

**PLANNING & DEVELOPMENT**

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



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Timothy Huey  
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: July 13, 2020

**Re: Planning and Zoning Commission recommendation to deny without prejudice the Preliminary Plat of Field's Edge Addition, an eight (8) lot residential Major Subdivision located in part of SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 7, Pleasant Valley Township..**

This Preliminary Plat for Field's Edge Addition was submitted for the May 19th Planning and Zoning Commission meeting. The Commission tabled any action on the application to allow the applicant to either amend the plat or submit a variance to the subdivision regulations to allow consideration of amending the two "flagpole" lots. Those two lots did not meet the minimum lot size and therefore the plat would have to be reconfigured or a variance approved. The applicant submitted such a variance request which was heard at the June 6<sup>th</sup> Commission meeting and the Commission recommended approval of the variance to allow the two flagpole lots to have fifteen (15') feet of street frontage rather than the minimum twenty (20') feet of frontage. The Commission's recommendation to approve the variance was on the basis that the two lots were adjacent to each other and the two lots would share frontage and access that would effectively be thirty (30') feet wide.

The tabled Preliminary Pat was then considered at the Commission's July 7<sup>th</sup> meeting. Due to the previously expressed concerns from neighboring property owners with erosion and sediment runoff from areas on the property that had been graded and filled by the applicant, the Planning Commission recommended the Board deny the Preliminary Plat without prejudice to allow an erosion control plan to be prepared by a professional engineer and for those temporary erosion control measures to be put in place prior to this Preliminary Plat being resubmitted to the Planning Commission.

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission recommends denial without prejudice of the Preliminary Plat of Field's Edge Addition due to the lack of an adequate erosion and sediment control plan and the lack of any erosion and sediment control measures.

**Vote: Recommend denial without prejudice (4-1), Scheibe dissenting.**



PLANNING & ZONING COMMISSION  
STAFF REPORT  
May 19, 2020



- Applicant:** Ryan Dolan, DBA Edgebrooke Homes
- Request:** Preliminary Plat of Field's Edge Addition, an eight (8) lot residential Major Subdivision
- Legal Description:** Part of SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 7 in Pleasant Valley Township.
- General Location:** On the east side of Criswell Street, north of 183<sup>rd</sup> Street
- Existing Zoning:** Single Family Residential (R-1)/ Agricultural General (A-G)
- Surrounding Zoning:**
- North:** Single Family Residential (R-1)/ Agricultural General (A-G)
  - South:** Single Family Residential (R-1)
  - East:** Agricultural General (A-G)
  - West:** *Single Family Residential (R-1) - City of Bettendorf*

**GENERAL COMMENTS:** This is a request for approval of a Preliminary Plat. A sketch plan was originally submitted in June of 2019 for a ten (10) lot major subdivision on this same nine (9) acres. This sketch plan was denied by the Planning & Zoning Commission. A revised sketch plan was reviewed and approved by the Planning & Zoning Commission in August of 2019. The revised sketch plan reduced the number of lots to seven (7) residential lots and two outlots. Outlot A was shown as stormwater detention and Outlot B was shown to be held for future development.

The submitted Preliminary Plat proposes eight (8) lot with development rights and one (1) outlot. The property is currently zoned Single Family Residential (R-1) to a depth of 637 feet from the Criswell Street ROW. The remainder of the property is zoned Ag-General (A-G). Outlot A is zoned Agricultural-General (A-G) and is shown to be used for stormwater detention. The remaining eight (8) lots are zoned Single-Family Residential (R-1). All residential lots meet the minimum lot size of .69 acres but all are under one acre in size. The largest is shown at 0.73 acres. All lots will access an interior private road, shown as 185<sup>th</sup> Street, built to county standards giving access to Criswell Street. The centerline of Criswell is the Bettendorf city limits.

**STAFF REVIEW:** Staff has reviewed this request for compliance with the requirements of the Subdivision Regulations and the Zoning Ordinance. The subdivision regulations define a major plat as any subdivision not classified as a minor plat, including but not limited to subdivisions of five (5) or more lots, or any size plat requiring any new street or extension of public facilities, or the creation of any public improvements.



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## PLANNING & ZONING COMMISSION

### STAFF REPORT

May 19, 2020

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The Planning and Zoning Commission approved a sketch plan for Field's Edge Addition on August 20, 2019 with the following conditions:

1. The rezoning of the remaining eastern portion of the residential development lots to R-1 be approved prior to Preliminary Plat submittal;
2. The private covenants include provisions for the ownership and maintenance of both the proposed outlots;
3. The area for the proposed road be shown as an outlot and be retained for access utility and stormwater drainage purposes
4. The private covenants include provision for road maintenance of the private road; and
5. The County Engineer review and approve all street construction plans, drainage plans, and erosion control plans following preliminary plat approval and prior to construction.

#### **Zoning, lot size and configuration**

The existing single family residential zoning on the west half of this property would allow for the development of one single family residence with access and frontage on Criswell Street in the area zoned R-1. However approval of the proposed subdivision of the property would create eight (8) building sites for single family residences accessed from a private drive extended from Criswell Street. The residential lots range in size from a cumulative size of 0.69 acres to 0.73 acres. The proposed outlot, Outlot A, would be used for stormwater detention and is 2.3 acres in size. The covenants should also provide for the future common ownership and maintenance of this outlot by a homeowner's association.

Due to the configuration of the property the layout still shows two lots on the north portion of the property with "flagpole" access to the private drive as the sketch plan had. Both sketch plan reviews recognized all lots meeting the minimum 30,000 square foot lot size requirement. However, a subdivision regulation, specifically addressing flaglot size requirement was not applied. Scott County Subdivision Ordinance Section 9-17 F.(4) states, "*Flag lots are permitted if the stem is at least twenty (20) feet wide from the street to the buildable portion of the lot. The stem must be located where it is reasonable to construct a private drive from the street to the principal building. The buildable portion must meet the minimum area requirements for that particular zoning district.*" Excluding the stem from the access flagpole, Lot 3 has a buildable portion area of 27,783 square feet and Lot 4 has a buildable portion area of 29,400 square feet. Scott County Zoning Ordinance prescribes a minimum lot size of 30,000 sq. ft. for Single-Family Residential (R-1). Therefore, Lot 3 and Lot 4 do not meet the minimum lot size requirement. Lots 1-2 and 5-8 all meet the minimum lot size requirement.



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## PLANNING & ZONING COMMISSION

### STAFF REPORT

May 19, 2020

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#### **Access and roadway improvements**

As stated above the property, has frontage and access on Criswell Street. The proposed interior road, 185<sup>th</sup> Street, would be extended to the adjacent property to the east which would allow the future extension of that road for access when and if the adjacent land is developed. In the meantime, a temporary hammerhead turn-around has been proposed in the preliminary plat. The County Engineer has some concerns on how long the turnaround will exist in a temporary state.

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.

