



**Planning & Development
Scott County, Iowa**

Chris Mathias, Director

Email: planning@scottcountyiowa.gov
Office: (563) 326-8643
Fax: (563) 326-8257

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

To: Mahesh Sharma, County Administrator

From: Christopher Mathias, Planning Director

Date: May 16, 2022

Re: Final Plat approval of a Minor Subdivision known as Joe Smith First Addition located in SE ¼ and NE ¼ of Section 6 and SW ¼ of the NW¼ of Section 5, in Pleasant Valley Township, generally located in the 25000 block of 195th Street

This request is for approval of a Final Plat of a 3-lot minor subdivision of an approximately 1.82 acre tract, more or less. The tract is currently made up of two lots, the lot that will become Lot 1 of the proposed subdivision which has one single family home on the lot and the second lot (currently with two houses on it) that will become lots 2 and 3. The proposed subdivision would serve as a boundary line adjustment for Lot 1 (which is an existing lot) and subdivide the existing parcel 850517004 (addressed as 25004 195th St) into two lots.

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 Bettendorf and the City has also approved this plat.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends approval of the Final Plat of Joe Smith First Addition. Vote: 7-0, All Ayes



PLANNING & ZONING COMMISSION

STAFF REPORT

November 16, 2021



Applicant: Joseph Smith/Forest Grove Partners, LLC

Request: Sketch Plan/Final Plat of “Joe Smith First Addition”

Legal Description: SE ¼ and NE ¼ of Section 6 and SW ¼ of the NW¼ of Section 5, in Pleasant Valley Township (Parcel ID#: 850623002 and 850517004).

General Location: 25000 block of 195th Street

Zoning: Single Family Residential (R-1)

Surrounding Zoning:

- North:** Agricultural-General (A-G)
- South:** Single-Family Residential (R-1)
- East:** Agricultural-General (A-G)
- West:** Agricultural-General (A-G)

GENERAL COMMENTS: This request is for approval of a Final Plat of a 3-lot minor subdivision of an approximately 1.82 acre tract, more or less. The tract is currently made up of two lots, the lot that will become Lot 1 of the proposed subdivision which has one single family home on the lot and the second lot (currently with two houses on it) that will become lots 2 and 3. The proposed subdivision would serve as a boundary line adjustment for Lot 1 (which is an existing lot) and subdivide the existing parcel 850517004 (addressed as 25004 195th St) into two lots, The adjusted Lot 1 will be 18,634 SF, Lot 2 will be 30,710 SF and Lot 3 will be 30,008 SF.

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 1.82 acre tract that is currently zoned A-P and R-1 into three (3) lots. The proposed Lot 1 already exists but the east boundary line is being adjusted as part of this plat. There is already a single family home on this lot. The existing parcel 850517004 has two existing single family homes on it, and will be split into Lot 2 and Lot 3. Lot 2 would be 30,710 SF and would have one existing single family home on it. Lot 3 would be 30,008 SF and would have one existing single family home on it. No new development rights would be created as each lot will already have one existing single family home.

The property directly to the west, north and east is tilled farm land. There are existing farm houses and farm buildings along 195th St as you head east from the subject land. The property directly south of this subdivision is a single-family residential neighborhood. These are the Stoney Creek north additions and they are zoned R-1.



PLANNING & ZONING COMMISSION

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Access and Roadway Improvements

Currently, the three existing single family homes in this proposed subdivision have access off of 195th Street. This will not change with this subdivision and no new homes are planned or would be allowed unless an existing home was demolished.

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. The Health Department had no objections to the proposed subdivision.

