



**Planning & Development  
Scott County, Iowa**

**Chris Mathias, Director**

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

January 30, 2023

**To: Mahesh Sharma, County Administrator**  
**From: Alan Sabat, Planning and Development Specialist**  
**Re: Traver Oaks Final Plat**

An application has been submitted by Barry and Lorene Traver for a final plat of a Minor Subdivision known as Traver Oaks. The plan proposes to subdivide an existing 28-acre tract, more or less, (Scott County parcel #823539002) and an existing 12-acre tract, more or less, (Parcel #823555006) into three (3) lots. The majority of the property is zoned Single-Family Residential (R-1), except for the southernmost 4.9 acres, more or less, which is zoned Agricultural-General (A-G). The property is legally described as Part of the East ½ of the SE ¼ of Section 35 in Blue Grass Township, and is located along 145th Street and 110th Avenue.

At its December 20, 2022 the Planning and Zoning Commission voted (5-0) to recommend approval of the Final Plat with the condition the City of Davenport review and approve the plat prior to approval/denial by the Scott County Board of Supervisors. Davenport City Council approved the item at its January 25, 2023 meeting.

The applicants were present. No members of the public spoke for or against the request.

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

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



PLANNING & ZONING COMMISSION

STAFF REPORT

December 15<sup>th</sup>, 2022



- Applicant:** Barry and Lorene Traver
- Request:** Final Plat of “Traver Oaks”
- Legal Description:** Part of the E ½ of the SE ¼ of Section 35, in Blue Grass Township (Parcel ID#s: 823539002 and 823555006)
- General Location:** The west side of 110<sup>th</sup> Street and south of 145<sup>th</sup> Street. This is a subdivision of the parcels that surround 14150 110<sup>th</sup> Avenue.
- Zoning:** Single Family Residential (R-1) and Agricultural – General (A-G)
- Surrounding Zoning:**
- North:** Residential (R-1)
  - South:** Commercial/Light Industrial (C-2)
  - East:** Single Family Residential (R-1) and Multi-Family Residential (R-2)
  - West:** Agricultural-Preservation (A-P) and Commercial/Light Industrial (C-2)

**GENERAL COMMENTS:** This request is for approval of a Final Plat of a three-lot minor subdivision of an approximately two lots totaling 41.071-acres, more or less, at 145<sup>th</sup> Street and 110<sup>th</sup> Avenue in Blue Grass Township. The proposed subdivision would consist of Lot 1, a 15.428 acre lot, Lot 2, a 19.744 acre lot, and Lot 3 which is 5.898 acres.

**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**

In December of 2020, the applicant came to the Planning & Zoning Commission with an application to rezone this property from A-G to R-1. This rezoning was approved by the Board of Supervisors in January of 2021. At the time, the applicant indicated that the proposed rezoning would allow them to market a portion of the property for residential development. They also stated that they would build a single family home on another portion of the property.

The Plat would subdivide the approximately 41.071-acre tract of two parcels into three parcels. All of these lots are currently vacant. Lot 1 is being sold and the buyer is expected to apply for a minor subdivision in the coming months. Lot 1 is zoned R-1 so it does retain a building right for a single family home. Lot 1 is the piece that is anticipated to be marketed to someone looking to subdivide. Lot 2 also retains the right for a single family home as its also zoned R-1. Lot 3 is zoned A-G and would not have the same building right for a home. It appears that portion of the property is being farmed.

Directly to the east of this property is the Lake Canyada property. Staff have heard that this property could be a redevelopment opportunity in the future. Currently the property is zoned, R-2 Multi-family residential. To the north, there is an established single family neighborhood, zoned



## PLANNING & ZONING COMMISSION

### STAFF REPORT

December 15<sup>th</sup>, 2022



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R-1. There is agricultural A-P zoning to the west as well as some C-2 commercially zoned land. Adjacent to the south we have commercial zoning and commercial land use, with a zoning designation of C-2.

#### **Access and Roadway Improvements**

Currently, there are no access or roadway improvements planned. Secondary Roads has reviewed this proposal and approves.

#### **Stormwater Management**

This proposal does not include any new roadways and is only a three 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 did have some questions regarding future subdivision of the site. If Lot 1 is subdivided into additional lots it will be important to insure that those lots have adequate room for well and septic and that native soils are not stripped from the site prior to development.

