

PLANNING & DEVELOPMENT

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



Item #5
6/11/19

Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: June 3, 2019

Re: Approval of a Preliminary Plat of a Major Subdivision known as Stoney Creek North Third Addition located on Parcels #850623008 & #850639002, totaling 16.42 acres, more or less, legally described as part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 6 AND part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6 in Pleasant Valley Township

The Planning Commission unanimously recommended approval of the Preliminary Plat with eight conditions in accordance with staff's recommendation. The Board reviewed the issues related to access to the lots, stormwater drainage and erosion control. The Preliminary Plat did not show any common open space since it is not required for subdivisions of this size and number of lots. The Commission concurred with staff's recommendation that a pedestrian bike path be required along the north boundary of the property adjacent to the county road easement.

The developer, Tim Dolan, was the only person in attendance at the meeting. He stated that he agreed with the review of the staff except for the recommendation by the Scott County Engineer that the Stoney Creek North Third Addition's roads not be accepted onto the County Secondary Road System. Road maintenance would therefore have to be provided by a homeowners association at an additional cost. Dolan noted that his developments have created over \$1.5 million in tax revenue for Scott County, citing this as the reason why the proposed subdivision's roads should be maintained by the County.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the Preliminary Plat of Stoney Creek North Third Addition with the following conditions:

1. An improved pedestrian bike path along the northern boundary of the subdivision adjacent to the County Road easement be provided;
2. An erosion and sediment control plan be in accordance with the requirements of the Natural Resources Conservation Service and the County Engineer be submitted in conjunction with the road construction plans;
3. The proposed wastewater treatment facilities meet Health Department requirements;
4. Iowa American Water system service be extended to serve this subdivision;
5. The City of Bettendorf review and approve the Preliminary and Final Plat;
6. The County Engineer review and approve all street construction plans prior to construction
7. The covenants include provision for private road maintenance ;
8. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval; and
9. That a sanitary sewer extension easement in the Spencer Creek watershed be provided.



PLANNING & ZONING COMMISSION
STAFF REPORT
May 3, 2019



Applicant: Tim Dolan DBA R & MS Land Co., L.C.

Request: Preliminary Plat of Stoney Creek West Addition Subdivision, a 14 lot residential subdivision.

Legal Description: Part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 6 AND part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6 all in Pleasant Valley Township

General Location: South of 195th Street (Forest Grove Road) and West of Stoney Creek North II Subdivision.

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:** Single Family Residential (R-1)

GENERAL COMMENTS: This request is for approval of a Preliminary Plat for a 14 lot residential subdivision on a 39 acre parcel zoned Single-Family Residential (R-1). The property has frontage and access to Forest Grove Road. The Preliminary Plat shows a loop street with two entrances to Forest Grove Road. The proposed street configuration has five (5) lots inside the loop and the remaining nine (9) lots on the exterior of the loop. Approximately half of the lots shown are one acre in size and the remainder are slightly larger, with the largest 2.5 to 3 acres in size. The property is adjacent to Stoney Creek North II to the east, Carriage Meadows Heights to the west, and Spencer Creek Estates to the south. The original Stoney Creek Subdivision, with 29 residential lots, is located south and east of this property.

The Preliminary Plat does show one 0.33 acre outlot which is a fifty (50') feet wide strip of land for future road extension to provide access to the portion of the property on the other side of Spencer Creek that would only be accessible by a bridge over the creek..

STAFF REVIEW: Staff has reviewed this request for compliance with the requirements of the Subdivision Regulations and the Zoning Ordinance. All of the proposed lots exceed the minimum lot size required by Health Department Regulations and the R-1 zoning district requirements. The plat does not make any provision for access through this property to the adjacent undeveloped land to the west. However the proposed 14 lots do not exceed the maximum number of thirty (30) lots that can be served by a single access.



PLANNING & ZONING COMMISSION
STAFF REPORT
May 3, 2019



Street and intersection layout

Both Stoney Creek North and Stoney Creek North II had loop streets with a single intersection to Forest Grove Road. As stated above, the current configuration would have two intersections with Forest Grove Road. All lots will only have access to the interior loop road. The lots that are also adjacent to Forest Grove Road will not be permitted to have direct access on to this County Road.

The County Engineer is not recommending that these subdivision roads be accepted onto the County Secondary Road system. Road maintenance will therefore have to be provided by a homeowners association.