City of Bettendorf Review

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

Submitted by:
Christopher Mathias, Director
November 16, 2021

FINAL PLAT

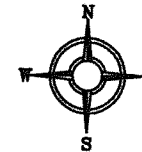
JOE SMITH FIRST ADDITION

PART OF THE NORTHWEST QUARTER OF SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN SCOTT COUNTY, IOWA

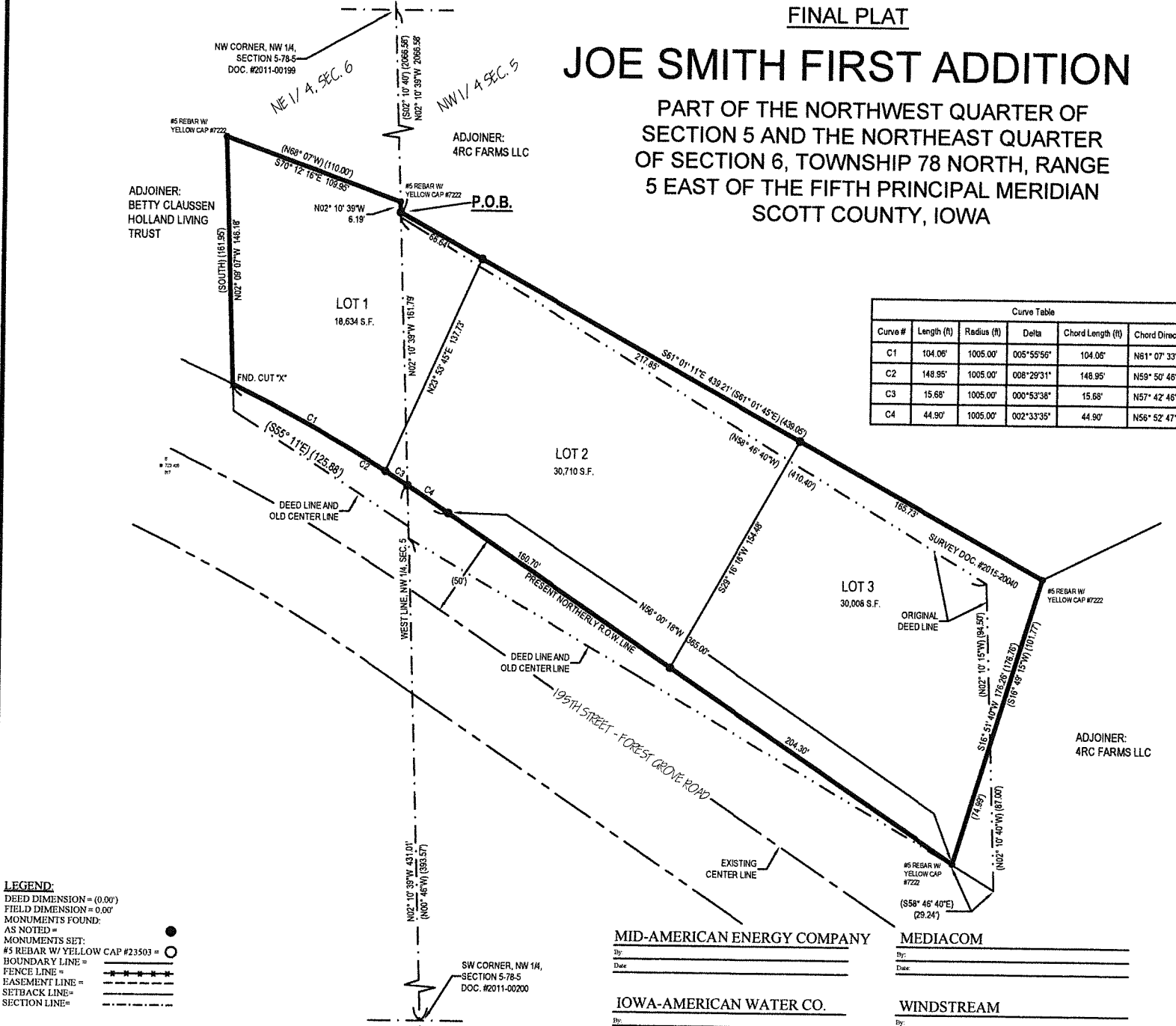
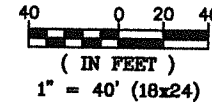
1. Area of Subdivision-
1.822 Total Acres ± or 79,351 S.F. ±
2. Owner:
Joseph J. Smith
Sally C. Smith
Forest Grove Partners LLC
25000 195th Street
Bettendorf, IA 52722
3. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 286-4236
4. Attorney:
TBD

Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	104.06'	1005.00'	005°55'56"	104.06'	N81°07'33"W
C2	148.95'	1005.00'	008°29'31"	148.95'	N59°50'46"W
C3	15.68'	1005.00'	000°53'38"	15.68'	N57°42'46"W
C4	44.90'	1005.00'	002°33'35"	44.90'	N56°52'47"W

THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE US STATE
PLANE COORDINATE SYSTEM, IOWA
SOUTH ZONE (1402) GEOID 12A, NAD 83
(2011) EPOCH 2010.02.



GRAPHIC SCALE



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 = —+—+—+—+—+—+—
 EASEMENT LINE = ————
 SETBACK LINE = ————
 SECTION LINE = ————

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

SCOTT COUNTY PLANNING AND DEVELOPMENT

BY: _____ DATE: _____
 MEETS SUBDIVISION AND ZONING REQUIREMENTS

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: 80029
 My license renewal date is December 31, 2023
 Pages or sheets covered by this seal: 2

TOWNSEND ENGINEERING
 CIVIL, STRUCTURAL, LAND DEVELOPMENT

DATE: 09-23-23

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

DRAWN BY: KLC
CHECKED BY: MDR

DRAWING LOCATION: S: SMITH-JOE

NO.	REVISIONS DESCRIPTION	DATE

PROJECT: SKETCH PLAN
 JOE SMITH FIRST ADDITION
 SCOTT COUNTY, IOWA

PREPARED FOR: FOREST GROVE PARTNERS LLC
 2500 195TH STREET
 BETTENDORF, IOWA

SHEET NO.: 1 OF 1

PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803

SKETCH PLAN

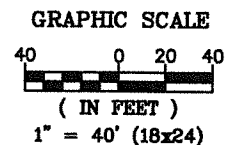
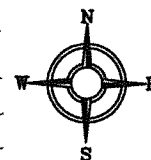
JOE SMITH FIRST ADDITION

PART OF THE NORTHWEST QUARTER OF SECTION 5, AND THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN SCOTT COUNTY, IOWA

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- Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 5280
Ph: (563) 268-4236
- Attorney:
TBD

THE MEASURED DIMENSIONS SHOWN HEREON ARE BASED ON THE US STATE PLANE COORDINATE SYSTEM FOR IOWA SOUTH ZONE (1403) GRID 12A, NAD 83 (2011) EPOCH 2010.60



SCOTT COUNTY PLANNING AND DEVELOPMENT

BY: _____ DATE: _____
MEETS SUBDIVISION AND ZONING REQUIREMENTS



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: 25003
My license renewal date is December 31, 2023
Pages or sheets covered by this work: 1

LEGEND:
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FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 ± ○
BOUNDARY LINE = ————
FENCE LINE = —+—+—+—+—
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SETBACK LINE = —+—+—+—+—
SECTION LINE = —+—+—+—+—

