



**Planning & Development
Scott County, Iowa**

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Office: (563) 326-8643
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Item #4
2/15/2022

Chris Mathias, Director

Administrative Center
600 West Fourth Street
Davenport, Iowa 52801-1106

To: Mahesh Sharma, County Administrator

From: Christopher Mathias, Planning Director

Date: February 7, 2022

Re: Board of Supervisors Final Plat approval of a Minor Subdivision known as Winter's Hollow Addition located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, in Winfield Township, generally located at NW corner of 267th Street and Scott Park Road

This request is for Board of Supervisors approval of a Final Plat of a 2-lot minor subdivision of an approximately 35.55 acre tract, more or less. The tract is currently vacant other than one single-family home which is under construction. The plan proposes to subdivide this existing 35.55 acre tract, more or less, into two (2) new lots. Lot 1 would be 2.123 acres and Lot 2 would be 33.425 acres, more or less.

The Planning Commission has reviewed this Final Plat and determined it was in compliance with ordinance requirements and the conditions of the sketch plan approval. This property is in the platting jurisdiction of the City of Long Grove and the City has also approved this plat.

There was a delay in getting the plat to Long Grove for approval. Because of this, the Board of Supervisors approved an extension on January 20, 2022 to the 60 day deadline for the Board to take action on the Planning & Zoning Commission's recommendation.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends approval of the Final Plat of Winter's Hollow Addition. Vote: 7-0, All Ayes



PLANNING & ZONING COMMISSION

STAFF REPORT

November 16, 2021



- Applicant:** Alan and Erin Rubach, submitted by Townsend Engineering
- Request:** Sketch Plan/Final Plat of “Winter’s Hollow Addition”
- Legal Description:** Part of the NE¼NE¼ of Section 36, in Winfield Township, (Parcel ID#: 033607005).
- General Location:** NW corner of 267th Street and Scott Park Road
- Zoning:** Single Family Residential (R-1)
- Surrounding Zoning:**
- North:** Agricultural-Preservation (A-P)
 - South:** Agricultural-General (A-G)
 - East:** Community Area Development Parkview Comm. (CAD-PVC)
 - West:** Single Family Residential (R-1)

GENERAL COMMENTS: This request is for approval of a Final Plat of a 2-lot minor subdivision of an approximately 35.55 acre tract, more or less. The tract is currently vacant other than one single-family home which is under construction. The plan proposes to subdivide this existing 35.55 acre tract, more or less, into two (2) new lots. Lot 1 would be 2.123 acres and Lot 2 would be 33.425 acres, more or less.

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 35.55 acre tract that is currently zone R-1 into two (2) lots. Proposed Lot 1 would be approximately 2 acres in size and there is currently a single family home being constructed on this proposed lot. Lot 2 would be approximately 33.425 acres in size and also would have one single family dwelling development right.

Property directly west of the proposed subdivision is currently low quality farm land with two 8 acre pieces of forest preserve and is zoned R-1. The property directly south of this subdivision contains one (1) ag dwelling and nine (9) ag accessory buildings on a 37.2 acre tract, more or less, and is zoned A-G. To the east, there are many commercial lots which are zoned CAD-PVC as they make up the commercial area of Park View. The property directly to the north contains tilled ag land as well as 3.5 acres of forest preserve on a 40 acre tract, more or less, and is zoned A-P.

Access and Roadway Improvements

Currently the single family dwelling that is under construction on the proposed Lot 1 is accessed by a driveway off of 267th Street, which is a County maintained, paved road. Adopted Land Use polices encourage development to occur with access to adequately constructed paved roads. Lot 2 is large enough that it has frontage on both 267th St and Scott Park Road, both paved, county-



PLANNING & ZONING COMMISSION

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maintained roads. If Lot 2 is ever built on, a driveway could access either 267th St or Scott Park Road.

Stormwater Management

This proposal does not include any new roadways and is only a two lot subdivision, so staff would not see any need for a storm water management plan.