Wastewater disposal systems

Subdivisions containing less than forty (40) lots may install individual on-site systems that meet County Health Department regulations. The applicant is proposing that each lot will be served by a private on-site sand filter wastewater treatment system unless a septic system is approved by the County Health Department. The Health Department has not, as of yet, submitted any comments on this proposed Preliminary Plat. The Health Department had expressed concern with individual systems during the review of the previous two Stoney Creek Subdivisions. Those concerns related to the steep slopes and poor soil conditions on the property.

Stormwater management

The Subdivision regulations require all internal street to be adequately drained and that detention facilities adequate to capture the runoff from a one hundred (100) year rain event at post-developed flows shall be place in the subdivision. The release rate from that detention area shall not exceed the volume produced by a five (5) year event calculated at pre-developed flows. The stormwater drainage plan and the design of detention facilities are normally completed after Preliminary Plat approval and reviewed and approved prior to Final Plat approval.

Water

The applicant proposes to serve the lots with water from the Iowa American water system which is currently located along Forest Grove Road. This will also allow the subdivision to be served with fire hydrants.

Easements along Streams

Spencer Creek runs along the south boundary of this property. The limits of the designated 100-year floodplain will need to be shown on the Final Plat. A condition of the previous approval of other plats in this area has been the dedication of a sewer main easement along Spencer Creek to provide for the future extension of central sewer system to serve this area. Staff would recommend that such an easement be retained as a condition of this plat approval.



PLANNING & ZONING COMMISSION
STAFF REPORT
May 3, 2019



Erosion and sediment control plan

The subdivision regulations require the submission of an erosion and sediment control plan prior to Preliminary Plat approval. No plan has, as of yet, been submitted but would be required in conjunction with the road construction plans. Those plans shall include information regarding the soil types, the specifications for temporary and permanent erosion and sedimentation control and the proposed timing schedule and development sequence.

Protection of natural vegetation cover

The subdivision regulations allow no more than fifteen percent (15%) of the naturally occurring tree cover to be removed as a result of roadway construction and building site preparation. If the removal of more than 15% is deemed necessary then the removal shall be mitigated by replacing one native tree of similar specie for every three trees removed. The area being developed for roads and house sites within this subdivision has been tilled for row crops for many years so therefore this provision of the subdivision regulations does not apply.

Open space requirements

All residential subdivisions with fifteen lots or greater must provide a minimum area of 10,000 square feet of open space plus 2,000 square feet for every lot over fifteen. With fourteen (14) lots this subdivision is not required to meet the open space requirement. This Preliminary Plat does not show any common open space and is not required to with only 14 lots. However since it includes an area on the south side of the creek that eventually may be developed, Staff recommends that the applicant construct a bike and pedestrian path within a 15 foot wide easement along the north boundary of the subdivision, adjacent to the County road easement extending along the north boundary of the three Stoney Creek subdivisions. This would allow pedestrian access between the three subdivisions without residents having to go out onto the County road. The developer previously has constructed a pedestrian bridge over Spencer Creek for access between the two subdivisions, Stoney Creek and Stoney Creek North.

City of Bettendorf Review

This property lies within the platting jurisdiction of the City of Bettendorf. Staff has not, as of yet, received any comments from the City.

Staff has notified the adjacent property owners within five hundred feet (500') of this property of this Preliminary Plat request. Staff has not, as of yet, received any calls or comments on this request.



PLANNING & ZONING COMMISSION
STAFF REPORT
May 3, 2019



RECOMMENDATION: Staff recommends that the Preliminary Plat for Stoney Creek West Subdivision be approved with the following conditions:

1. An improved pedestrian bike path along the northern boundary of the subdivision adjacent to the County Road easement be provided;
2. An erosion and sediment control plan be in accordance with the requirements of the Natural Resources Conservation Service and the County Engineer be submitted in conjunction with the road construction plans;
3. The proposed wastewater treatment facilities meet Health Department requirements;
4. Iowa American Water system service be extended to serve this subdivision;
5. The City of Bettendorf review and approve the Preliminary and Final Plat;
6. The County Engineer review and approve all street construction plans prior to construction
7. The covenants include provision for private road maintenance ; and
8. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.