TOWNSEND ENGINEERING
CIVIL, SURVEYING & LAND DEVELOPMENT

DATE: 08-25-19
563 386.4236 386.4231
2224 East 12th Street, Davenport, IA 52803

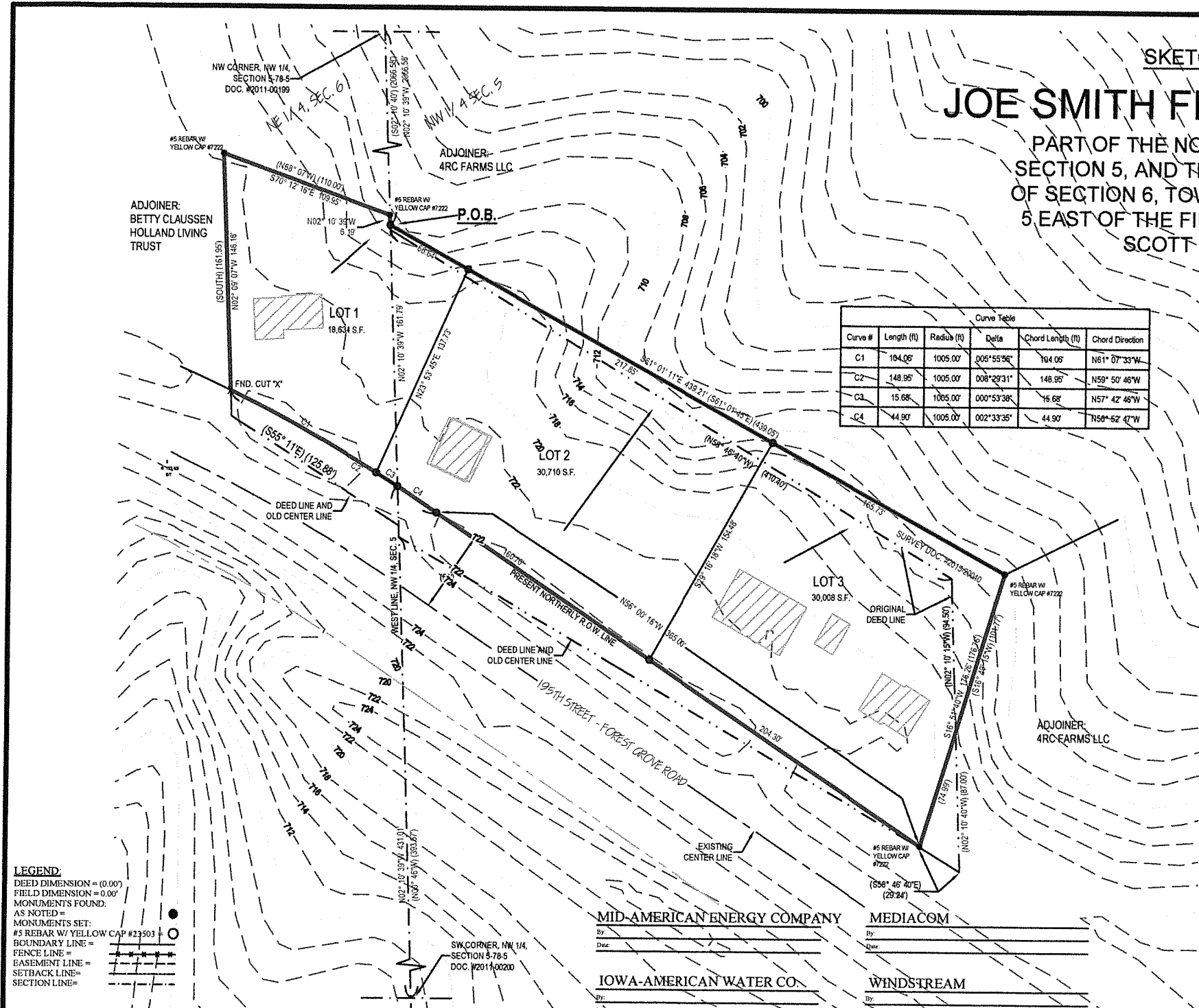
DRAWN BY: KLC
CHECKED BY: MDR
DRAWING LOCATION: S/SMITH-JOE

