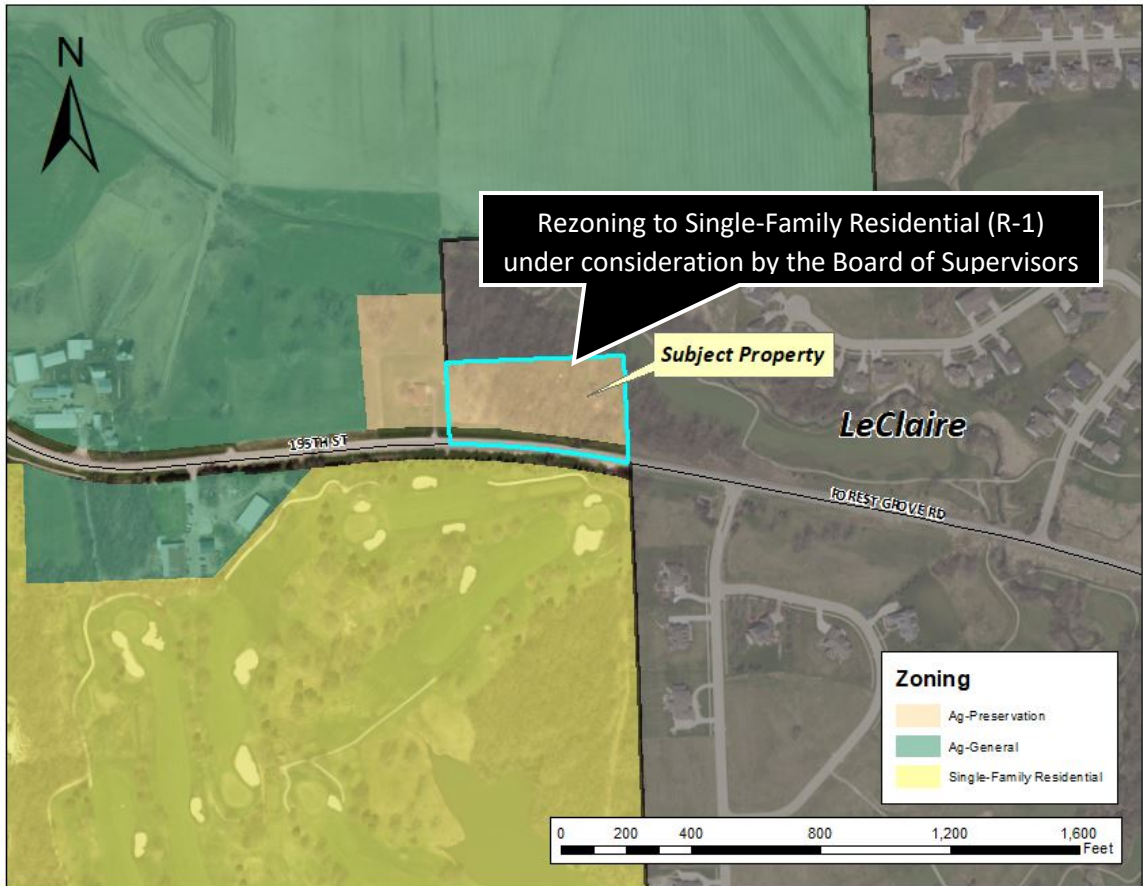
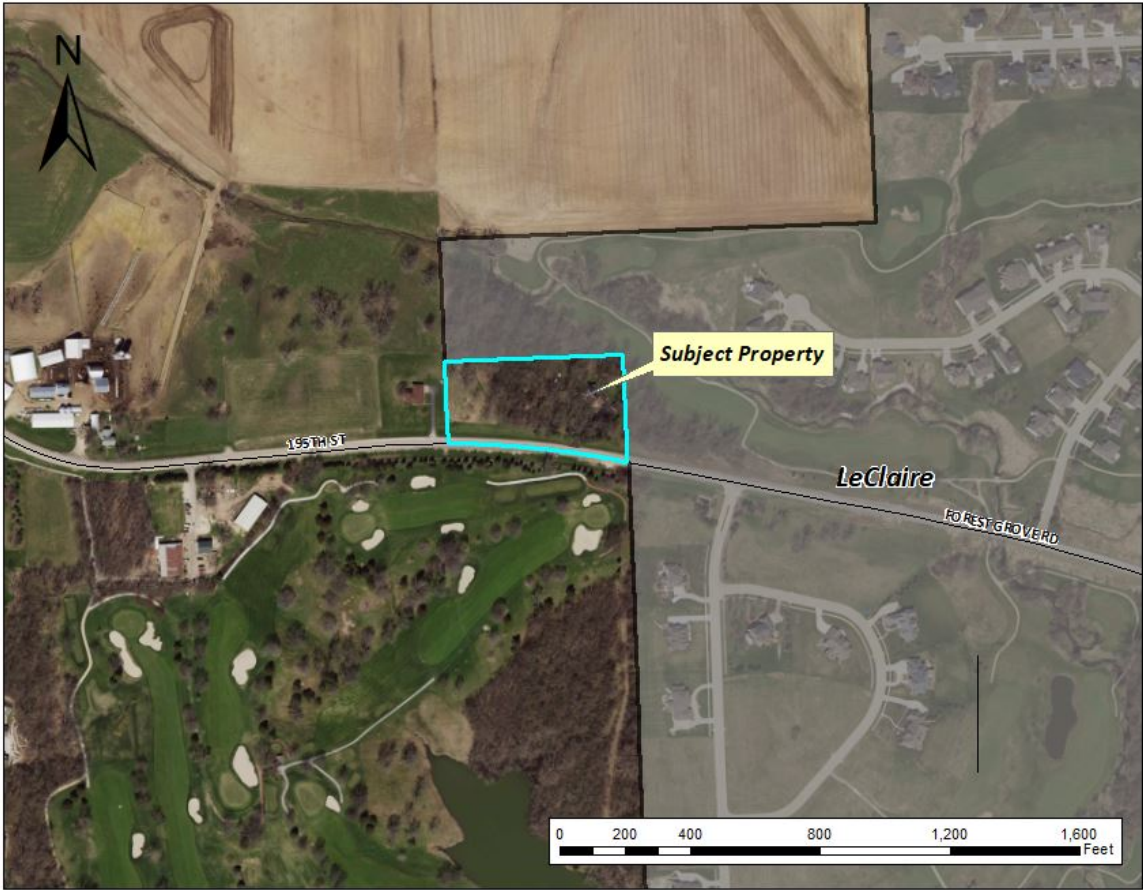
The Subdivision Ordinance requires additional notification of the following County Departments and local entities: Assessor, Auditor, Health, Secondary Roads, Bi-State Regional Planning Commission, and District Soil Conservationist Staff. The County Engineer's comments regarding future driveways are included in the Access and Roadway Improvements section. The other 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.