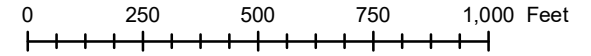
Submitted by:
Timothy Huey, Director
May 3, 2019



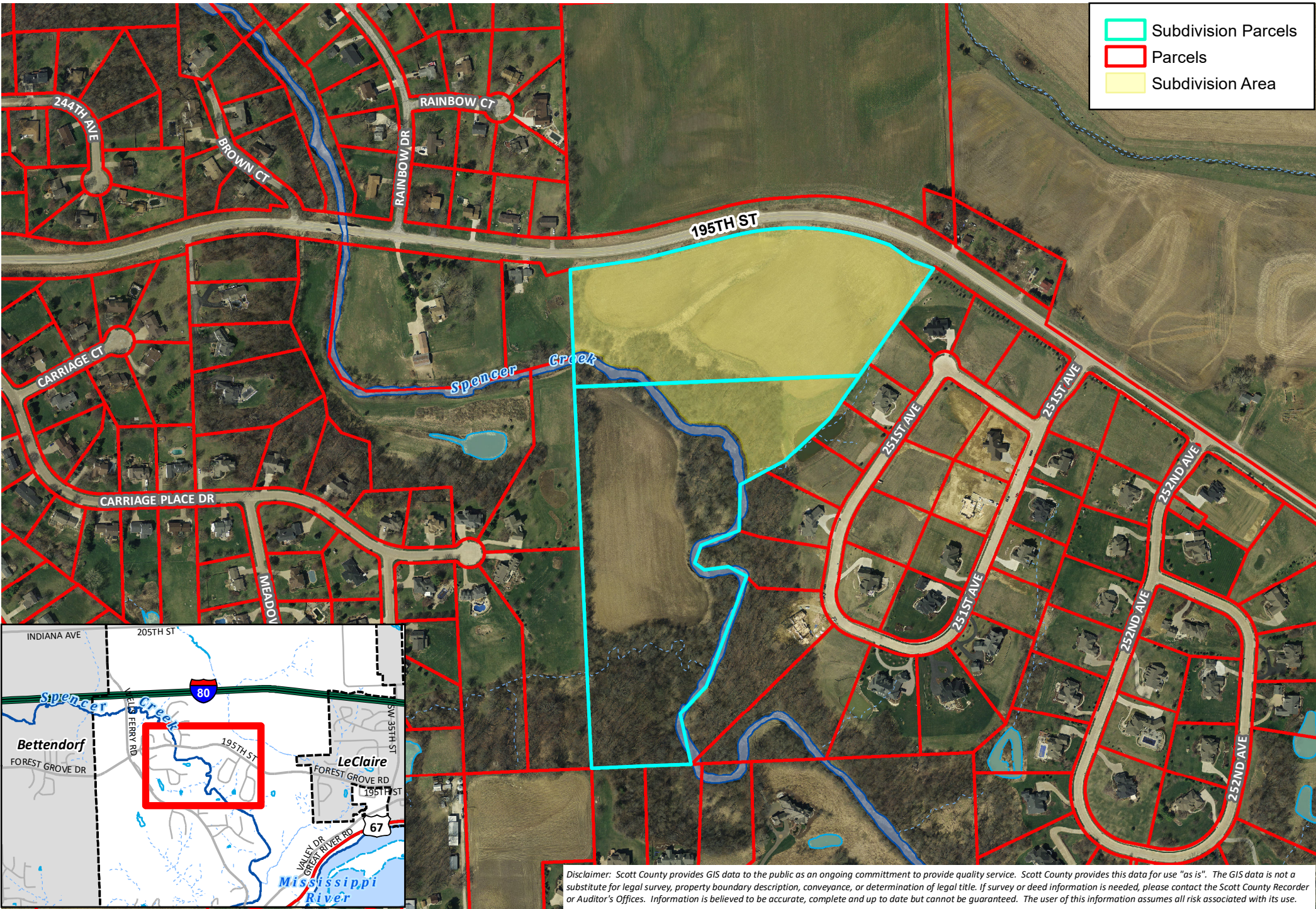
Location - Stoney Creek West Addition Preliminary Plat

Scott County, Iowa

1 inch = 417 feet



- Subdivision Parcels
- Parcels
- Subdivision Area



Disclaimer: Scott County provides GIS data to the public as an ongoing commitment to provide quality service. Scott County provides this data for use "as is". The GIS data is not a substitute for legal survey, property boundary description, conveyance, or determination of legal title. If survey or deed information is needed, please contact the Scott County Recorder or Auditor's Offices. Information is believed to be accurate, complete and up to date but cannot be guaranteed. The user of this information assumes all risk associated with its use.

PRELIMINARY PLAT OF
STONEY CREEK WEST ADDITION
TO SCOTT COUNTY, IOWA

BEING PART OF THE EAST HALF OF SECTION 6
TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5th P.M.