NO.	REVISIONS/DESCRIPTION	DATE

PROJECT: SKETCH PLAN
JOE SMITH FIRST ADDITION
SCOTT COUNTY, IOWA

PREPARED FOR: FOREST GROVE PARTNERS LLC
2500 195TH STREET
BETTENDORF, IOWA

SHEET NO.: 1 OF 1



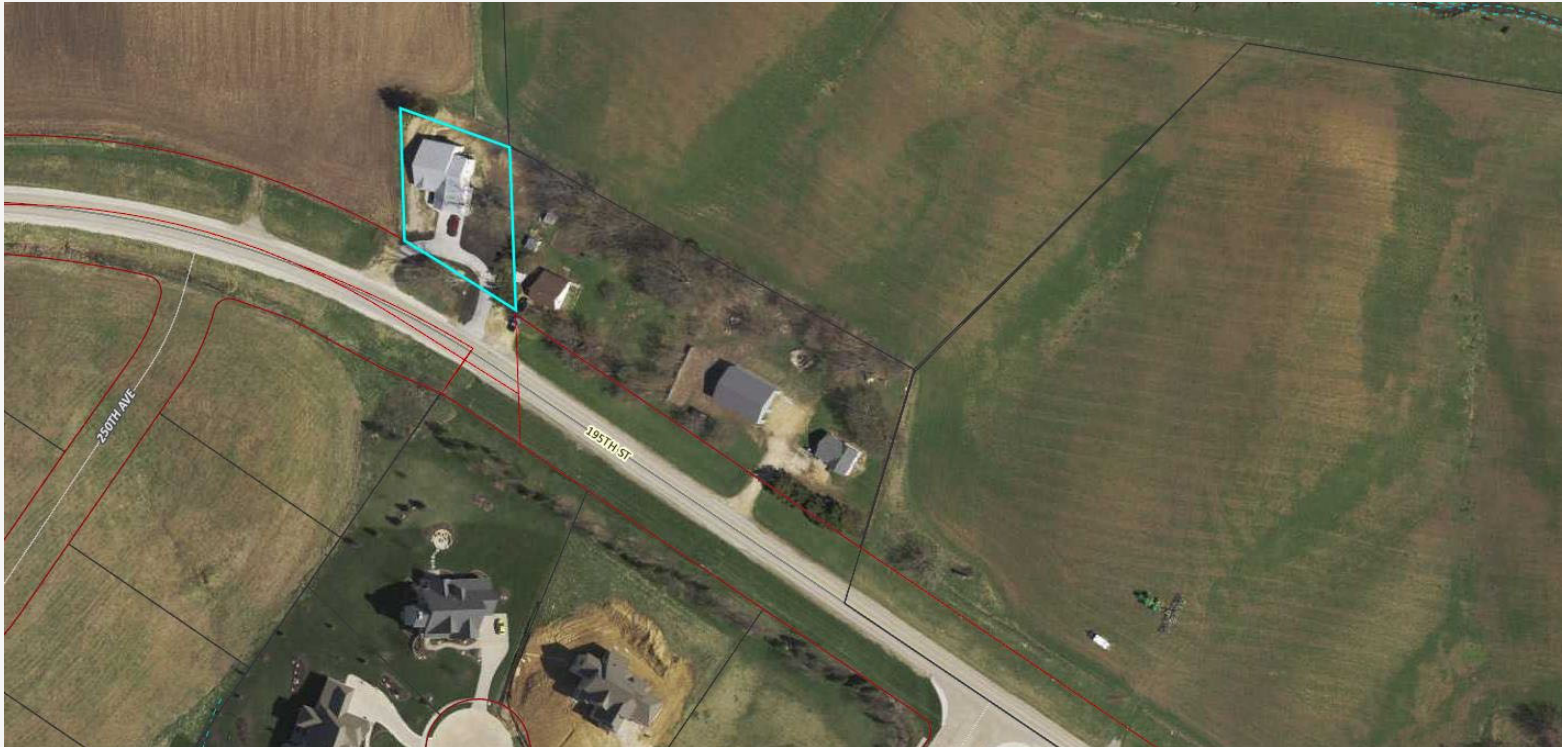
PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803