#### **Stormwater management**

The Subdivision Regulations require the internal street to be adequately drained and that detention facilities, adequate to capture the runoff from a one hundred (100) year rain event, calculated at post-developed flows, must be shown on the subdivision plans. 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 Preliminary Plat proposes a stormwater detention area to be located on Outlot A. This detention facility location differs from the sketch plans and has a significantly increased capacity. The stormwater drainage plan, calculations, and the design of detention facilities are required prior to final plat approval.

#### **Erosion and sediment control plan**

The Subdivision Regulations also require the submission of an erosion and sediment control plan prior to preliminary plat approval. An erosion and sediment plan has been submitted and reviewed by the County Engineer.

#### **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 eight (8) 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.



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## PLANNING & ZONING COMMISSION

### STAFF REPORT

May 19, 2020

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#### **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 design and capacity for each will be determined at the time a house is built on each lot. The Health Department expressed concern with siting septic systems with the average size of lots in the subdivision being only 0.7 acres. The Health Department also expressed concerns that their not be excessive grading of the portion of these lots where septic systems are likely to be installed.

#### **Water service**

Iowa American Water service will be extended to serve this subdivision. This will also allow the subdivision to be served with fire hydrants.

#### **City of Bettendorf review**

This property is adjacent to Bettendorf city limits. Therefore the possibility of annexation has been discussed with city staff. Because it is currently unfeasible to extend sewer to this site and the lots will use septic systems the City of Bettendorf has chosen not to pursue annexation. Staff has not, as of yet, received any comments from the City on the Preliminary Plat. The City will still need to approve the Preliminary and Final Plat.

#### **Notice & Public Comments**

The adjacent property owners within five hundred feet (500') of this property have been notified of this Preliminary Plat submittal. At this time, one comment has been received from the Woodland Homeowners Association. The association experiences flooding along an unnamed creek and the residents are concerned the proposed subdivision could increase the frequency of the flooding.

**RECOMMENDATION:** Staff recommends that the Preliminary Plat of Field's Edge Addition be approved with the following conditions:

1. The buildable portion area of Lot 3 and Lot 4 each meet or exceed 30,000 square feet;
2. The private covenants include provisions for the ownership and maintenance of the proposed outlot;
3. The private covenants include provision for road maintenance of the private road; and
4. The County Engineer review and approve all street construction plans, drainage plans, and erosion control plans following preliminary plat approval and prior to construction.

Submitted by:  
Taylor Beswick,  
May 14, 2020



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PLANNING & ZONING COMMISSION

STAFF REPORT

June 16, 2020

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**Applicant:** Ryan Dolan, DBA Edgebrooke Homes

**Request:** In accordance with Section 9-20. of the Subdivision Ordinance of unincorporated Scott County, the Planning and Zoning Commission will review a request for a variance to Section 9-16.F.(4).

**Ryan Dolan DBA Edgebrooke Homes** is requesting a variance of fifteen (15) feet wide flag lot access stems in lieu of the twenty (20) feet wide prescribed by the Subdivision Ordinance. This variance would be applied to Lot 3 and Lot 4 of the proposed Field's Edge Addition Major Subdivision. The applicant is applying for the variance before proceeding with formal approval of the Preliminary Plat.

**Legal Description:** Part of SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 7 in Pleasant Valley Township.

**General Location:** On the east side of Criswell Street, north of 183<sup>rd</sup> Street

**Existing Zoning:** Single Family Residential (R-1)/ Agricultural General (A-G)

**Surrounding Zoning:**

**North:** Single Family Residential (R-1)/ Agricultural General (A-G)

**South:** Single Family Residential (R-1)

**East:** Agricultural General (A-G)

**West:** *Single Family Residential (R-1) - City of Bettendorf*

**GENERAL COMMENTS:**

This is a request for a variance to Section 9-16.F.(4) of the Subdivision Ordinance. Specifically, **Ryan Dolan DBA Edgebrooke Homes** is requesting a variance of fifteen (15) feet wide flag lot access stems in lieu of the twenty (20) feet wide prescribed by the Subdivision Ordinance. This variance would be applied to Lot 3 and Lot 4 of the proposed Field's Edge Addition Major Subdivision. The applicant is applying for the variance before proceeding with formal approval of the Preliminary Plat.

The submitted Preliminary Plat for Field's Edge Subdivision was initially reviewed by the Planning & Zoning Commission on May 19, 2020. A vote for recommendation was tabled for a future meeting. The proposed plat included two (2) flagpole lots which did not meet minimum lots sizes for Lot 3 and Lot 4 due to a provision in the Subdivision Ordinance [9-17.F.(4)] which states, *“Flag lots are permitted if the stem is at least twenty (20) feet wide from the street to the buildable portion of the lot. The stem must be located where it is reasonable to construct a private drive from the street to the principal building. The buildable portion must meet the minimum area requirements for that particular zoning district.”*



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## PLANNING & ZONING COMMISSION

### STAFF REPORT

June 16, 2020

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A reconfigured plat has been submitted in which ALL lots meet minimum lot sizes, including Lot 3 and Lot 4. The twenty (20) foot flagpole stem for Lot 3 and Lot 4 has been reduced to fifteen (15) feet. The applicant is proposing a shared driveway, bisected by Lot 3 and Lot 4 flagpole stems. The applicant has stated a shared maintenance agreement would be included for each Lot 3 and Lot 4.

**STAFF REVIEW:** Staff has reviewed this request for compliance with the requirements of the Subdivision Regulations and the Zoning Ordinance. Section 9-20 of the Subdivision Ordinance permits variations and exceptions of any Subdivision regulations whenever the tract proposed to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in this Chapter would result in substantial hardships or injustices. The Board of Supervisors, upon recommendation of the Planning and Zoning Commission, may modify or vary such requirements to the end that the subdivider is allowed to develop the property in a reasonable manner; provided, however, that all such variations and exceptions granted hereunder shall be in harmony with the intended spirit of this Chapter and granted with the view toward protecting the public interest and welfare.

The proposed variance would not create a burden for adjacent lot owners in the proposed Field's Edge Subdivision. Subdivision regulations state a twenty (20) feet wide flagpole stem be platted for each flagpole lot. The reduction in total width of each stem and the shared driveway would decrease the amount of pavement required in the subdivision.

#### **Notice & Public Comments**

The adjacent property owners within five hundred feet (500') of this property have been notified of this Variance request. At this time, no comments have been received.

