



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

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

- Applicant:** Ryan Dolan, DBA Edgebrooke Homes
- Request:** Final Plat approval of an eight (8) lot major subdivision known as Fields Edge Addition
- Legal Description:** An approximately 9.17-acre parcel located in part of the SW¹/₄ of the NW ¹/₄ Section 7 of Pleasant Valley Township
- General Location:** East of Criswell Street and Bettendorf corporate limits, due northwest from the Woodlands Subdivision
- Zoning:** Single Family Residential (R-1) / Agricultural General (A-G)

The proposed Final Plat creates eight (8) building sites for single-family residences, accessed from a private drive extended from Criswell Street. The applicant submitted a number of proposed sketch plans and preliminary plats for this development to the Planning and Zoning Commission. On July 7, 2020 the Planning and Zoning Commission voted 4-1 to recommend denial of the Preliminary Plat without prejudice due to concerns with the lack of erosion control. On July 23, 2020, the Board of Supervisors voted unanimously to deny the Preliminary Plat in accordance with the Planning and Zoning Commission's recommendation.

Resubmittal of the Preliminary Plat in September 2020 included a Stormwater Pollution, Prevention Plan, an Erosion Control Plan, and Erosion Control Plan details. The Planning and Zoning Commission voted 4-0 to recommend approval of the Preliminary Plat with seven (7) conditions:

1. The private covenants include provisions for the ownership and maintenance of the proposed outlot;
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;
4. The County Engineer review and approve all street construction plans following preliminary plat approval and prior to construction;
5. The applicant submit weekly erosion control performance reports to the County Engineer;
6. The temporary hammerhead turnaround be constructed with an approved hard surface; and
7. Staff and the applicant examine adding in the covenants a regulation revoking the right to protest annexation into the City of Bettendorf.

The Preliminary Plat was approved by the Board of Supervisors on September 17, 2020. Since the Subdivision Ordinance dictates that Preliminary Plat approval is effective for one year, on



**Planning & Development
Scott County, Iowa**

Chris Mathias, Director

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October 13, 2022 the Board of Supervisors passed a resolution for a three-year approval extension so the approval remains effective until September 17, 2023.

On November 1, 2022, the Planning and Zoning Commission voted 5-0 to recommend approval of the Final Plat with two conditions in accordance with staff's recommendation. The two conditions involve additions to The Restrictive and Protective Covenants:

- 1) A provision for road maintenance of the shared private driveway between owners of lot 3 and lot 4.
- 2) A regulation revoking the right to protest annexation into the City of Bettendorf.



PLANNING & ZONING COMMISSION

STAFF REPORT

November 1, 2022



Applicant: Ryan Dolan, DBA Edgebrooke Homes

Request: Final Plat approval of an eight (8) lot major subdivision known as Fields Edge Addition

Legal Description: An approximately 9.17-acre parcel located in part of the SW¹/₄ of the NW¹/₄ Section 7 of Pleasant Valley Township

General Location: East of Criswell Street and Bettendorf corporate limits, due northwest from the Woodlands Subdivision

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: City of Bettendorf

Surrounding Land Use:

North: Agriculture / Farmsteads

South: Agriculture / Farmsteads

East: Timber / Ravine

West: City of Bettendorf / Single-Family Residential encroaching from north and south

GENERAL COMMENTS: The proposed Final Plat creates eight (8) building sites for single-family residences, accessed from a private drive extended from Criswell Street. The applicant submitted a number of proposed sketch plans and preliminary plats for this development to the Planning and Zoning Commission. On July 7, 2020 the Planning and Zoning Commission voted 4-1 to recommend denial of the Preliminary Plat without prejudice due to concerns with the lack of erosion control. On July 23, 2020, the Board of Supervisors voted unanimously to deny the Preliminary Plat in accordance with the Planning and Zoning Commission's recommendation.

Resubmittal of the Preliminary Plat in September 2020 included a Stormwater Pollution, Prevention Plan, an Erosion Control Plan, and Erosion Control Plan details. The Planning and Zoning Commission voted 4-0 to recommend approval of the Preliminary Plat with seven (7) conditions:

1. The private covenants include provisions for the ownership and maintenance of the proposed outlot;
2. The private covenants include provision for road maintenance of the private road;



PLANNING & ZONING COMMISSION

STAFF REPORT

November 1, 2022



3. The private covenants include provision for road maintenance of the shared private driveway between owners of lot 3 and lot 4;
4. The County Engineer review and approve all street construction plans following preliminary plat approval and prior to construction;
5. The applicant submit weekly erosion control performance reports to the County Engineer;
6. The temporary hammerhead turnaround be constructed with an approved hard surface; and
7. Staff and the applicant examine adding in the covenants a regulation revoking the right to protest annexation into the City of Bettendorf.