Scott County Board of Supervisors

- Joe Smith First Addition Final Plat

May 24, 2022

Joe Smith First Addition

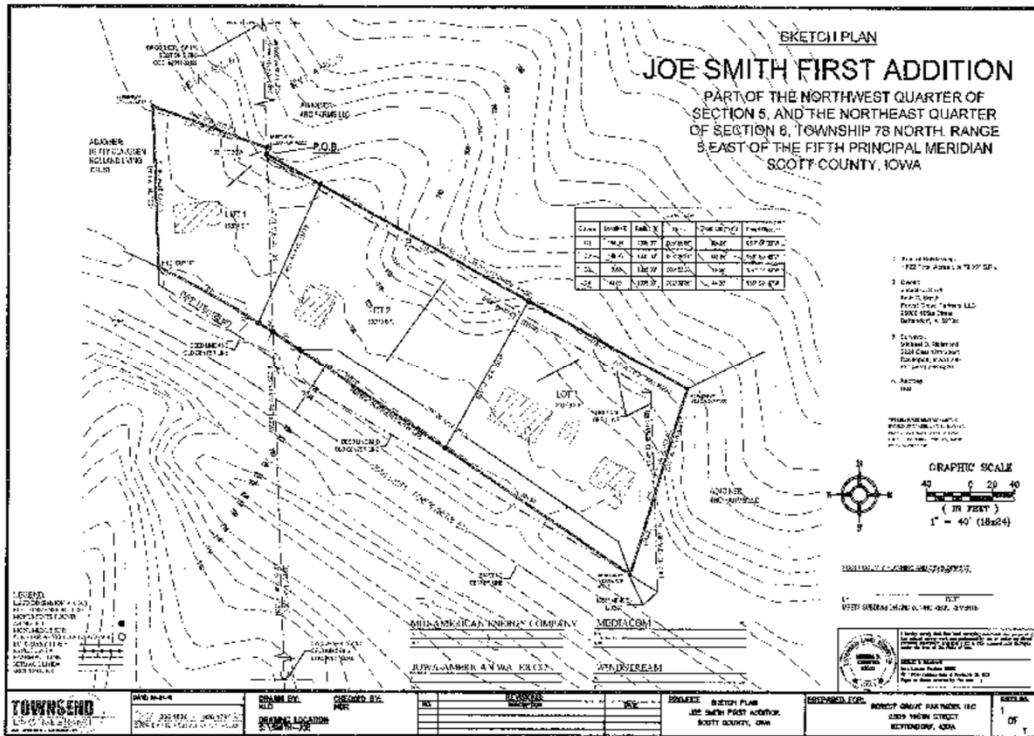


Lot 1 is a non conforming lot (size) zoned A-P and there is one house on that lot.

The Lot that would be split for Lots 2 and 3 has a nonconforming use of two houses on one lot.



