

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: May 20, 2019

Re: Approval of the Final Plat of a two-lot residential subdivision known as Sonya's Addition, being a re-plat of Lot 2 of Cecil Fletcher's Thousand Hills Addition in Section 17 of LeClaire Township.

This request is to reconfigure an existing parcel at 22980 260th Avenue in LeClaire Township into two (2) residential lots. This property along with the surrounding property is currently zoned R-1 Single Family Residential. The existing house on the property is on the south side and a new house is being built on the north lot. The Commission recommended approval of the plat with two conditions that no further subdivision of the property be permitted and the City of Princeton also approve this final plat.

The applicant was present to answer questions from the Commission. No members of the public spoke for or against this platting request or the rezoning. The City of Princeton determined that this property was not within two miles of its city limits and therefore they did not need to review or approve this plat.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the Final Plat of Sonya's addition with the condition that no further subdivision of the property be permitted.

Vote: 5-0, All Ayes



PLANNING & ZONING COMMISSION

STAFF REPORT

September 4, 2018



- Applicant:** Chamein Clark-Witter, submitted by Shive-Hattery
- Request:** Sketch Plan/Final Plat of Sonya’s Addition
- Legal Description:** Re-plat of Lot 2 of Cecil Fletcher’s Thousand Hills Addition in Section 17 of LeClaire Township
- General Location:** 22980 260th Avenue, southwest of Princeton, northwest of LeClaire
- Zoning:** Single-Family Residential (R-1)
- Surrounding Zoning:**
- North:** Single-Family Residential (R-1)
 - South:** Single-Family Residential (R-1)
 - East:** Single-Family Residential (R-1)
 - West:** Single-Family Residential (R-1)

GENERAL COMMENTS: This request is for approval of a Final Plat called Sonya’s Addition. The property to be subdivided is less than two miles west from residential subdivisions along the bluffs of the Mississippi River, a half mile west from a cluster of residential development along 270th Avenue and 225th Street, and within a cluster of low-density residential development along 260th Avenue. The applicant intends to divide the existing single parcel in order to create a second development lot.

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 7-acre tract into two (2) lots, both with frontage along 260th Avenue. Lot 1 would contain approximately 5.252 acres and Lot 2, which would include the existing dwelling, approximately 1.747 acres. Since the property is currently zoned “Single-Family Residential (R-1),” Lot 1 would have a development right for one (1) single-family dwelling.

Access and Roadway Improvements

Both lots would have frontage along 260th Avenue, a gravel County road. In similar cases to split or subdivide residentially zoned properties which access gravel roads a restriction prohibiting further subdivision has been a condition of approval. Scott County land use policies encourage development to occur with access to adequately constructed roads which is generally been determined to require such roads to be paved or have a hard surface at a minimum. Generally the rezoning of property what only has access to gravel roads is not approved. However we do have some existing subdivisions that are



PLANNING & ZONING COMMISSION

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zoned residential, such as the applicant's property, on gravel roads. In such cases we have allowed the creation of a limited number of additional lots and included a restriction on additional or further subdivision.

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, Health, Secondary Roads, 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 Sonya's Addition be approved with the following conditions:

1. The City of Princeton approve the Final Plat; and
2. That restrictive covenants be filed restricting any further subdivision of this property.

Submitted by:
Timothy Huey, Director
August 31, 2018

INDEX LEGEND
 LOT 2 CECIL FLETCHER'S THOUSAND HILLS
 LOCATION : ADDITION, PART OF THE SE 1/4 OF SEC 17 AND THE NE 1/4 OF SEC 20 T79N R5E OF THE 5TH P.M.
 REQUESTOR : CHAMEIN K. CLARK-WITTNER
 PROPRIETOR : CHAMEIN K. CLARK-WITTNER
 SURVEYOR : GARY D. GROSS
 SURVEY : SHIVE-HATTERY
 COMPANY : 1701 River Drive, Suite 200, Moline, Illinois 61265
 RETURN TO : SHIVE-HATTERY



FINAL PLAT OF SONYA'S ADDITION

BEING A REPLAT OF LOT 2 OF CECIL FLETCHER'S THOUSAND HILLS ADDITION

SHIVEHATTERY
 ARCHITECTURE + ENGINEERING
 1701 River Drive, Suite 200 | Moline, Illinois 61265
 309.764.7650 | fax: 309.764.8616 | www.shive-hattery.com
 Iowa | Illinois | Indiana
 Illinois Firm Number: 184-000214