STAFF REVIEW: Staff has reviewed this request for compliance with the Subdivision and Zoning Ordinance requirements for major subdivision plats. 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.

The Preliminary Plat was approved by the Board of Supervisors on September 17, 2020. Since the Subdivision Ordinance dictates that Preliminary Plat approval is effective for one year, on October 13, 2022 the Board of Supervisors passed a resolution for a three-year approval extension so the approval remains effective until September 17, 2023.

Zoning, Land Use, and Lot Layout

The proposed subdivision of the property creates eight (8) building sites ranging from the minimum lot size of 30,000 to 32,635 square feet for single-family residences, accessed from a private drive extended from Criswell Street. The proposed 99,170 square foot outlot would be used for stormwater detention. The buildable lots are zoned Single Family Residential (R-1) and the outlot is zoned Agricultural General (A-G).

Access and roadway improvements

The property has frontage along and access from Criswell Street. The interior road extends to the eastern edge of the development, which would allow the future extension of that road for access if the east-adjacent land is developed. In the meantime, a hammerhead turnaround has been installed at the end of the interior road. The developer has added a “turnaround easement” at the hammerhead so that the HOA can maintain pavement and drainage, per Staff’s request.

On June 16, 2020 the Planning and Zoning Commission approved a variance for fifteen (15) foot wide flag lot access stems in lieu of the twenty (20) feet wide prescribed by the Subdivision Ordinance. This variance is applied to Lot 3 and Lot 4 of the proposed plat. Lot 3 and 4 share a driveway and Staff required the access easement to address the maintenance of the drive and access concerns. Staff also requested a detailed engineering plan for this steep driveway to ensure that it will be safe and drain properly in the future.



PLANNING & ZONING COMMISSION
STAFF REPORT
November 1, 2022



The developer has provided all of this and the County Engineer approves of the access and roadway improvements as proposed on the final plat.

Stormwater management / Erosion and sediment control plan

The County Engineer, Angie Kersten, is in possession of the erosion and sediment control plan. Throughout the history of this project there has been a concern about erosion control and stormwater management. In the spring, Secondary Roads staff visited the site and to find the erosion control devices silted in and not functioning properly. Because this development was sitting for so long during COVID, staff have visited the site multiple times since the spring to verify that the developer has been addressing these erosion control concerns. The developer has re-contracted with S.A.M.S. (Stormwater and Management Services) and Angie verified in September that erosion control devices are working, the pond has not filled in with silt and the pond has capacity to handle storm water. The erosion control devices are now in working order and Staff approves of the stormwater management plan for this site.

Wastewater Disposal and Water Provision

The lots within this subdivision will have to be served by on-site wastewater treatment facilities. The design and capacity for these systems will be determined at the time a house is built on each lot. 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 within two miles of Bettendorf city limits. Therefore, review and approval of the Final Plat by the City of Bettendorf is required. The City reviewed and approved the Final Plat in May 2022.

Notification of Final Plat review

No additional notice is required or was made a condition of Preliminary Plat approval for this Final Plat application.

RECOMMENDATION: Staff recommends approval of the Final Plat with the following conditions:

The Restrictive and Protective Covenants document should be amended to add the following:

- 1) The private covenants include provision for road maintenance of the shared private driveway between owners of lot 3 and lot 4.
- 2) A regulation revoking the right to protest annexation into the City of Bettendorf.

Submitted by:
Chris Mathias,
Planning Director



**Planning & Development
Scott County, Iowa**

Chris Mathias, Director

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600 West Fourth Street
Davenport, Iowa 52801-1106

November 2, 2022

To: Mahesh Sharma, County Administrator
From: Alan Sabat, Planning and Development Specialist
Re: Planning & Zoning Commission actions on November 1, 2022 agenda items

Members Present: Armstrong, Maxwell, Piatak, Rochau, Scheibe
Members Absent: Schnekloth, Steward

1. Final Plat – Fields Edge Addition

The Commission voted (5-0) to recommend approval of the Final Plat with two conditions in accordance with staff's recommendation. The two conditions involve additions to The Restrictive and Protective Covenants:

- 1) A provision for road maintenance of the shared private driveway between owners of lot 3 and lot 4.
- 2) A regulation revoking the right to protest annexation into the City of Bettendorf.