**RECOMMENDATION:** Staff recommends that the request by Ryan Dolan DBA Edgebrooke Homes for fifteen (15) feet wide flag lot access stems in lieu of the twenty (20) feet wide prescribed by Section 9-16.F.(4) of the Subdivision Ordinance be approved with two conditions:

1. The private covenants include provision for road maintenance of the shared private driveway between owners of lot 3 and lot 4;

Submitted by:  
Taylor Beswick,  
June 12, 2020



**PLANNING & DEVELOPMENT**

600 West Fourth Street

Davenport, Iowa 52801-1106

E-mail: [planning@scottcountyowa.com](mailto:planning@scottcountyowa.com)

Office: (563) 326-8643

Fax: (563) 326-8257



To: Planning & Zoning Commission

From: Taylor Beswick, Planning & Development Specialist

Date: July 1, 2020

**Re: Staff Review and Recommendation for the Preliminary Plat of Field's Edge Addition**

On June 16th the Planning and Zoning Commission approved a variance of fifteen (15) feet wide flag lot access stems in lieu of the twenty (20) feet wide prescribed by the Subdivision Ordinance. This variance will be applied to Lot 3 and Lot 4 of the proposed Field's Edge Addition Major Subdivision. The variance allows all eight (8) lots to meet minimum lot size requirement of 30,000 sq. ft. of buildable area. One condition was added to the approval and this has been reflected in the current recommendation for the Preliminary Plat of Field's Edge Addition Subdivision.

Neighbors in Woodland Subdivision have been experiencing significant soil erosion, assumed to be coming from the Field's Edge Addition grading areas. Ryan Dolan is working to improve the issue and is in contact with the Planning and Development Department, Department of Natural Resources, and the Woodland Homeowners Association. Mr. Dolan identified adjacent tilled land as a potential source of soil erosion.

No additional comments have been received at this time from the other departments, agencies, or the public.

**RECOMMENDATION:** Staff recommends that the Preliminary Plat of Field's Edge Addition be approved with the following conditions:

1. The private covenants include provisions for the ownership and maintenance of the proposed outlet;
2. The private covenants include provision for road maintenance of the private road;
3. The private covenants include provision for road maintenance of the shared private driveway between owners of lot 3 and lot 4; and
4. The County Engineer review and approve all street construction plans, drainage plans, and erosion control plans following preliminary plat approval and prior to construction.

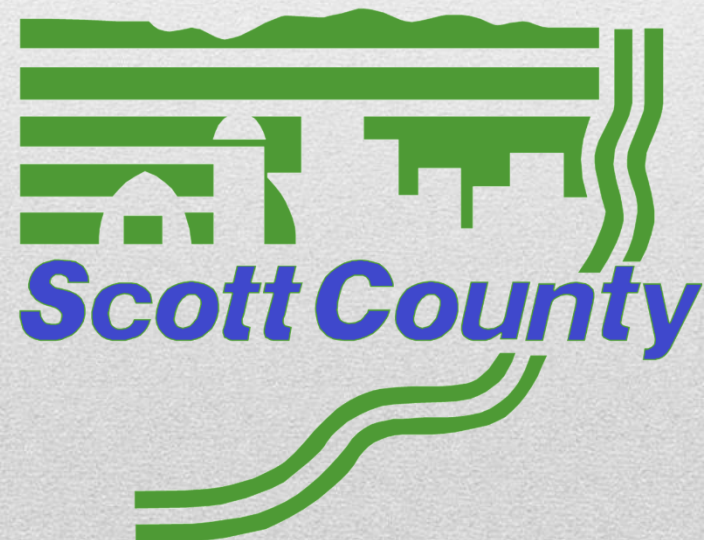
Submitted by:  
Taylor Beswick,  
July 1, 2020



# **Scott County Planning & Zoning Commission**

**May 19, 2020**

**5:00 PM**



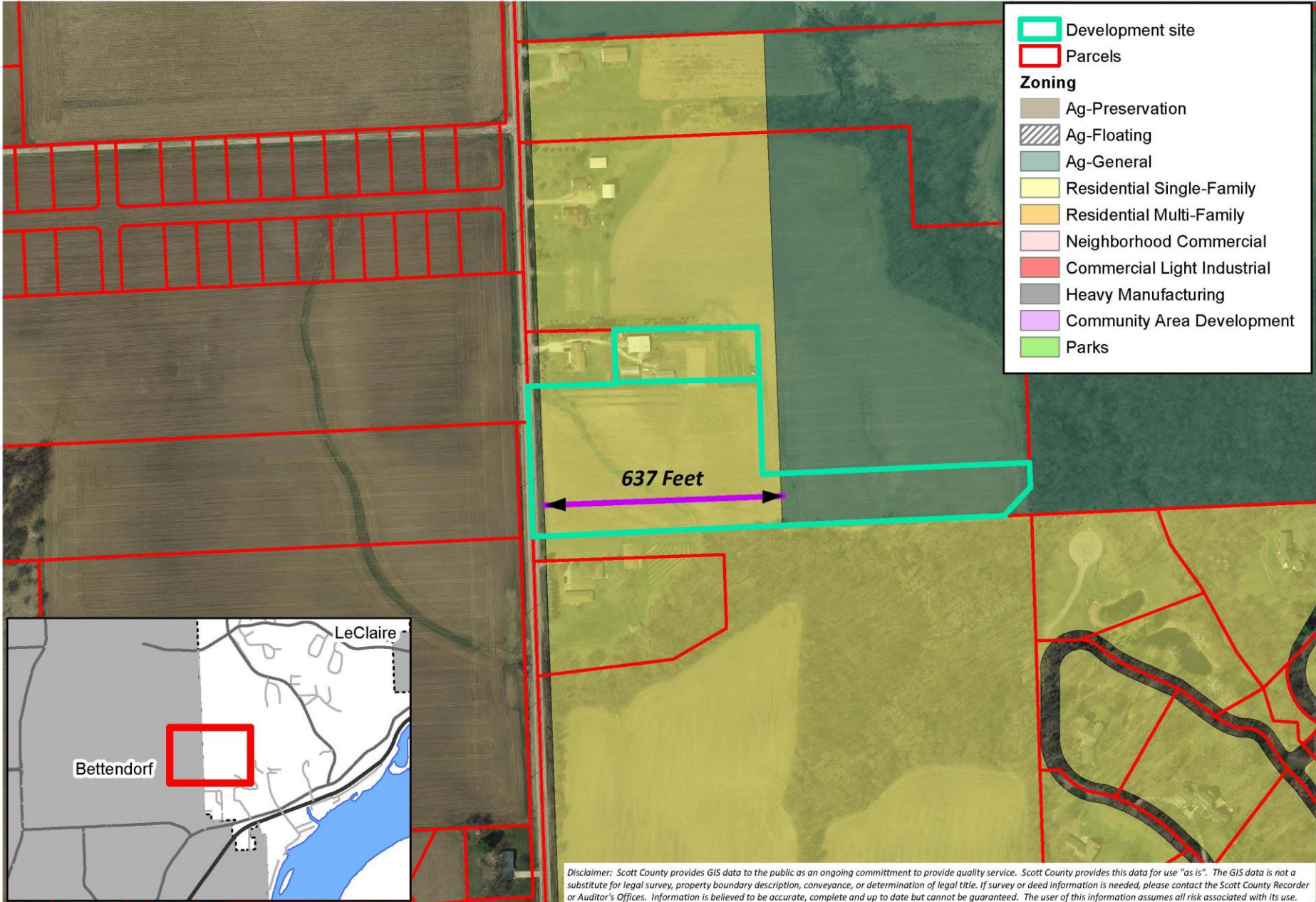
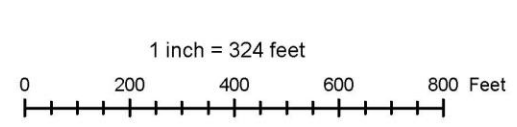
# **Preliminary Plat – Major Subdivision Field’s Edge Addition**