Erosion and Sediment Control Plan

Erosion Control Plans are typically submitted and reviewed by the County Engineer in conjunction with the road construction plans. Since this proposal does not include any new roadways, an Erosion Control Plan is not required.

Wastewater Disposal and Water Provision

This proposal was sent to the County Health Department for its review. Jack Hoskins stated that while he had no problems with the residence currently being built, future subdivision may require connection to Parkview water and sewer. Parkview does have capacity to provide that if needed.

City of Long Grove Review

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

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

1. The City of Long Grove approve the Final Plat

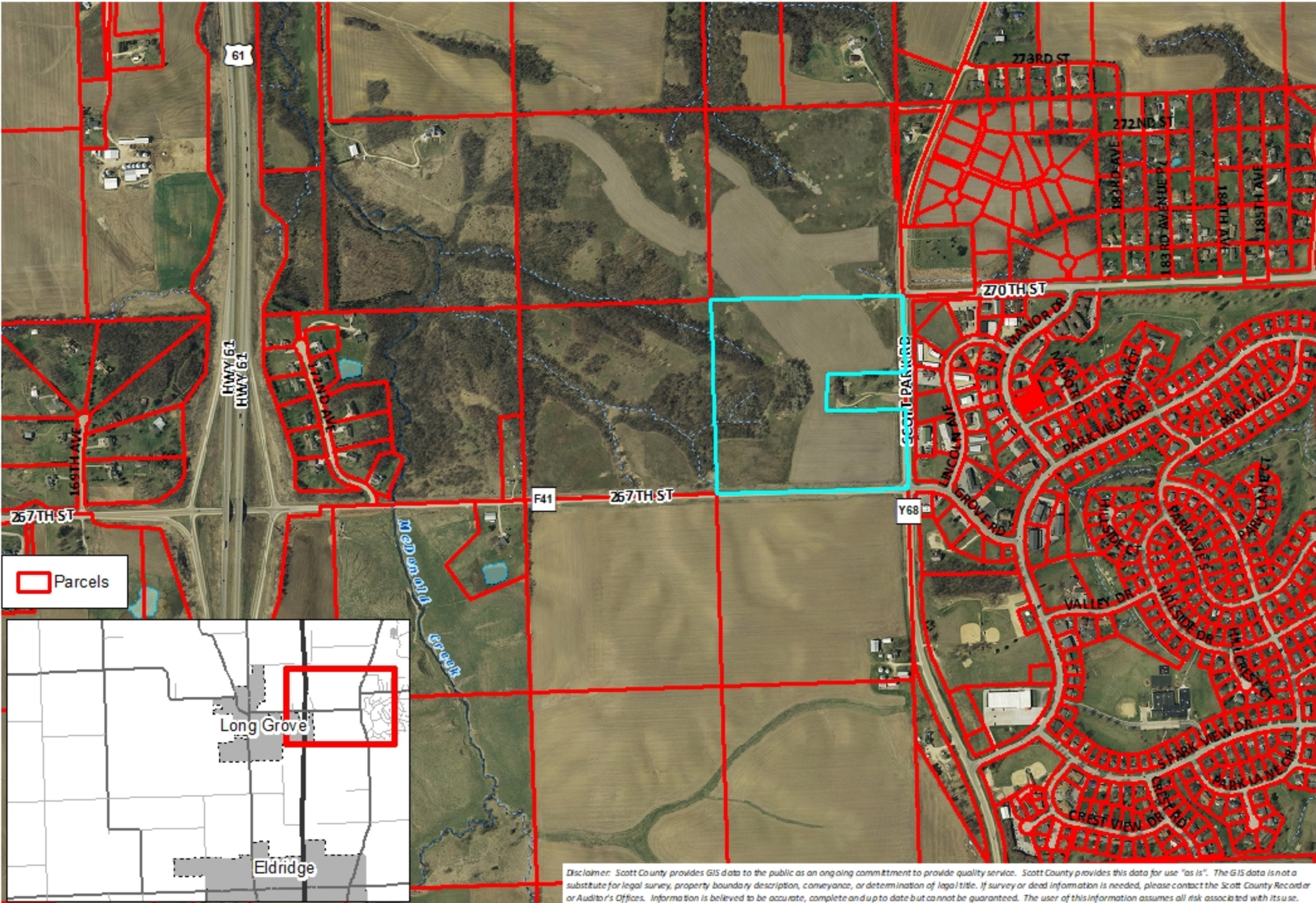
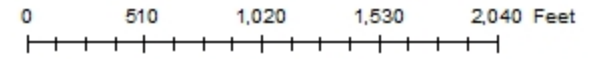
Submitted by:
Christopher Mathias, Director
November 16, 2021