The applicant was present. No members of the public spoke for or against the request.

- **Vote (recommend approval of Final Plat): 5-0, All Ayes**

2. Public Hearing – Conservation-Recreation (C-R) Zoning District

The Commission voted (5-0) to recommend adoption of Zoning Ordinance text creating a new zoning district to be known as the "Conservation-Recreation (C-R)" district. The C-R district is intended to create a regulatory "home" for public parks (Principal Permitted Use) and private parks (Special Permitted Use), which are currently permitted in and zoned Agricultural-Preservation (A-P) and Agricultural-General (A-G) districts.

Rily Grunwald (220 South 27th Avenue, Eldridge) was present to hear the discussion.

- **Vote (recommend adoption of Zoning Ordinance text to create a "Conservation-Recreation" (C-R) zoning district): 5-0, All Ayes**

FINAL PLAT OF FIELDS EDGE ADDITION SCOTT COUNTY, IOWA

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

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

GENERAL NOTES

- IRON MONUMENTS FOUND SHOWN THUS (5/8"Ø IRON PIN).
- IRON MONUMENTS FOUND SHOWN THUS (1/2"Ø IRON PIN).
- IRON MONUMENTS SET SHOWN THUS (5/8"Ø X 30" IRON PIN W/ CAP NO. 7222).

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 9.17 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011).

BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLES, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

ALL STREET RIGHT OF WAYS ARE DEDICATED TO THE PUBLIC FOR STREET PURPOSES. MAINTENANCE OF CRISWELL STREET REMAINS THE RESPONSIBILITY OF SCOTT COUNTY, AND/OR, THE CITY OF BETTENDORF. MAINTENANCE OF 185TH AVENUE WILL BE THE RESPONSIBILITY OF A HOMEOWNERS' ASSOCIATION.

LOTS ARE ZONED R-1 (SINGLE - FAMILY RESIDENTIAL DISTRICT) SCOTT COUNTY ZONING.

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF SCOTT COUNTY, IOWA.

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

LOTS 1 AND 8 SHALL NOT HAVE DIRECT ACCESS TO CRISWELL STREET.

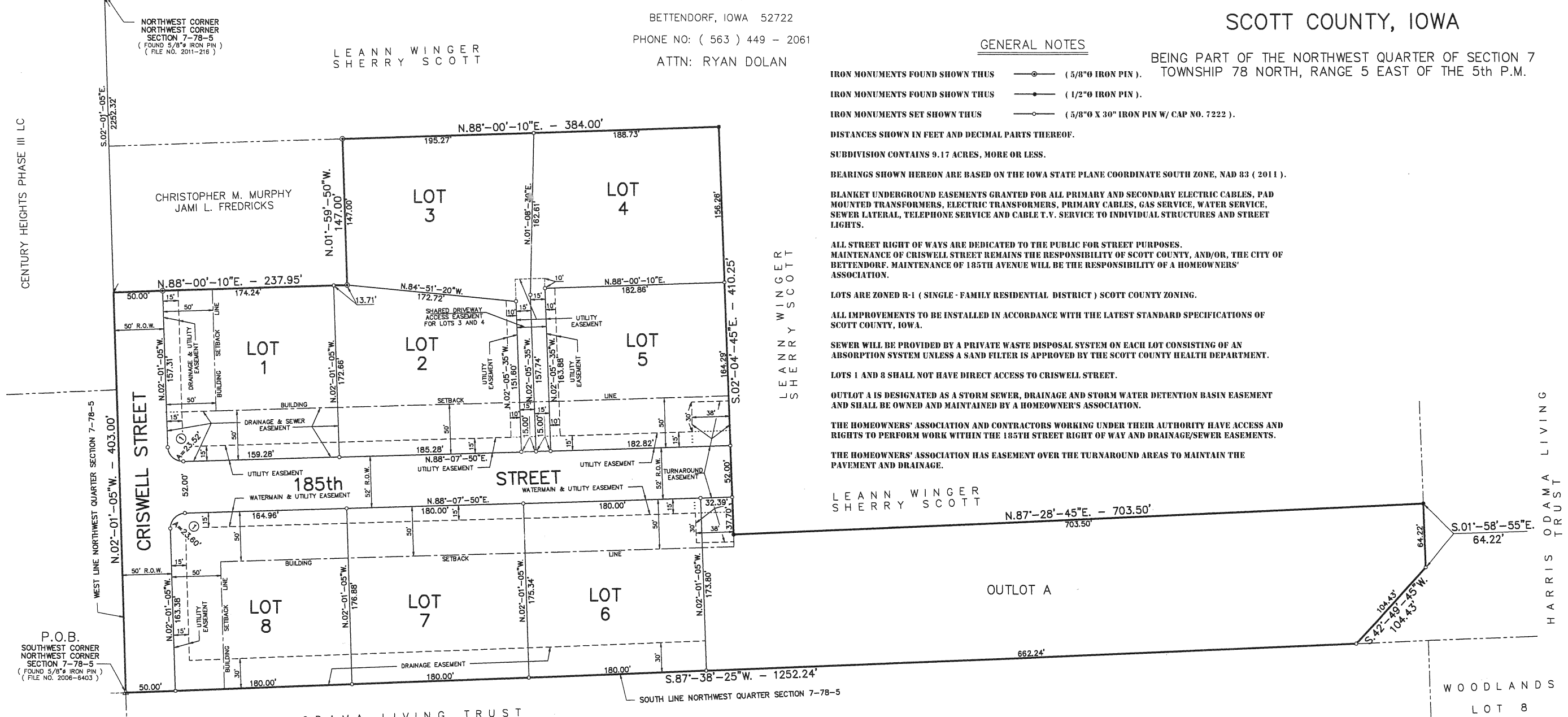
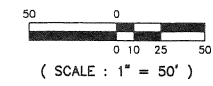
OUTLOT A IS DESIGNATED AS A STORM SEWER, DRAINAGE AND STORM WATER DETENTION BASIN EASEMENT AND SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.