- **Applicant:** Ryan Dolan, DBA Edgebrooke Homes
- **Request:** Preliminary Plat of Field’s Edge Addition (Major Subdivision)
- **Legal Description:** Part of SW<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub> of Section 7 in Pleasant Valley Township
- **General Location:** On the east side of Criswell Street, North of 183<sup>rd</sup> Street
- **Existing Zoning:** Single-Family Residential (R-1)/ Agricultural General (A-G)
- **Surrounding Zoning:**
  - **North:** Single Family Residential (R-1)/ Agricultural General (A-G)
  - **South:** Single Family Residential (R-1)
  - **East:** Agricultural General (A-G)
  - **West:** *Single Family Residential (R-1) -City of Bettendorf*



# Zoning - Field's Edge Addition

## Scott County, Iowa

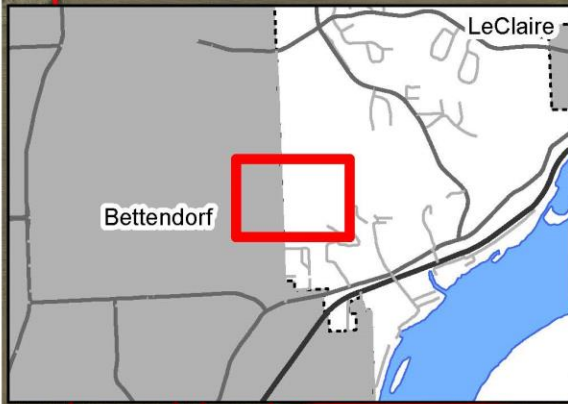


- Development site
- Parcels

**Zoning**

- Ag-Preservation
- Ag-Floating
- Ag-General
- Residential Single-Family
- Residential Multi-Family
- Neighborhood Commercial
- Commercial Light Industrial
- Heavy Manufacturing
- Community Area Development
- Parks

637 Feet



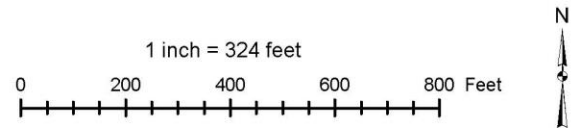
Disclaimer: Scott County provides GIS data to the public as an ongoing commitment to provide quality service. Scott County provides this data for use "as is". The GIS data is not a substitute for legal survey, property boundary description, conveyance, or determination of legal title. If survey or deed 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.



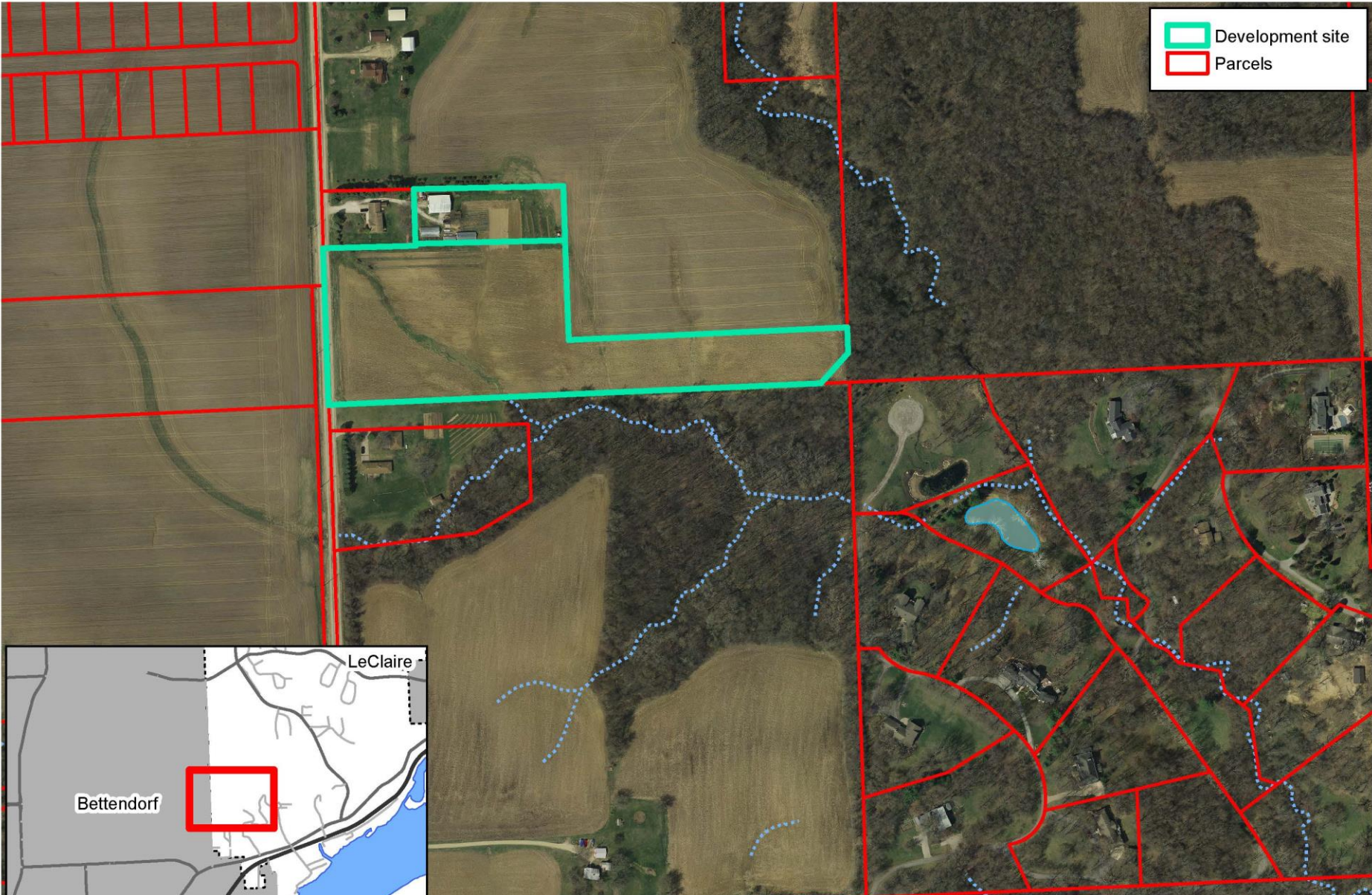


# Location - Field's Edge Addition

Scott County, Iowa



Development site  
Parcels



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SCALE 1" = 40'  
 (APRIL 22, 2020)  
 REVISED APRIL 28, 2020