Location - Winter's Hollow Addition

Scott County, Iowa

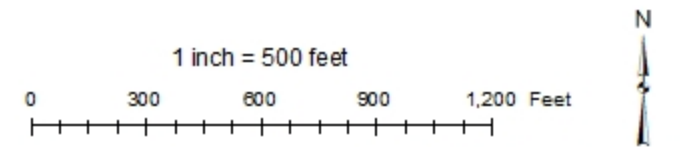
1 inch = 833 feet



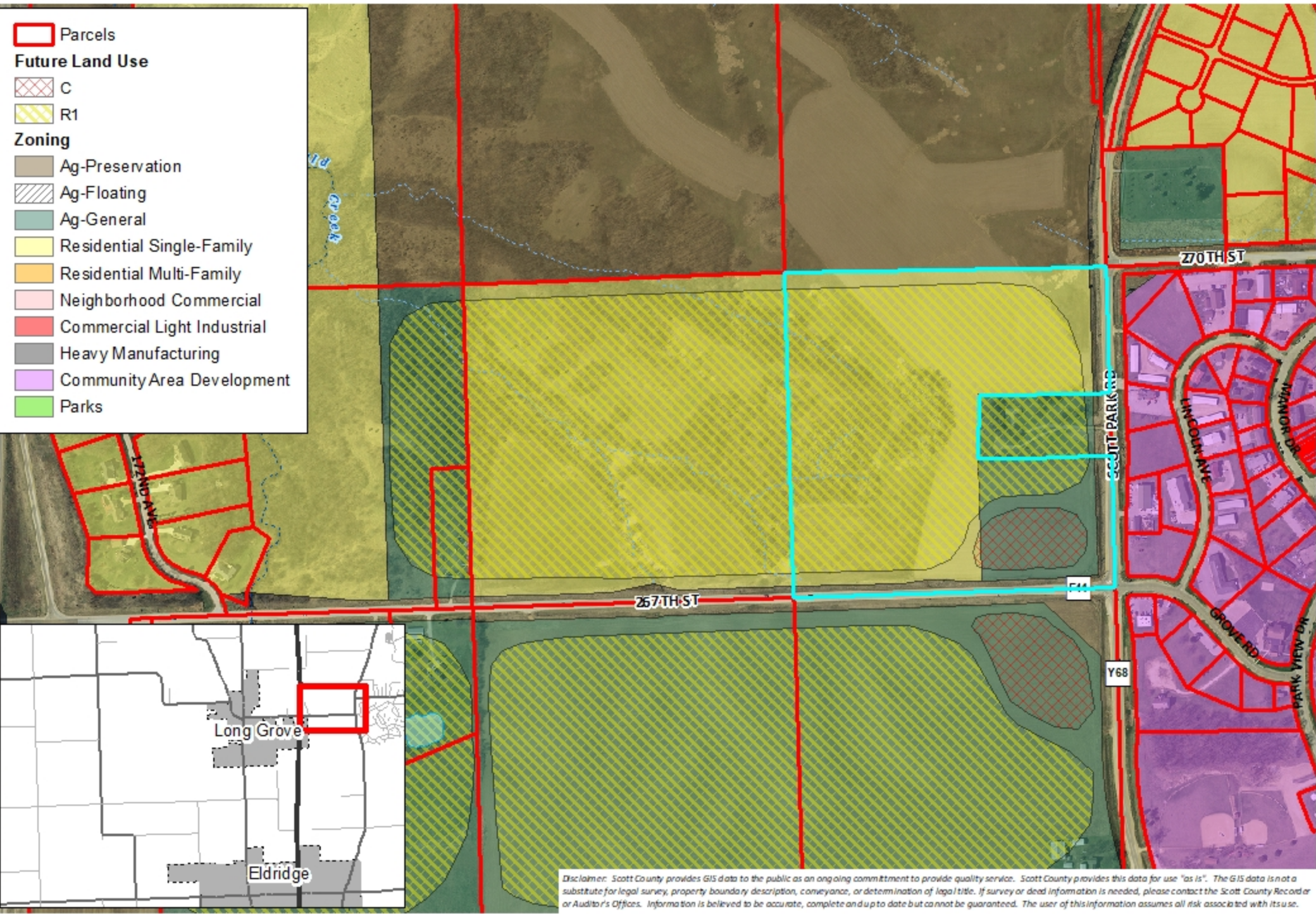


Zoning and Future Landuse - Winter's Hollow Addition

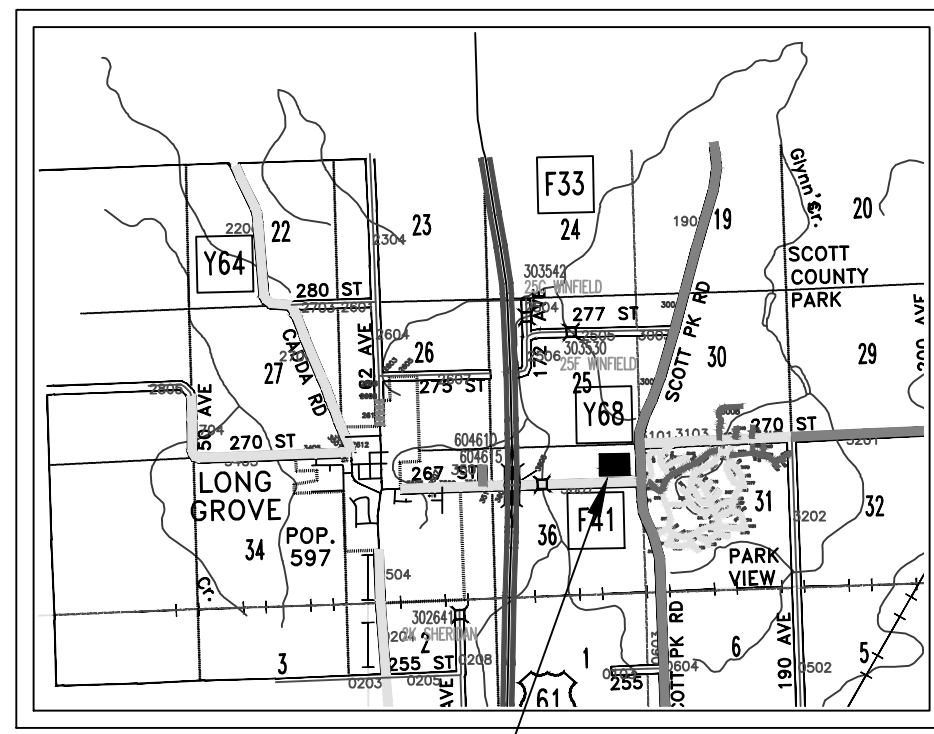
Scott County, Iowa



- Parcels
- Future Land Use**
- C
- R1
- Zoning**
- Ag-Preservation
- Ag-Floating
- Ag-General
- Residential Single-Family
- Residential Multi-Family
- Neighborhood Commercial
- Commercial Light Industrial
- Heavy Manufacturing
- Community Area Development
- Parks



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.