CENTERLINE CURVE DATA

CURVE NO. 1	CURVE NO. 2
R=224.00'	R=224.00'
Δ=48°	Δ=90°

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	1432.50'	13°-08'-40"	328.62'	327.90'	N.83°-38'-00"E.	165.03'
2	955.00'	45°-16'-05"	754.52'	735.05'	N.80°-18'-20"W.	398.19'

GENERAL NOTES

ALL IMPROVEMENTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST SCOTT COUNTY STANDARD SPECIFICATIONS AND DETAIL DRAWINGS.

ALL INTERIOR LOT DIMENSIONS ARE APPROXIMATE.

TOPOGRAPHY WAS DONE BY OTHERS.

SUBDIVISION CONTAINS 16.42 ACRES, MORE OR LESS.

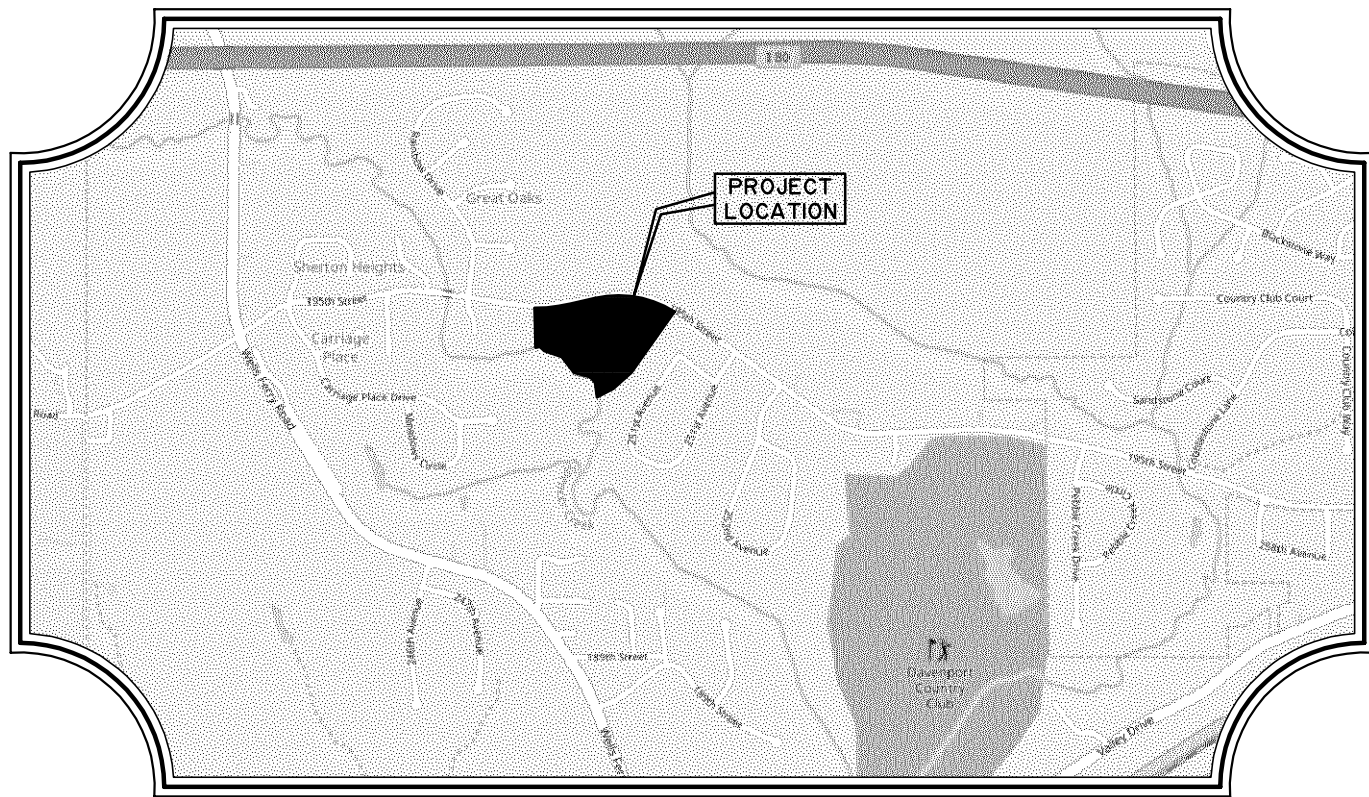
ALL LOT FRONTAGES ON 195th STREET SHALL HAVE A 15 FOOT WATERMAIN & UTILITY EASEMENT. THE NORTH SIDE OF PROPOSED STREET SHALL HAVE A 15 FOOT UTILITY EASEMENT AND THE SOUTH SIDE OF PROPOSED STREET SHALL HAVE A 15 FOOT WATERMAIN & UTILITY EASEMENT.