SEAL

FINAL PLAT OF
SONYA'S ADDITION
 DR. CHAMEIN CLARK-WITTNER
 22980 260TH AVE, LECLAIRE, IOWA

CENTURYLINK (TELEPHONE)

BY: _____

DATE: _____

MIDAMERICAN ENERGY COMPANY (GAS/ELECTRIC)

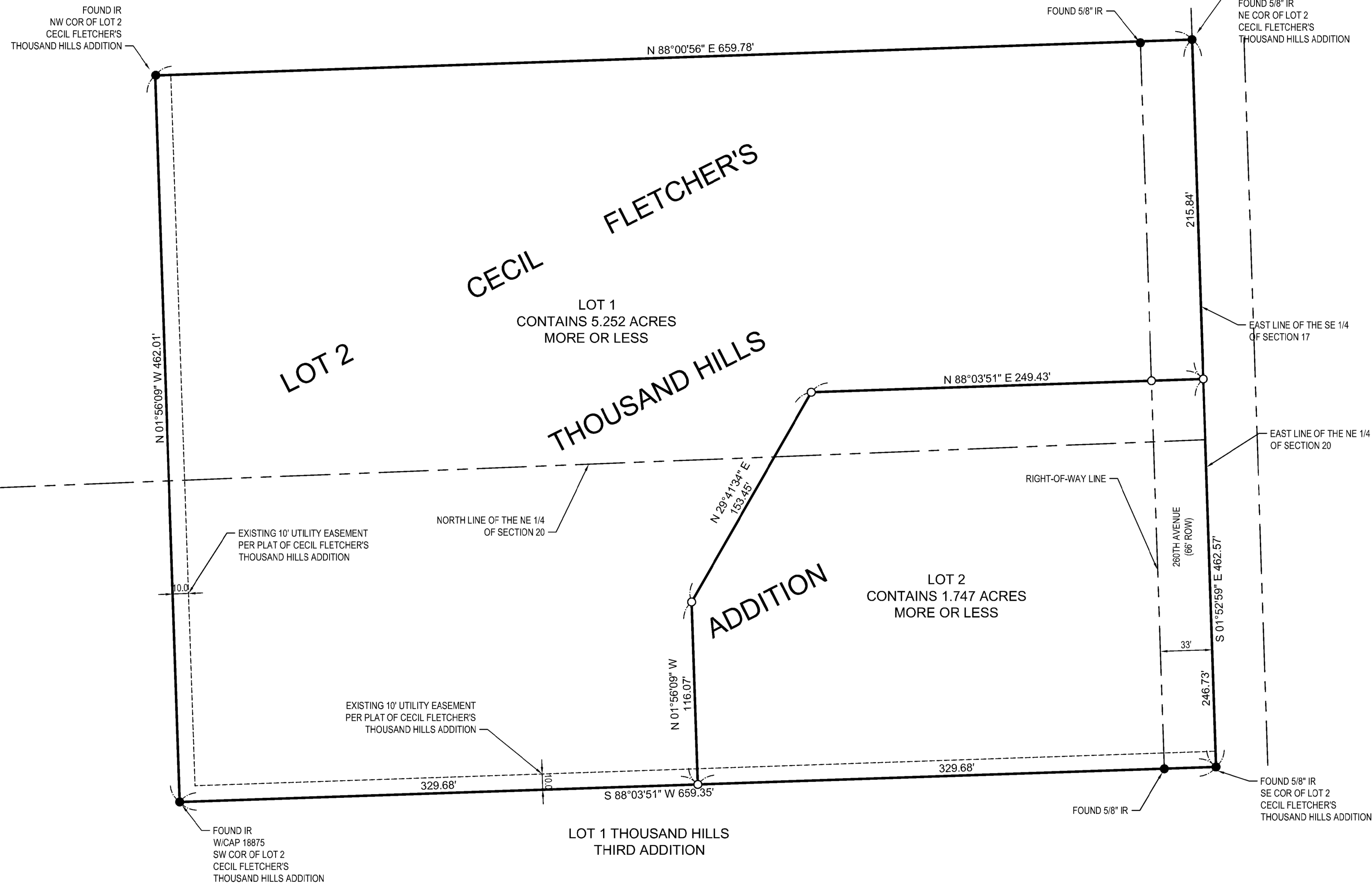
BY: _____

DATE: _____

MEDIACOM (CABLEVISION)