APPROXIMATE SITE LOCATION

FINAL PLAT WINTER'S HOLLOW ADDITION

LOCATED IN THE NORTHEAST QUARTER OF
THE NORTHEAST QUARTER OF SECTION 36,
TOWNSHIP 80 NORTH, RANGE 3 EAST OF THE
5TH P.M., SCOTT COUNTY, IOWA.

MID AMERICAN ENERGY

BY: _____ DATE _____

CENTRAL SCOTT TELEPHONE

BY: _____ DATE _____

SCOTT COUNTY PLANNING AND DEVELOPMENT

BY: _____ DATE _____

MEETS SUBDIVISION AND ZONING REQUIREMENTS

CITY OF LONG GROVE, IOWA

BY: _____ DATE _____

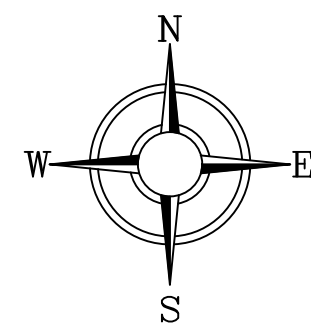
CITY ENGINEER

BY: _____ DATE _____

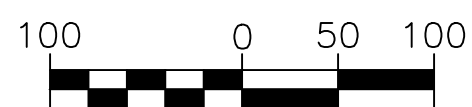
NOTES:

- THIS SUBDIVISION CONTAINS 35.548 ACRES, OR 1,548,471 SQUARE FEET.
- SUBDIVISION IS ZONED RESIDENTIAL.
- NO WATER DETENTION REQUIREMENTS ARE PROPOSED WITH THIS SUBDIVISION.
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- SEPTIC FIELDS ARE TO BE LOCATED AT LEAST 10 FEET FROM REAR LOT LINES.