EXISTING ZONING IS R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT).

SEWAGE TREATMENT WILL BE PROVIDED BY A PRIVATE WASTE DISPOSAL SYSTEM ON EACH LOT CONSISTING OF A SAND FILTER UNLESS AN ABSORPTION SYSTEM IS APPROVED BY THE SCOTT COUNTY HEALTH DEPARTMENT.

ALL WATERMAIN SHALL BE 8 INCH DIAMETER DUCTILE IRON PIPE PROVIDED BY IOWA AMERICAN WATER COMPANY.

ALL STORM WATER DETENTION SHALL BE DESIGNED AT THE TIME OF FINAL PLATTING OR ORDERED BY THE COUNTY.



LOCATION MAP

(PRELIMINARY PLAT: NOT TO BE RECORDED)

OWNER - DEVELOPER

R & MS LAND CO., L.C.

P.O. BOX 148

BETTENDORF, IOWA 52722

ATTN: TIM DOLAN

LEGAL DESCRIPTION

Part of the East Half of Section 6, Township 78 North, Range 5 East of the 5th P.M., Scott County, Iowa, being more particularly described as follows:

Commencing at the northerly most corner of Stoney Creek North Second Addition to Scott County, Iowa, said point being the POINT OF BEGINNING of the tract of land hereinafter described:

thence South 35°-16'-40" West 683.77 feet along the westerly line of said Stoney Creek North Second Addition;

thence South 48°-13'-40" West 218.78 feet along the westerly line of said Stoney Creek North Second Addition;

thence South 62°-36'-50" West 172.21 feet along the westerly line of said Stoney Creek North Second Addition;

thence North 07°-10'-10" West 133.79 feet;

thence North 39°-27'-15" West 66.49 feet;

thence North 75°-00'-30" West 155.81 feet;

thence North 37°-35'-25" West 180.02 feet;

thence North 71°-26'-20" West 170.86 feet;

thence North 44°-19'-15" West 53.45 feet;

thence South 80°-54'-20" West 43.23 feet to a point on the East Line of the West Half of the East Half of said Section 6;