BY: _____

DATE: _____



LEGEND	
SURVEY	
PLAN MARK	DESCRIPTION
●	IRON ROD - FOUND
○	IRON ROD - SET
00	MEASURED BEARING/DISTANCE
POB	POINT OF BEGINNING
POR	POINT OF REFERENCE

LAND DESCRIPTION

LOT 2 OF CECIL FLETCHER'S THOUSAND HILLS ADDITION, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 20 AND THE SOUTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 79 NORTH RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT ALSO BEING ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17;

THENCE SOUTH 01°52'59\"/>

THENCE SOUTH 88°03'51\"/>

THENCE NORTH 01°56'09\"/>

THENCE NORTH 88°00'56\"/>

THIS PARCEL CONTAINS 7.000 ACRES MORE OR LESS, AND SUBJECT TO A 33 FOOT WIDE EASEMENT FOR ROAD PURPOSES CONTAINING 0.350 ACRES MORE OR LESS.

(FOR PURPOSES OF THIS DESCRIPTION THE EASTERLY LINE OF LOT 2 OF CECIL FLETCHER'S THOUSAND HILLS ADDITION IS ASSUMED TO BEAR SOUTH 01°52'59\"/>

PROFESSIONAL LAND SURVEYOR
 GARY D. GROSS
 16850
 IOWA

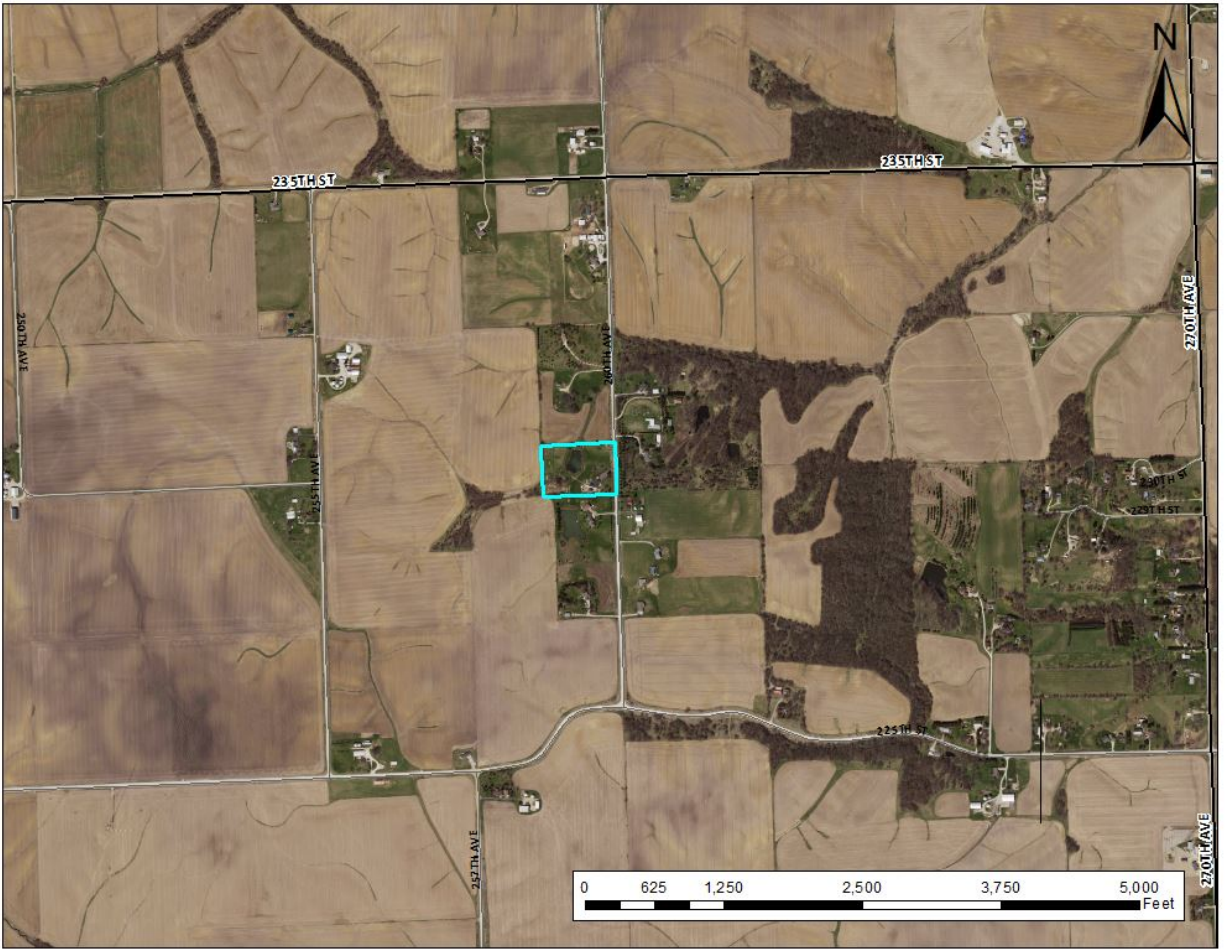
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