#### **City of Davenport Review**

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

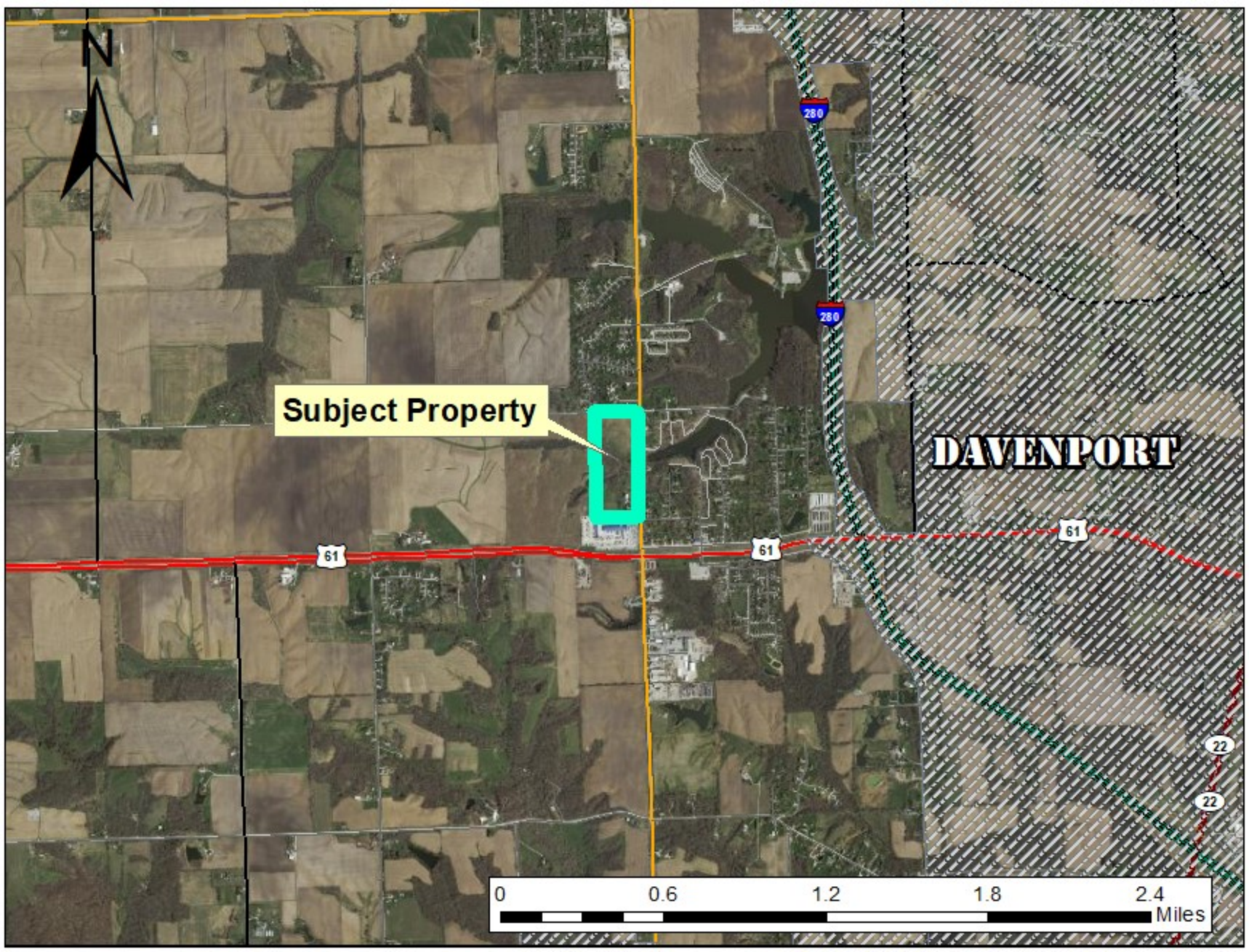
#### **Others Notified**

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. We did receive one question from a neighbor but she was supportive of the proposed subdivision once it was explained to her.