OWNER - DEVELOPER  
**EDGEBROOKE HOMES LLC**  
 P.O. BOX 944  
 BETTENDORF, IOWA 52722  
 PHONE NO: ( 563 ) 449 - 2061  
 ATTN: RYAN DOLAN

LEANN WINGER  
 SHERRY SCOTT  
 ( ZONED R-1 COUNTY )

**LEGAL DESCRIPTION**

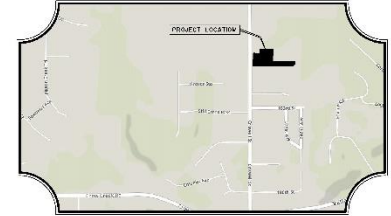
Part of the Northwest Quarter of Section 7, Township 78 North, Range 5 East of the 5th P.M., Scott County, Iowa, being more particularly described as follows:  
 Commencing at the southeast corner of the Northwest Quarter of said Section 7, and going along the (104.00') dimensions of the tract of Jack Amersbach, described:  
 thence North 02°-01'-00" East 403.00 feet along the west line of the Northwest Quarter of said Section 7;  
 thence North 80°-00'-10" East 279.95 feet;  
 thence North 04°-00'-00" West 147.00 feet;  
 thence North 80°-00'-10" East 384.00 feet;  
 thence South 00°-04'-43" East 410.00 feet;  
 thence North 07°-20'-48" East 763.50 feet;  
 thence South 07°-58'-25" East 61.22 feet;  
 thence South 42°-42'-43" East 104.15 feet to a point on the south line of the Northwest Quarter of said Section 7;  
 thence South 87°-38'-25" East 1252.24 feet along the south line of the Northwest Quarter of said Section 7 to the point of beginning.  
 Containing 0.17 acres, more or less.

**PRELIMINARY PLAT OF  
 FIELDS EDGE ADDITION  
 SCOTT COUNTY, IOWA**

**BEING PART OF THE NORTHWEST QUARTER OF SECTION 7  
 TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5th P.M.**

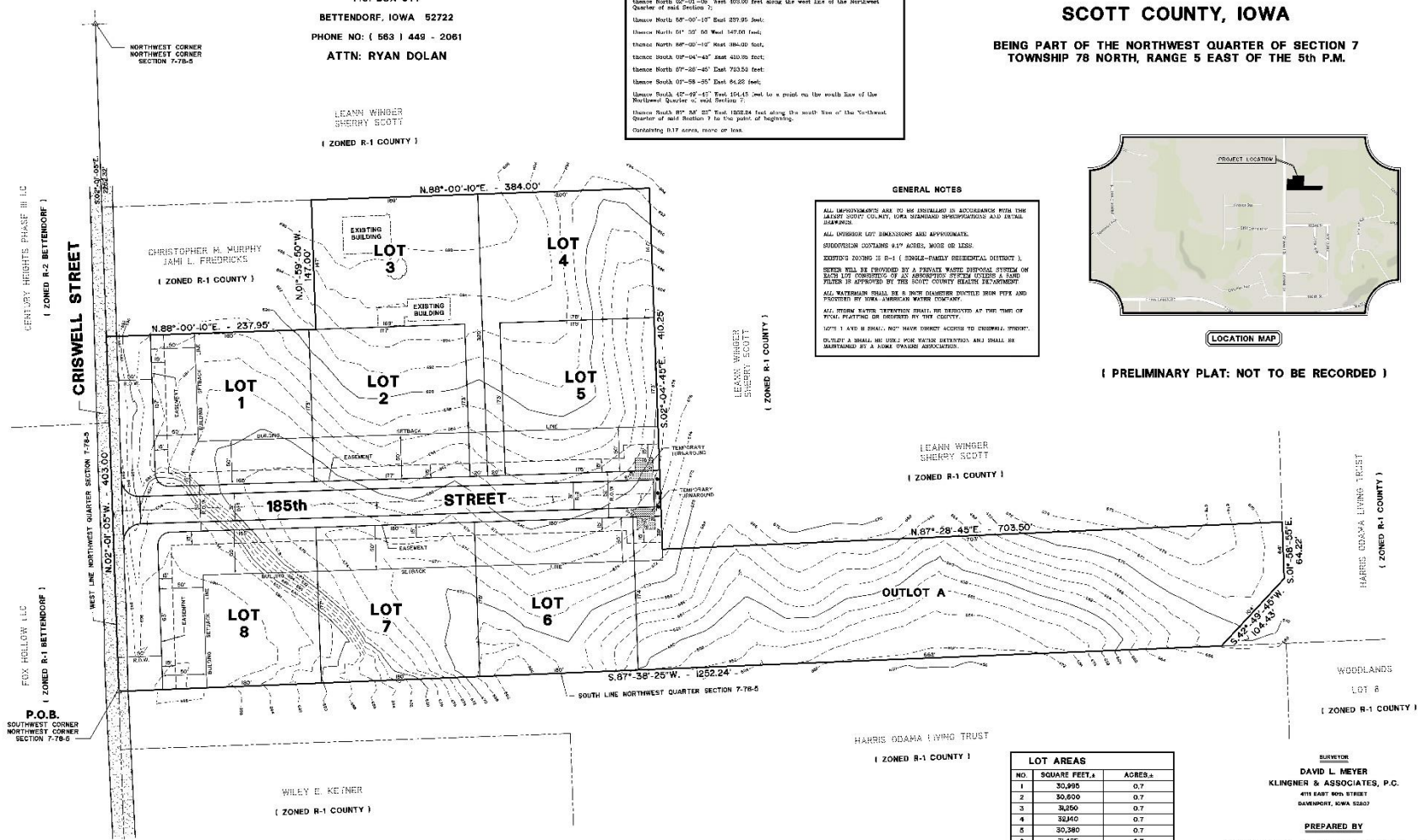
**GENERAL NOTES**

ALL IMPROVEMENTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST SCOTT COUNTY, IOWA STANDARD SPECIFICATIONS AND DETAIL DRAWINGS.  
 ALL DIMENSION LOT DIMENSIONS AND APPROXIMATE.  
 SUBDIVISION CONTAINS 0.17 ACRES, MORE OR LESS.  
 SCOTT'S ZONING IS R-1 ( SINGLE-FAMILY RESIDENTIAL DISTRICT ).  
 SEWER WILL BE PROVIDED BY A PRIVATE WASTE DISPOSAL SYSTEM ON EACH LOT CONSISTING OF AN ABSORPTION SYSTEM COVERED A SAND FILTER IS APPROVED BY THE SCOTT COUNTY HEALTH DEPARTMENT.  
 ALL WATERMAIN SHALL BE A 6" NEW QUARTER SCHEDULE 3000 PIPE AND INSTALLED BY IOWA AMERICAN WATER COMPANY.  
 ALL FRESH WATER TREATMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING OR ORDERED BY THE COUNTY.  
 LOTS 1 AND 8 SHALL NOT HAVE STREET ACCESS TO CRISWELL STREET.  
 OUTLET A SHALL BE USED FOR WATER DRAINAGE AND SHALL BE MAINTAINED BY A HOME OWNERS ASSOCIATION.