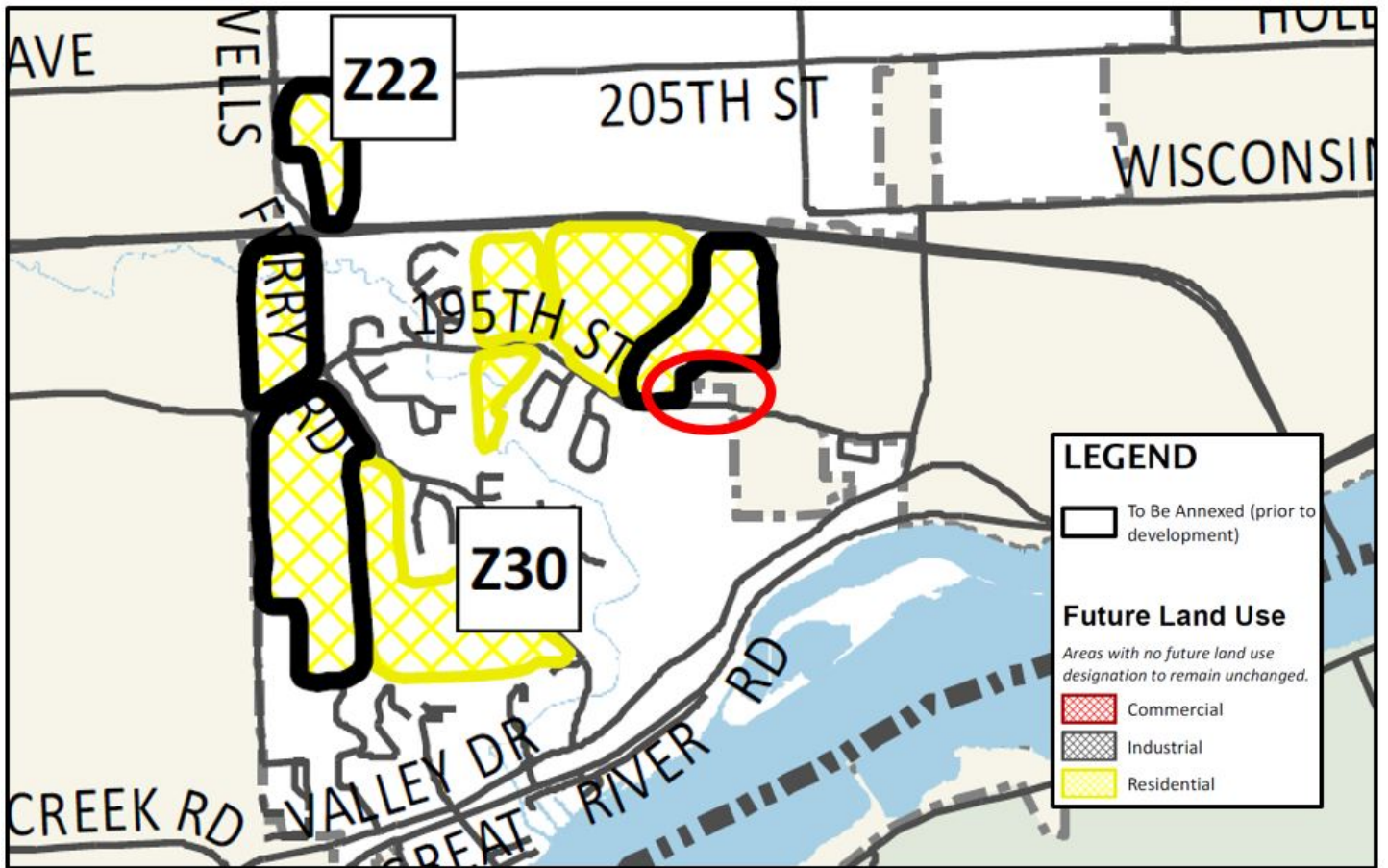
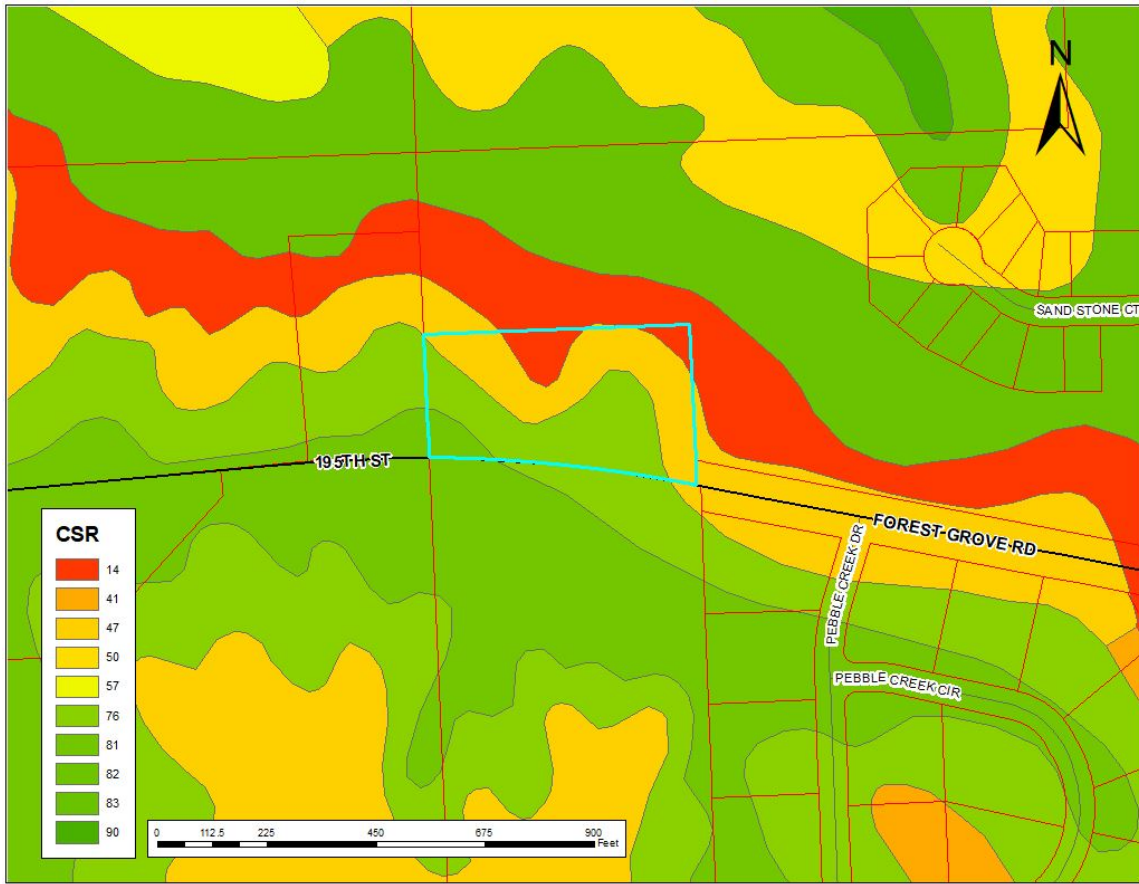
RECOMMENDATION: Staff recommends that the Final Plat of Brown's Timber be approved with the following conditions:

1. The City of LeClaire approve the Final Plat

Submitted by:
Timothy Huey, Director
August 31, 2018









FINAL PLAT OF:

BROWN'S TIMBER

A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA.

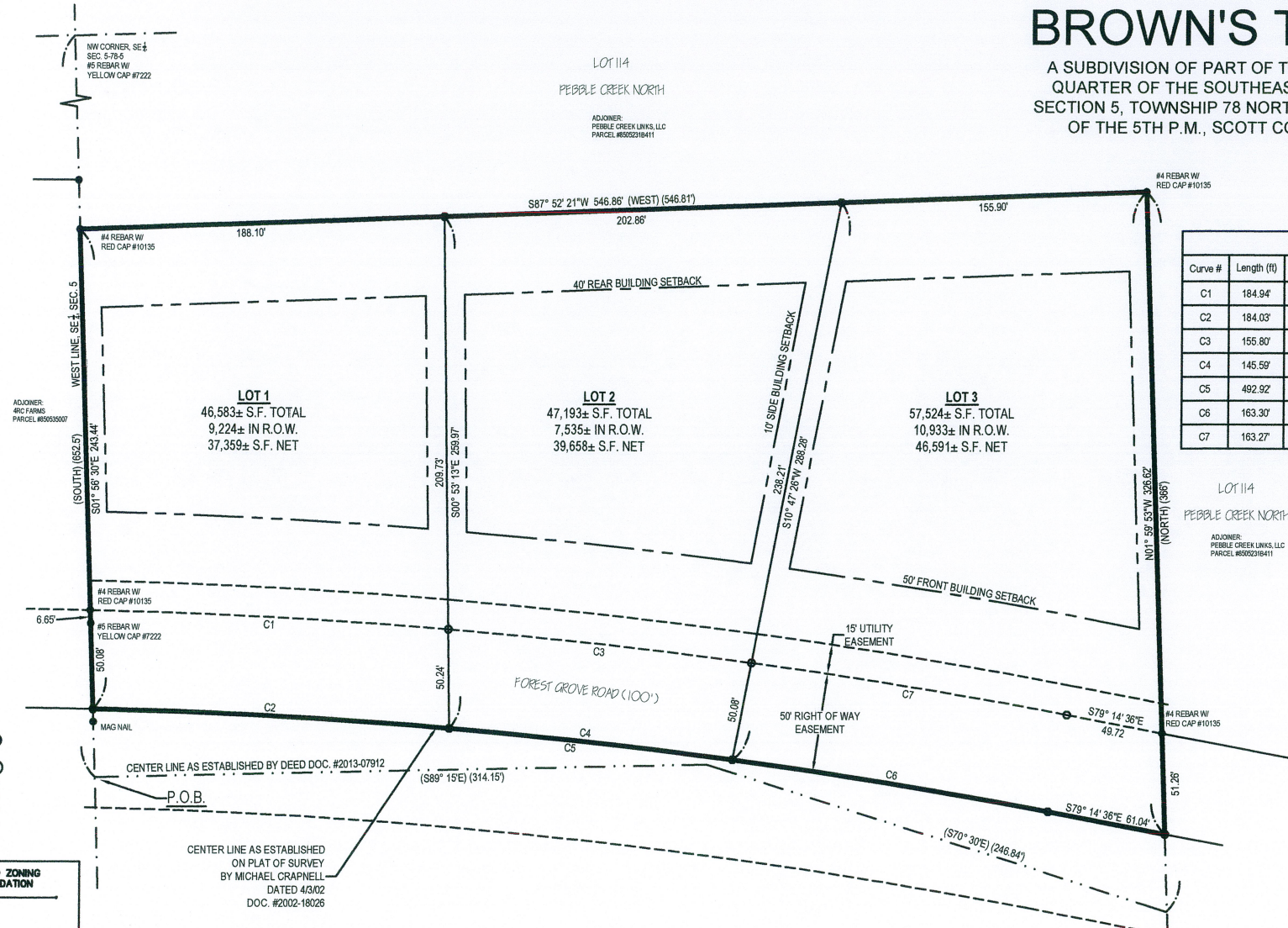


GRAPHIC SCALE



(IN FEET)
1" = 40' (18x24)