THE HOMEOWNERS' ASSOCIATION AND CONTRACTORS WORKING UNDER THEIR AUTHORITY HAVE ACCESS AND RIGHTS TO PERFORM WORK WITHIN THE 185TH STREET RIGHT OF WAY AND DRAINAGE/SEWER EASEMENTS.

THE HOMEOWNERS' ASSOCIATION HAS EASEMENT OVER THE TURNAROUND AREAS TO MAINTAIN THE PAVEMENT AND DRAINAGE.

LEANN WINGER
SHERRY SCOTT

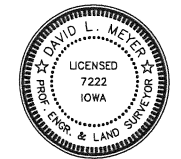
N.87°-28'-45"E. - 703.50'



CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	15.00'	89°-51'-05"	23.52'	21.19'	N.46°-56'-40"W.	14.96'
2	15.00'	90°-08'-55"	23.60'	21.24'	N.43°-03'-20"E.	15.04'

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.

Signature: _____
 David L. Meyer, P.E. & L.S., License Number 7222
 Date: **MARCH 28, 2022**
 My license renewal date is December 31, 2022
 THIS SHEET ONLY
 Pages or sheets covered by this seal:



REVISED MAY 2, 2022

LOT AREAS			
NO.	SQUARE FEET	NO.	SQUARE FEET
1	30,000	6	31,425
2	30,170	7	31,700
3	32,555	8	31,930
4	32,835	-	-
5	30,000	A	99,170

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

<u>CENTURYLINK</u>	<u>IOWA-AMERICAN WATER CO.</u>	<u>MEDIACOM</u>	<u>METRONET</u>
BY _____	BY _____	BY _____	BY _____
DATE _____	DATE _____	DATE _____	DATE _____
<u>MIDAMERICAN ENERGY COMPANY</u>	<u>PLAN & ZONE COMMISSION</u>	<u>CITY OF BETTENDORF, IOWA</u>	
BY _____	BY _____	BY _____	
DATE _____	DATE _____	ATTEST _____	
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN ENERGY COMPANY			
		DATE _____	

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 November 22, 2022 in which it approved the Final Plat of **FIELDS EDGE 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 22nd day of November, 2022 considered the final plat of **FIELDS EDGE ADDITION**, an 8-lot subdivision in part of the NW ¼ of Section 7, 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 22nd day of November, 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
November 22, 2022
APPROVING THE FINAL PLAT OF FIELDS EDGE 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 22nd day of November 2022 considered the final plat of **FIELDS EDGE ADDITION**, an 8-lot subdivision in part of the NW ¼ of Section 7, 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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