LOCATION MAP

( PRELIMINARY PLAT; NOT TO BE RECORDED )



**LOT AREAS**

NO.	SQUARE FEET <sub>s</sub>	ACRES <sub>s</sub>
1	30,995	0.7
2	30,600	0.7
3	31,250	0.7
4	32,840	0.7
5	30,380	0.7
6	31,425	0.7
7	31,700	0.7
8	31,930	0.7
-	-	-
A	99,170	2.3

SURVEYOR  
**DAVID L. MEYER**  
 KLINGNER & ASSOCIATES, P.C.  
 4111 EAST 60th STREET  
 DAVENPORT, IOWA 52807

PREPARED BY  
**KLINGNER & ASSOCIATES, P.C.**

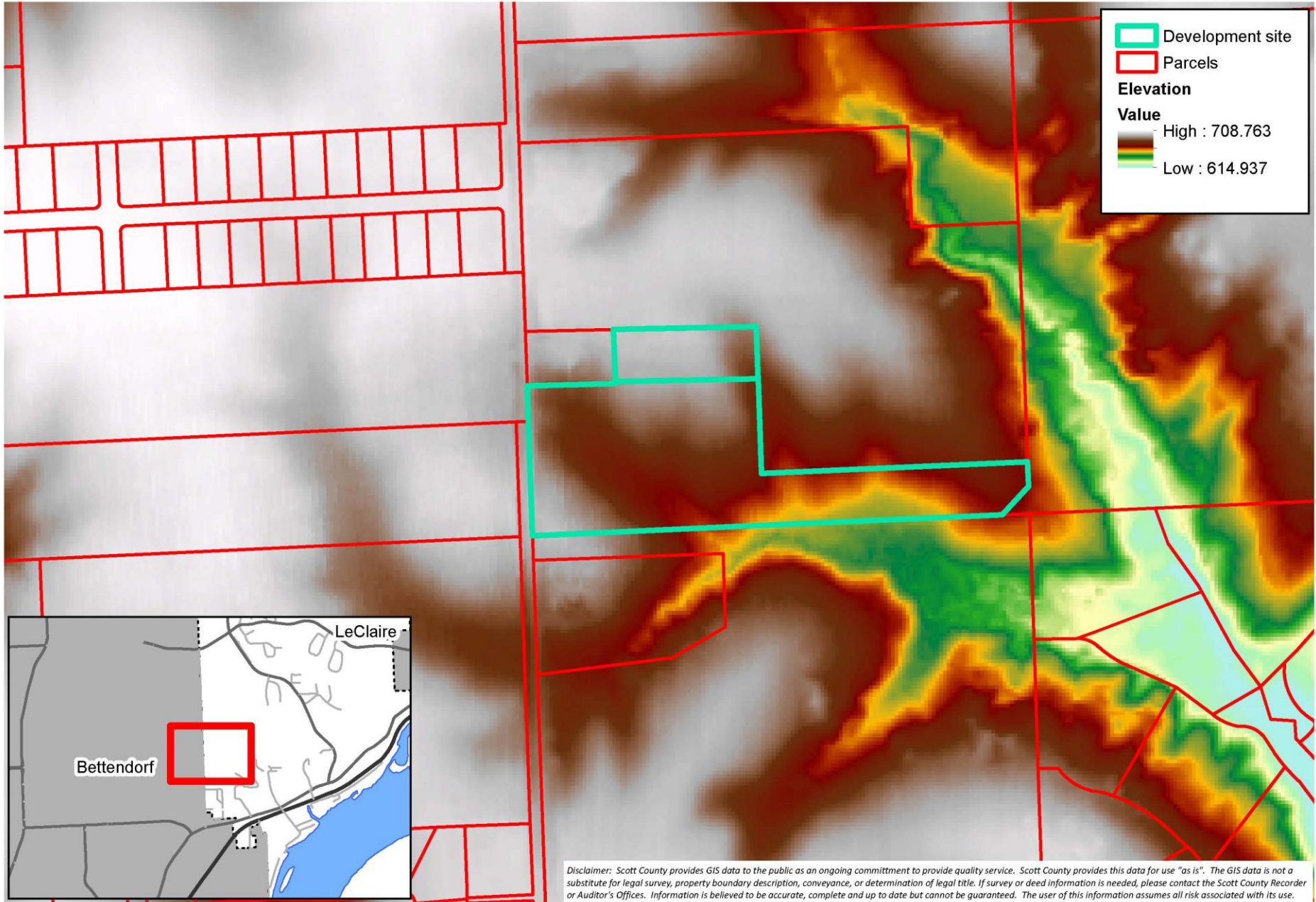
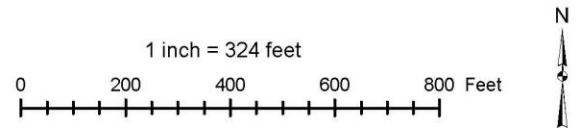
4111 EAST 60th STREET  
 DAVENPORT, IOWA 52807  
 PHONE NUMBER: ( 563 ) 355 - 1348

VM-7256



# Digital Elevation Map - Field's Edge Addition

Scott County, Iowa



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.



## Staff Review

- This request is for approval of a Preliminary Plat that was originally submitted in June 2019 as a sketch plan for a ten (10) lot major subdivision on the same nine (9) acres. A revised sketch plan was submitted in August of 2019, which reduced the number of lots to seven (7) residential lots and approved by the Planning & Zoning Commission. The sketch plan also showed two (2) outlots, one to be used for stormwater detention and the other is undetermined.
  - The currently proposed Preliminary Plat shows eight (8) residential lots and one (1) outlot. The outlot is to be used for stormwater detention.
  - All lots will access an interior private road built to county standards (185<sup>th</sup> Street) giving access to Criswell Street. The centerline of Criswell is the Bettendorf city limits.
  - The property is currently zoned Single Family Residential (R-1) to a depth of 637 feet, the remainder of the property is zoned Ag-General (A-G).
-



# Site Photo 1 / 4 : Field's Edge Lot from Criswell St





# Site Photo 2 / 4 : Looking North on Criswell St





# Site Photo 3 / 4 : Looking South on Criswell St





# Site Photo 4 / 4 : Looking West across Criswell St



- **The Planning and Zoning Commission approved a sketch plan for Field's Edge Addition on August 20, 2019 with the following conditions:**
    - **1. The rezoning of the remaining eastern portion of the residential development lots to R-1 be approved prior to Preliminary Plat submittal;**
    - **2. The private covenants include provisions for the ownership and maintenance of both the proposed outlots;**
    - **3. The area for the proposed road be shown as an outlot and be retained for access utility and stormwater drainage purposes**
    - **4. The private covenants include provision for road maintenance of the private road; and**
    - **5. The County Engineer review and approve all street construction plans, drainage plans, and erosion control plans following preliminary plat approval and prior to construction.**
-