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



Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	184.94'	3013.57'	3° 30' 58"	184.91'	N87° 03' 52"W
C2	184.03'	2963.57'	3° 33' 28"	184.00'	N86° 59' 27"W
C3	155.80'	3013.57'	2° 57' 44"	155.78'	N83° 49' 31"W
C4	145.59'	2963.57'	2° 48' 53"	145.58'	N83° 48' 16"W
C5	492.92'	2963.57'	9° 31' 47"	492.35'	N84° 00' 18"W
C6	163.30'	2963.57'	3° 09' 26"	163.28'	N80° 49' 07"W
C7	163.27'	3013.57'	3° 06' 15"	163.25'	N80° 47' 31"W

PLAT INFORMATION

1. Area of Subdivision- 0.688 Acres +/-
2. Owner:
Christopher Brown
25600 195th Street
Bettendorf, IA 52722
3. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
(563) 386-4236
4. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
(563) 386-4236
5. Attorney:
Curt Oppel
201 W. 2nd Street, Ste. 200
Davenport, Iowa 52801
(563) 326-6266

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE = _____
ROAD CENTER LINE = _____
EASEMENT LINE = _____
SETBACK LINE = _____
SECTION LINE = _____

APPROVED BY THE LECLAIRE PLANNING AND ZONING COMMISSION OF LECLAIRE, IOWA: RECOMMENDATION # _____ DATED THE _____ DAY OF _____ 2018.

ATTEST:
DEPUTY CLERK _____
PLAN & ZONE CHAIRPERSON _____

APPROVED BY THE CITY COUNCIL OF LECLAIRE, IOWA: RESOLUTION # _____ DATED THE _____ DAY OF _____ 2018. (BE IT FURTHER NOTED THAT THIS APPROVAL EXPIRES FORTY-FIVE (45) DAYS FROM THIS DATE, UNLESS RECORDED PRIOR TO THAT TIME WITH THE SCOTT COUNTY RECORDER'S OFFICE).

ATTEST:
CITY CLERK _____ MAYOR _____

MEDIACOM
By: _____ Date: _____
WINDSTREAM
By: _____ Date: _____
MID-AMERICAN ENERGY COMPANY
By: _____ Date: _____
IOWA-AMERICAN WATER CO.
By: _____ Date: _____

SCOTT COUNTY PLANNING AND DEVELOPMENT
By: _____ Date: _____
MEETS SUBDIVISION AND ZONING REQUIREMENTS

NOTES:
ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
ALL EASEMENTS SHOWN ON THIS PLAT SHALL BE PRIVATELY OWNED AND MAINTAINED.
THIS SUBDIVISION SHALL BE HELD TO THE MINIMUM, STANDARD COVENANTS FOR PLATS AS DESCRIBED IN THE CITY OF LECLAIRE ZONING ORDINANCE BOOK SECTION III.6-1.1 THROUGH 6-1.3.



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
License Number: 28606
My license renewal date is December 31, 2019
Pages or sheets covered by this seal: 1



DATE: 07/13/18 PROJECT NO: 1802-0188
563 386.4236 office | 386.4231 cell
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: MDR
DRAWING LOCATION: S. BROWN-CHRIS

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT: FINAL PLAT BROWN'S TIMBER SCOTT COUNTY, IOWA

OWNER: CHRISTOPHER BROWN 25600 195TH STREET BETTENDORF, 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 October 4, 2018 in which it approved the Final Plat of **Brown's Timber** 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 4th day of October, 2018, considered the final plat of **Brown's Timber**. Said plat is a subdivision in Part of the NW ¼ of the SE ¼ of Section 5, T78N 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 **Brown's Timber**.

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 4th day of October, 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

R E S O L U T I O N
SCOTT COUNTY BOARD OF SUPERVISORS
October 4, 2018
APPROVING THE FINAL PLAT OF BROWN'S TIMBER

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 4th day of October, 2018, considered the final plat of **Brown's Timber**. Said plat is a subdivision in Part of the NW ¼ of the SE ¼ of Section 5, T78N 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.