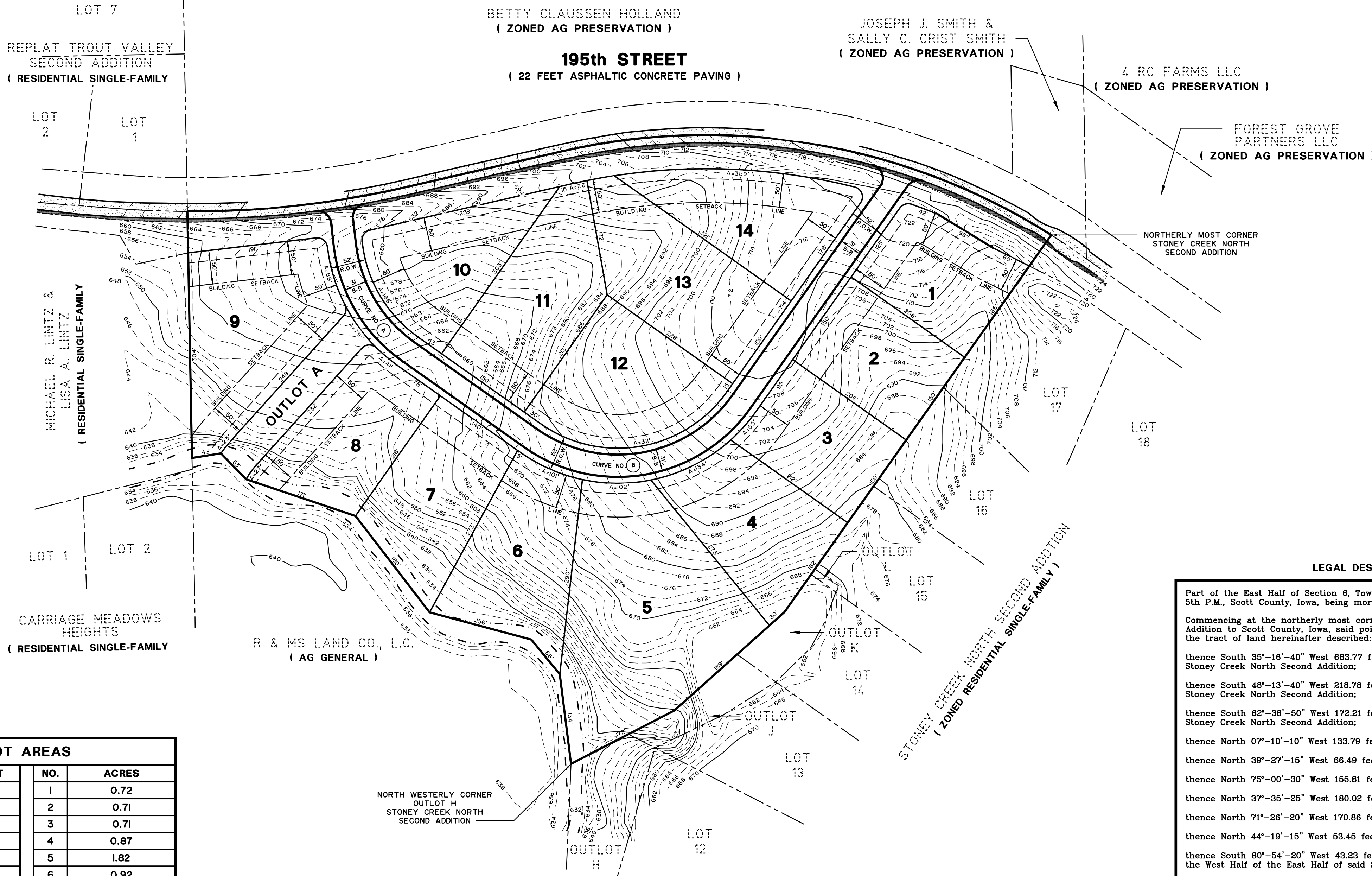
thence North 01°-04'-10" West 365.18 feet along the East Line of the West Half of the East Half of said Section 6 to the centerline of 195th Street (Forest Grove Road) as now established in Scott County, Iowa;

thence northeasterly 328.62 feet along the centerline of said 195th Street being a curve concave northerly having a radius of 1432.50 feet and a chord bearing and dimension of North 83°-38'-00" East 327.90 feet;

thence North 77°-03'-40" East 234.65 feet along the centerline of said 195th Street;

thence southeasterly 754.52 feet along the centerline of said 195th Street being a curve concave southerly having a radius of 955.00 feet and a chord bearing and dimension of South 80°-18'-20" East 735.05 feet to the point of beginning.

Containing 16.42 acres, more or less.



LOT AREAS			
NO.	SQUARE FEET	NO.	ACRES
1	31,500	1	0.72
2	30,900	2	0.71
3	31,010	3	0.71
4	37,985	4	0.87
5	79,275	5	1.82
6	40,195	6	0.92
7	37,695	7	0.87
8	36,225	8	0.83
9	50,440	9	1.16
10	34,530	10	0.79
11	42,215	11	0.97
12	39,975	12	0.92
13	44,675	13	1.03
14	36,985	14	0.85
-	-	-	-
A	14,540	A	0.33

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

June 13, 2019

APPROVING THE PRELIMINARY PLAT OF STONEY CREEK NORTH 3RD 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 13th day of June, 2019 considered the Preliminary Plat of Stoney Creek North Third Addition, a fourteen (14) lot residential subdivision, in part of the SE¹/₄NE¹/₄ and part of the NE¹/₄SE¹/₄ of Section 6, 78 North, Range 5 East of the 5th Principal Meridian (Pleasant Valley Township), 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 preliminary plat of said subdivision with the conditions that:

1. An improved pedestrian bike path along the northern boundary of the subdivision adjacent to the County Road easement be provided;
2. An erosion and sediment control plan be in accordance with the requirements of the Natural Resources Conservation Service and the County Engineer be submitted in conjunction with the road construction plans;
3. The proposed wastewater treatment facilities meet Health Department requirements;
4. Iowa American Water system service be extended to serve this subdivision;
5. The City of Bettendorf review and approve the Preliminary and Final Plat;
6. The County Engineer review and approve all street construction plans prior to construction
7. The covenants include provision for private road maintenance;
8. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval; and
9. That a sanitary sewer extension easement in the Spencer Creek watershed be provided.

Section 2. This resolution shall take effect immediately.