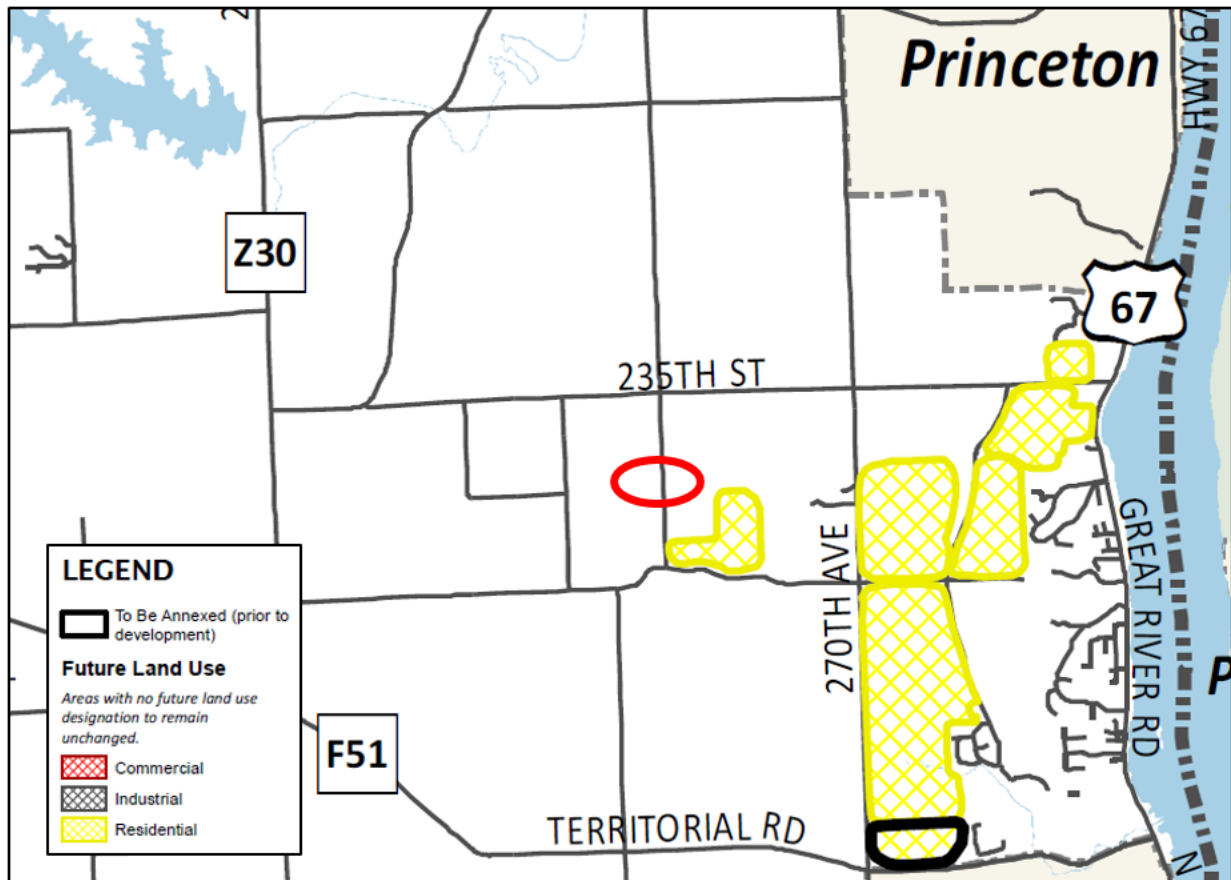
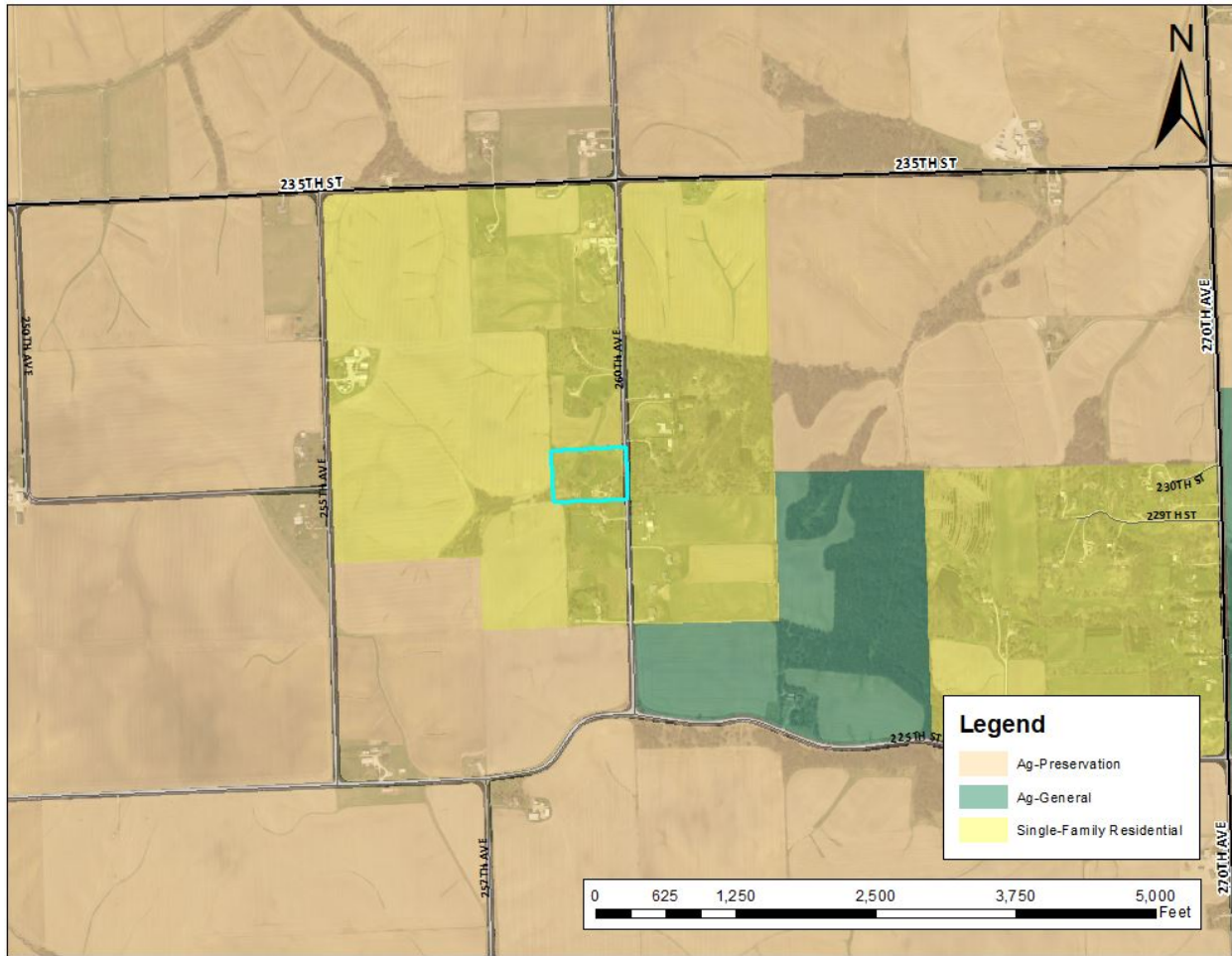
SIGNATURE: _____
 NAME: **GARY D. GROSS**
 DATE: _____ LICENSE NUMBER: 16850
 MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2018
 PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: **B1.01**