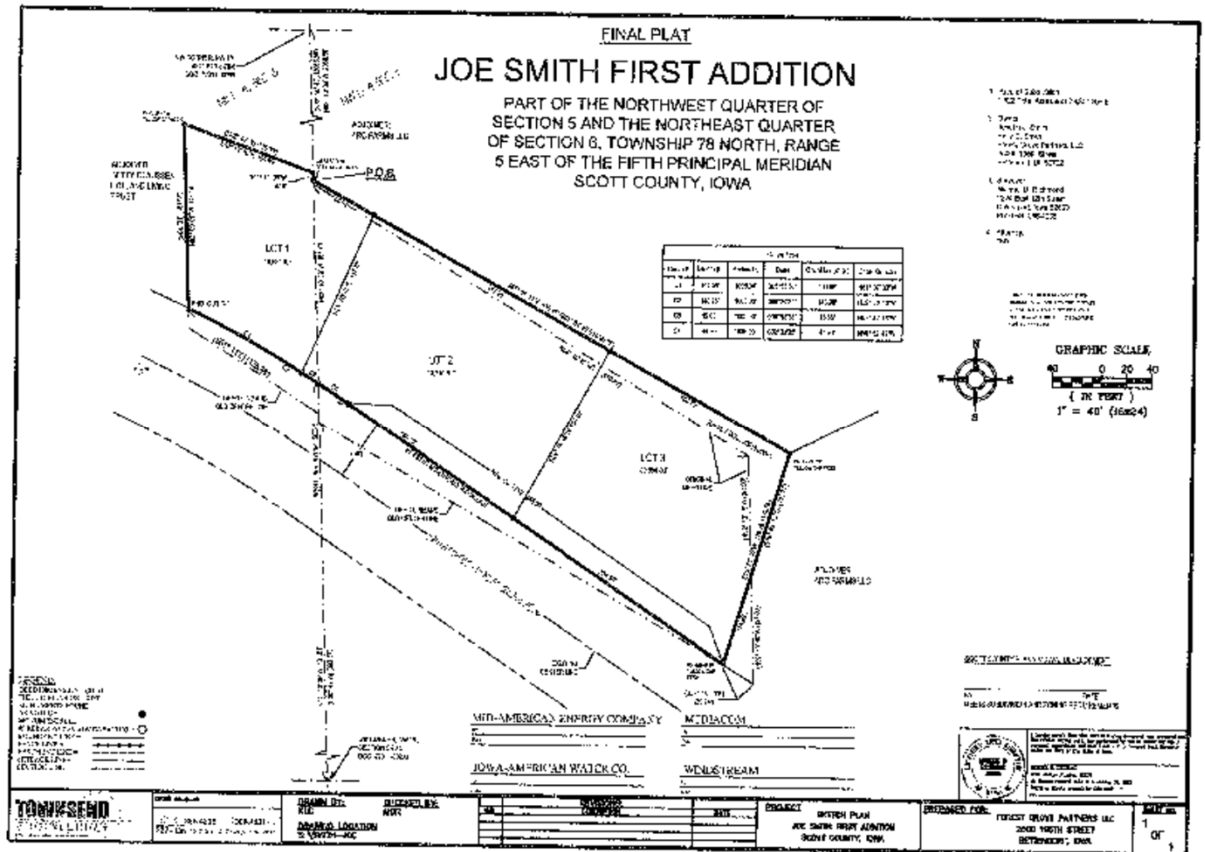
Joe Smith First Addition – Sketch Plan



- Lot 1 has roughly 1,210 SF added to it to make it a little bigger. It would now be 18,634
- The Lot to the east with two houses on it will be split into two 30,000 SF lots making these two lots compliant from a land use and lot size perspective.

Joe Smith First Addition – Final Plat

- Lot 1 is currently zoned A-P and Lots 2 and 3 are zoned R-1.
- No new development rights will be created with this subdivision as there is already a house on each Lot to be created.
- No new driveways will be allowed on Forest Grove Road.
- The plat has been approved by the City of Bettendorf.
- Staff recommendation to approve.



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 May 26, 2022 in which it approved the Final Plat of **JOE SMITH FIRST 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 26th day of May, 2022 considered the final plat of **JOE SMITH FIRST ADDITION**, a 3-lot subdivision in the SE ¼ and NE 1/4 of Section 6 and the SW ¼ of the NW ¼ of Section 5, Township 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 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 26th day of May, 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
May 26, 2022
APPROVING THE FINAL PLAT OF JOE SMITH FIRST 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 26th day of May 2022 considered the final plat of **JOE SMITH FIRST ADDITION**, a 3-lot subdivision in part of the SE ¼ NE ¼ of Section 6 and the SW ¼ NW ¼ of Section 5, Township 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 final plat of said subdivision.

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