**RECOMMENDATION:** Staff recommends that the Final Plat of Traver Oaks be approved with the following conditions:

1. The City of Davenport approve the Final Plat before Board of Supervisors approval/denial.

Submitted by:  
Christopher Mathias, Planning & Development Director  
December 15, 2022



Subject Property

**DAVENPORT**

0 0.6 1.2 1.8 2.4 Miles



**Subject Property**

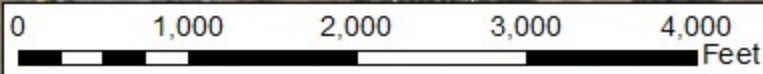


61

61

280

280

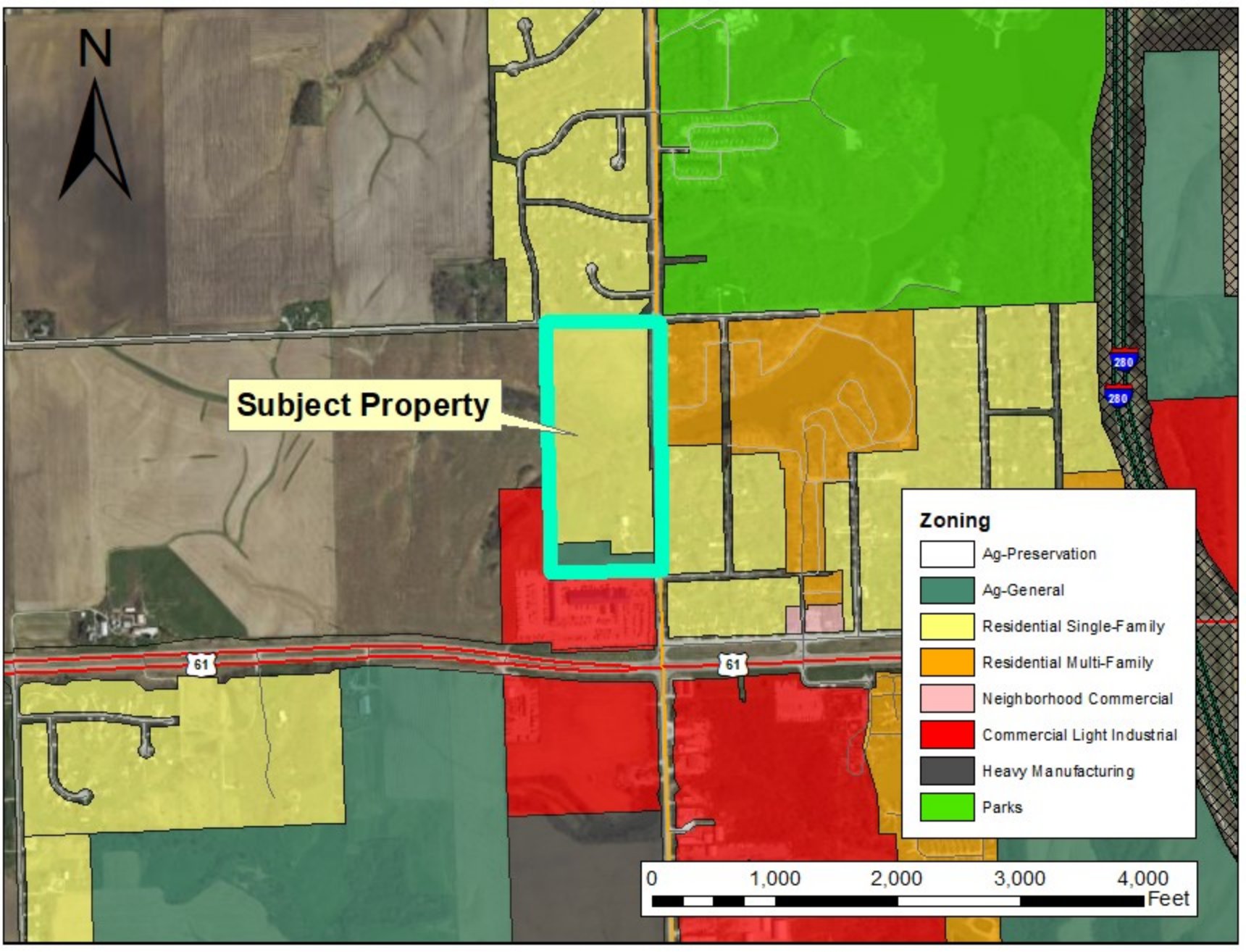
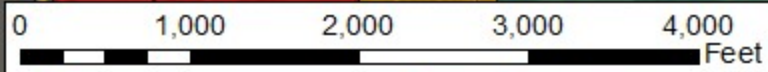