- ***Zoning, lot size and configuration***
  - The Preliminary Plat proposes the simultaneous creation of eight (8) residential lots and one (1) outlot, to be used for stormwater detention.
  - The residential lots range in size from a cumulative size of 0.69 acres to 0.73 acres.
  - Scott County Subdivision Ordinance Section 9-17 F.(4) states, *“Flag lots are permitted if the stem is at least twenty (20) feet wide from the street to the buildable portion of the lot. The stem must be located where it is reasonable to construct a private drive from the street to the principal building. The buildable portion must meet the minimum area requirements for that particular zoning district.”* Lot 3 and Lot 4 are both proposed flagpole lots and do not meet the minimum lot size requirement when excluding the area of the stem of the flagpole. Without the “stem”, Lot 3 has a building area of 27,783 sq. ft. and Lot 4 has 29,400 sq. ft.
  - Lots 1-2 and 5-8 all meet the minimum lot size requirement.

- ***Zoning, lot size and configuration (continued)***
  - **The proposed outlot, Outlot A, would be used for stormwater detention and is 2.3 acres in size. The covenants should also provide for the future common ownership and maintenance of this outlot by a homeowner's association.**
- ***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 eight (8) 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.**



- ***Access and roadway improvements***
    - **As stated above the property, has frontage and access on Criswell Street. The proposed interior road, 185th Street, would be extended to the adjacent property to the east which would allow the future extension of that road for access when and if the adjacent land is developed. In the meantime, a temporary hammerhead turn-around has been proposed in the preliminary plat. The County Engineer has some concerns on how long the turnaround will exist in a temporary state and the size of the turnaround.**
    - **The proposed road has a grade of 6%, which is steep but does meet SUDAS standards.**
    - **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.**
-

- ***Stormwater management***
  - **The Subdivision Regulations require the internal street to be adequately drained and that detention facilities, adequate to capture the runoff from a one hundred (100) year rain event, calculated at post-developed flows, must be shown on the subdivision plans. 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 Preliminary Plat proposes a stormwater detention area to be located on Outlot A. This detention facility location differs from the sketch plans and has a significantly increased capacity. The stormwater drainage plan, calculations, and the design of detention facilities are required prior to final plat approval.**



- ***Erosion and sediment control plan***
    - **The Subdivision Regulations also require the submission of an erosion and sediment control plan prior to preliminary plat approval. An erosion and sediment plan has been submitted and reviewed by the County Engineer.**
  - ***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.**
-

- ***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 design and capacity for each will be determined at the time a house is built on each lot. The Health Department expressed concern with siting septic systems with the average size of lots in the subdivision being only 0.7 acres. The Health Department also expressed concerns that there not be excessive grading of the portion of these lots where septic systems are likely to be installed.
  - ***Water service***
    - Iowa American Water service will be extended to serve this subdivision. This will also allow the subdivision to be served with fire hydrants.
-



- ***City of Bettendorf Review & Public Comments***
  - **This property is adjacent to Bettendorf city limits. Therefore the possibility of annexation has been discussed with city staff. Because it is currently unfeasible to extend sewer to this site and the lots will use septic systems the City of Bettendorf has chosen not to pursue annexation. Staff has received the staff report from the City on the Preliminary Plat. The City will still need to approve the Preliminary and Final Plat.**
  - **The adjacent property owners within five hundred feet (500') of this property were notified of this sketch plan application. Mike Noyes (18395 Robbins Rd, Pleasant Valley) representing Woodlands Home Owner's Association, submitted a comment regarding stormwater runoff from the proposed development. Residents of the subdivision have experienced increased flooding on the creek located to the north and east of the proposed subdivision. Woodlands HOA would ask that Fields Edge include sufficient stormwater retention. There have been no other comments submitted.**

**Staff recommends that the Preliminary Plat of Field's Edge Addition be approved with the following conditions:**

- 1. The buildable portion area of Lot 3 and Lot 4 each meet or exceed 30,000 square feet;**
- 2. The private covenants include provisions for the ownership and maintenance of the proposed outlot;**
- 3. The private covenants include provision for road maintenance of the private road; and**
- 4. The County Engineer review and approve all street construction plans, drainage plans, and erosion control plans following preliminary plat approval and prior to construction.**

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# **Staff Recommendation**



SCALE: 1" = 50'  
 (APRIL 22, 2020)  
 (REVISED APRIL 29, 2020)

NORTHWEST CORNER  
 NORTHWEST CORNER  
 SECTION 7-78-5

**OWNER - DEVELOPER**  
**EDGEBROOKE HOMES LLC**  
 P.O. BOX 944  
 BETTENDORF, IOWA 52722  
 PHONE NO: ( 563 ) 449 - 2061  
 ATTN: RYAN DOLAN

LEANN WINGER  
 SHERRY SCOTT  
 ( ZONED R-1 COUNTY )

**LEGAL DESCRIPTION**

Part of the Northwest Quarter of Section 7, Township 78 North, Range 5 East of the 5th P.M., Scott County, Iowa, being more particularly described as follows:  
 Commencing at the southwest corner of the Northwest Quarter of said Section 7, said point being the POINT OF BEGINNING of the tract of land hereinafter described.  
 thence North 02°-01'-05" West 403.00 feet along the west line of the Northwest Quarter of said Section 7;  
 thence North 98°-00'-10" East 297.95 feet;  
 thence North 01°-59'-50" West 147.00 feet;  
 thence North 98°-00'-10" East 384.00 feet;  
 thence South 02°-04'-45" East 410.25 feet;  
 thence North 97°-28'-45" East 703.50 feet;  
 thence South 01°-58'-55" East 64.22 feet;  
 thence South 42°-49'-45" West 104.43 feet to a point on the south line of the Northwest Quarter of said Section 7;  
 thence South 97°-28'-45" West 1252.24 feet along the south line of the Northwest Quarter of said Section 7 to the point of beginning.  
 Containing 9.17 acres, more or less.

**PRELIMINARY PLAT OF  
 FIELDS EDGE ADDITION  
 SCOTT COUNTY, IOWA**

BEING PART OF THE NORTHWEST QUARTER OF SECTION 7  
 TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5th P.M.



( PRELIMINARY PLAT: NOT TO BE RECORDED )

LEANN WINGER  
 SHERRY SCOTT  
 ( ZONED R-1 COUNTY )

**GENERAL NOTES**

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

ALL INTERIOR LOT DIMENSIONS ARE APPROXIMATE.

SUBDIVISION CONTAINS 9.17 ACRES, MORE OR LESS.