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

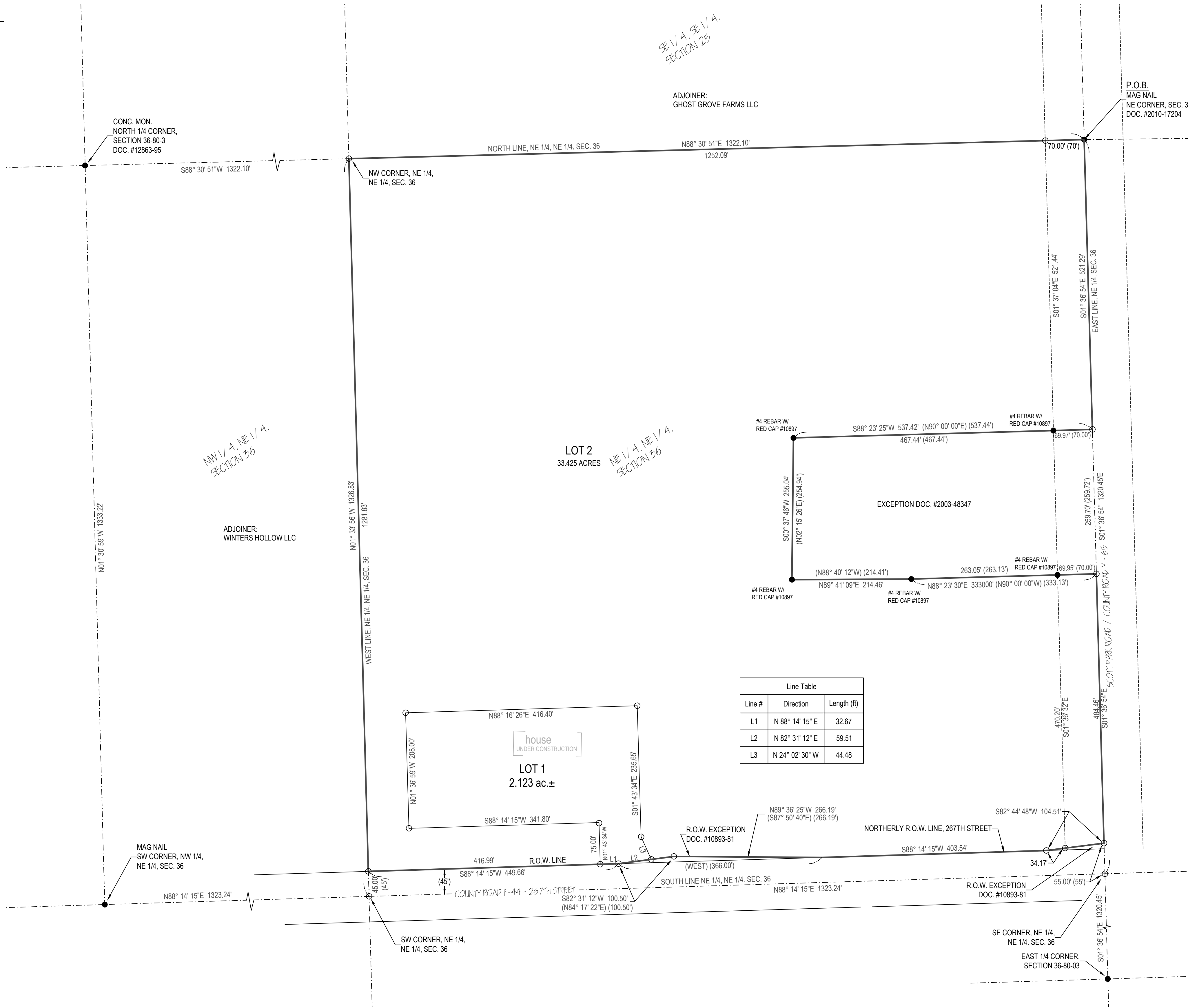


GRAPHIC SCALE



(IN FEET)
1" = 100' (24x36)

- LEGEND:**
- DEED DIMENSION = (0.00')
 - FIELD DIMENSION = 0.00'
 - MONUMENTS FOUND:
 - AS NOTED = ●
 - MONUMENTS SET: ○
 - #5 REBAR W/ YELLOW CAP #23503 = ○
 - BOUNDARY LINE = ————
 - FENCE LINE = —x—x—x—
 - EASEMENT LINE = - - - - -
 - SETBACK LINE = - - - - -
 - SECTION LINE = - - - - -



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
Iowa License Number: 23503
My license renewal date is December 31, 2021
Pages or sheets covered by this seal:

DATE: 10/18/2021

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: MDR

DRAWING LOCATION
S: \RUBACH-ALAN

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT: FINAL PLAT
WINTER'S HOLLOW ADDITION,
SCOTT COUNTY, IOWA

PREPARED FOR: ALAN RUBACH
4388 SOUTHFIELD DRIVE
BETTENDORF, IA 52722

SHEET NO.: 1 of 1

CERTIFICATE OF APPROVAL BY SCOTT COUNTY

I, Ken Beck, Chair of the Scott County Board of Supervisors, do hereby certify that said Board adopted a Resolution on February 17, 2022 in which it approved the Final Plat of **WINTER'S HOLLOW 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 17th day of February, 2022 considered the final plat of **WINTER'S HOLLOW ADDITION**, a 2-lot subdivision in the part of the NE ¼ of the NE ¼ of Section 36, Township 80 North, Range 3 East of the 5th Principal Meridian (Winfield 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 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.

Signed this 17th day of February, 2022

SCOTT COUNTY, IOWA

BY: _____
Ken Beck, Chair

ATTESTED BY: _____
Kerri Tompkins, 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
February 17, 2022
APPROVING THE FINAL PLAT OF WINTER'S HOLLOW ADDITION

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