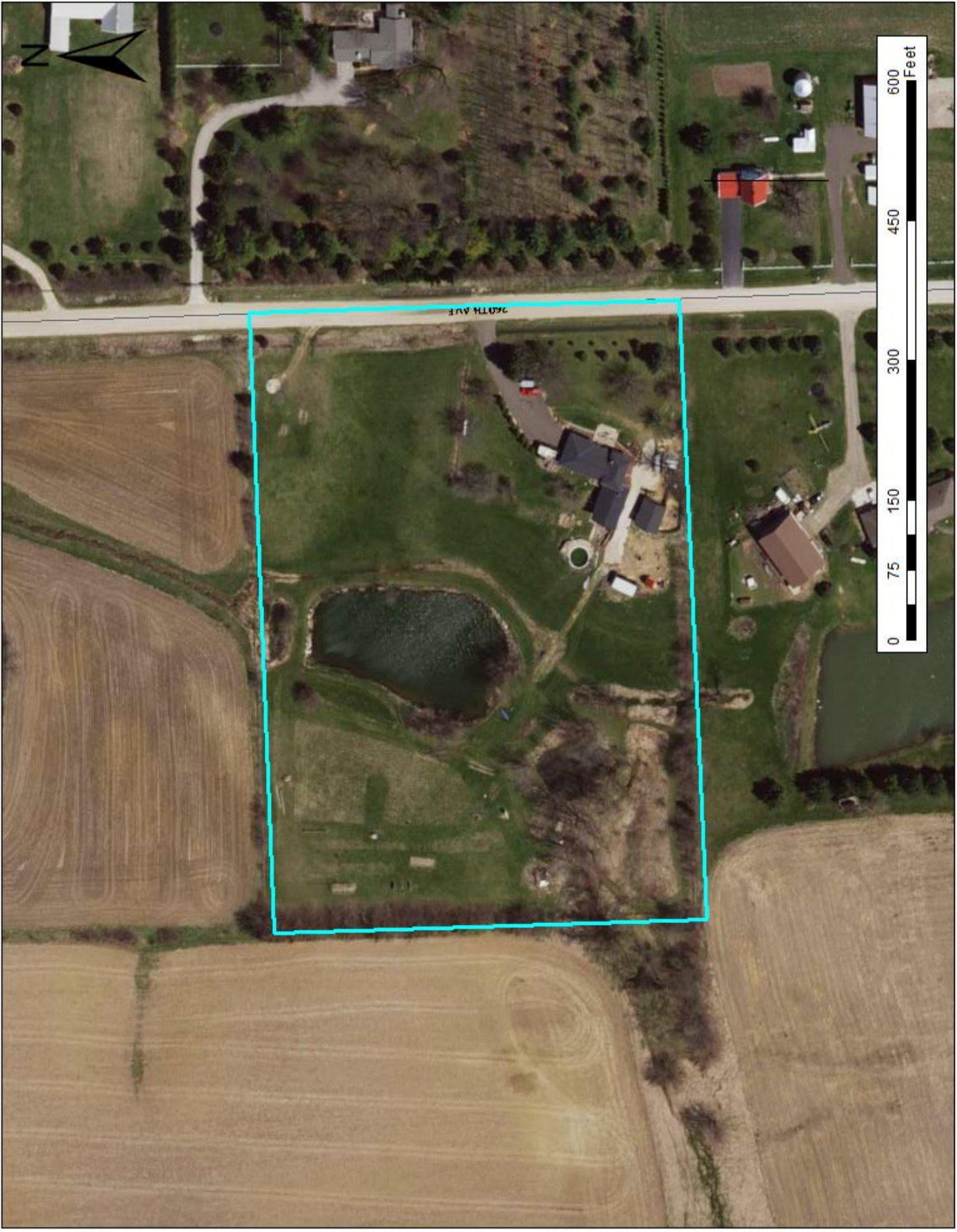
DRAWN: JUB
 APPROVED: GDG
 ISSUED FOR: REVIEW
 DATE: 8/9/18
 PROJECT NO: 318303-0
 FIELD BOOK: 899
 CLIENT NO:

FINAL PLAT

B1.01







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 May 30, 2019 in which it approved the Final Plat of **Sonya's 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 30th day of May, 2019, considered the final plat of **Sonya's Addition**. Said plat is a subdivision replat of Lot 2 of Cecil Fletcher's Thousand Hills Addition in Section 17, 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 **Sonya's Addition**.

Section 2. The Final Plat is approved with the condition as recommended by the Planning Commission that no further subdivision of the property be permitted.

Section 3. 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 4. This Resolution shall take effect immediately.

Signed this 30th day of May, 2019

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
May 30, 2019
APPROVING THE FINAL PLAT OF SONYA'S 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 30th day of May, 2019, considered the final plat of **Sonya's Addition**. Said plat is a subdivision re-plat of Lot 2 of Cecil Fletcher's Thousand Hills Addition in Section 17, 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 Final Plat is approved with the condition as recommended by the Planning Commission that no further subdivision of the property be permitted.

Section 3. 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 4. This Resolution shall take effect immediately.