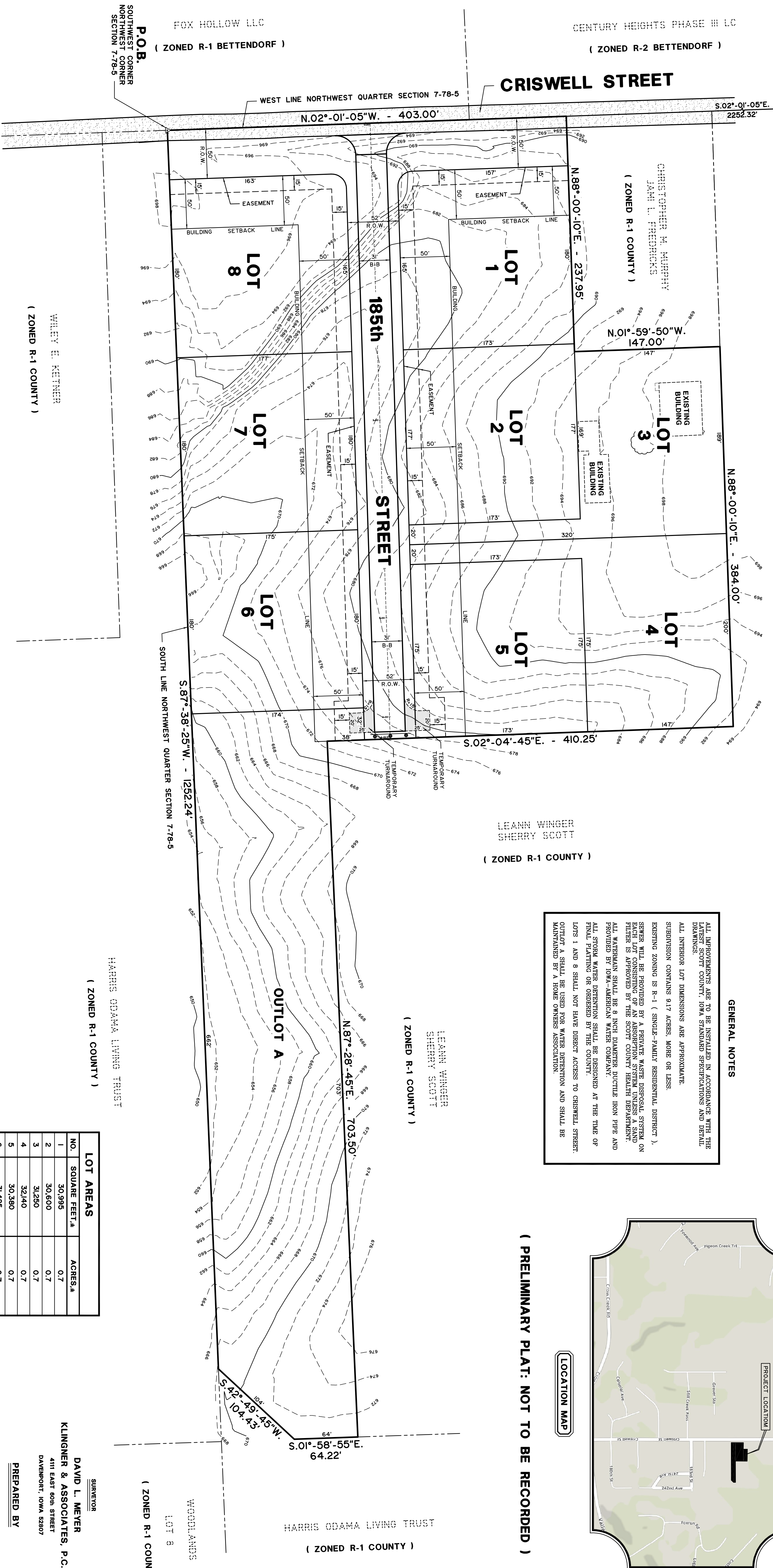
EXISTING ZONING IS R-1 ( SINGLE-FAMILY RESIDENTIAL DISTRICT ).

SEWER WILL BE PROVIDED BY A PRIVATE WASTE DISPOSAL SYSTEM ON LOTS 1 THROUGH 8. SEWER SERVICE SHALL BE PROVIDED BY THE SCOTT COUNTY HEALTH DEPARTMENT.

ALL WATERMAIN SHALL BE 8" NON-DRAINER DUCTILE IRON PIPE AND PROVIDED BY IOWA-AMERICAN WATER COMPANY.

ALL STORM WATER DRAINAGE SHALL BE DESIGNED AT THE TIME OF FINAL PLATING OR OTHERWISE BY THE COUNTY.

LOTS 1 AND 8 SHALL NOT HAVE DIRECT ACCESS TO CRISWELL STREET. OUTLOT A SHALL BE USED FOR WATER DETENTION AND SHALL BE MAINTAINED BY A HOME OWNERS ASSOCIATION.



WHILEY E. KETNER  
 ( ZONED R-1 COUNTY )

HARRIS ODAMA LIVING TRUST  
 ( ZONED R-1 COUNTY )

LEANN WINGER  
 SHERRY SCOTT  
 ( ZONED R-1 COUNTY )

HARRIS ODAMA LIVING TRUST  
 ( ZONED R-1 COUNTY )

LOT AREAS		
NO.	SQUARE FEET, ±	ACRES, ±
1	30,395	0.7
2	30,600	0.7
3	31,250	0.7
4	32,140	0.7
5	30,380	0.7
6	31,425	0.7
7	31,700	0.7
8	31,930	0.7
A	99,170	2.3

**KLINGNER & ASSOCIATES, P.C.**  
 4111 EAST 60th STREET  
 DAVENPORT, IOWA 52807  
 PHONE NUMBER: ( 563 ) 359 - 1348

VM-7266



# Flooding and sediment from Edgebrooke development





# Sediment that continues to settle in yard















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 23, 2020**

**DENIAL WITHOUT PREJUDICE**  
**OF THE PRELIMINARY PLAT OF FIELDS EDGE ADDITION.**

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

- Section 1. The Scott County Planning and Zoning Commission discussed the proposed Preliminary Plat of Fields Edge Addition on three separate meeting agendas at which both neighboring property owners and the Commissioners expressed concerns with the lack of erosion control.
- Section 2. The Planning and Zoning Commission requested that the applicant submit a detailed erosion and sediment control plan prepared by a profession engineer and that measures in accordance with said plan be installed prior to resubmittal of this Preliminary Plat to the Planning and Zoning Commission..
- Section 3. The Planning and Zoning Commission recommends that this Preliminary Plat be denied without prejudice to allow the applicant to address erosion control issues related to this subdivision prior to the Commission making a subsequent review and recommendation on this Preliminary Plat.
- Section 4. The Board of Supervisors hereby denies without prejudice the Preliminary Plat of the Fields Edge Addition in accordance with the Planning and Zoning Commission's recommendation.
- Section 5. This resolution shall take effect immediately.