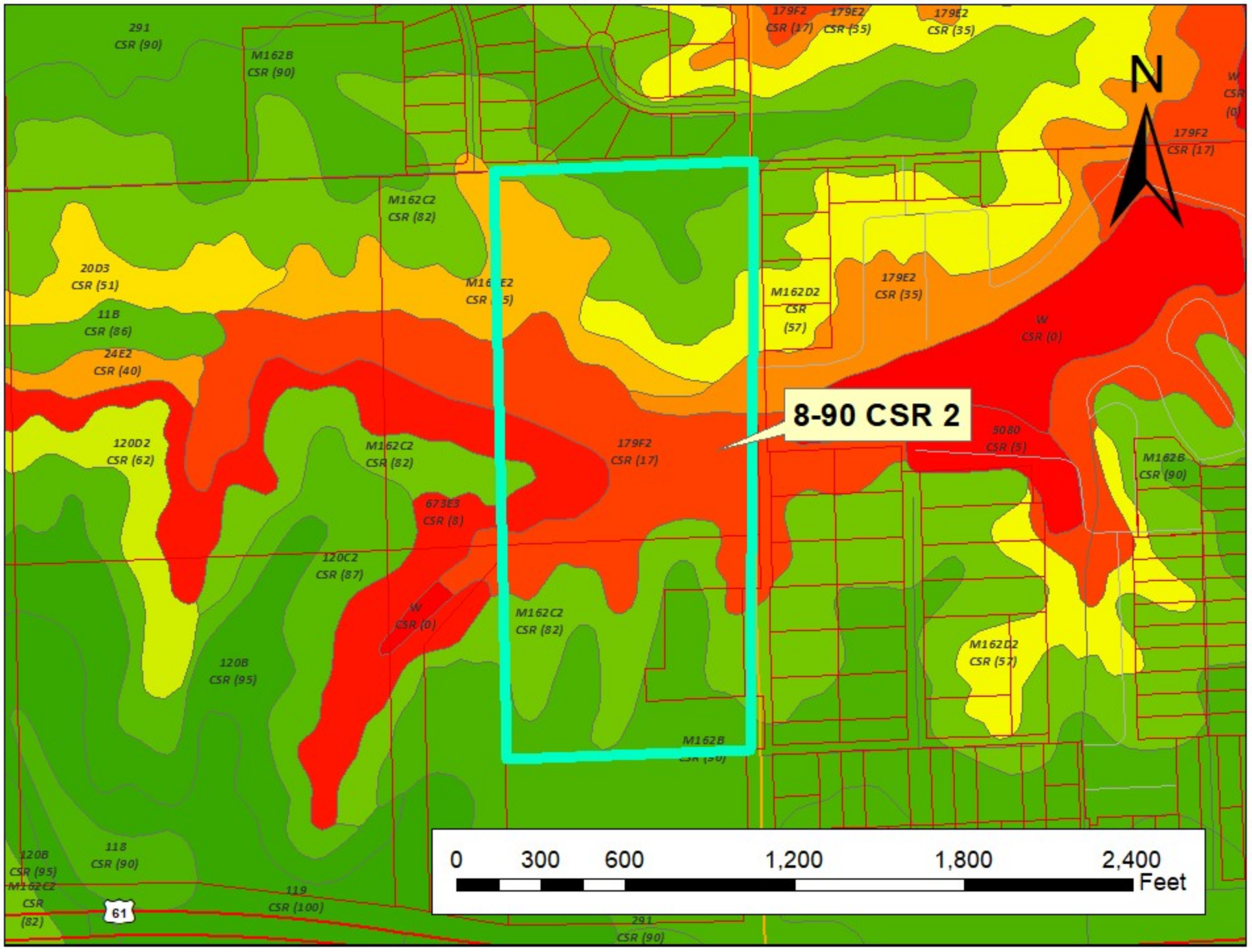


Subject Property

**Zoning**

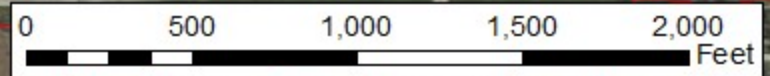
- Ag-Preservation
- Ag-General
- Residential Single-Family
- Residential Multi-Family
- Neighborhood Commercial
- Commercial Light Industrial
- Heavy Manufacturing
- Parks



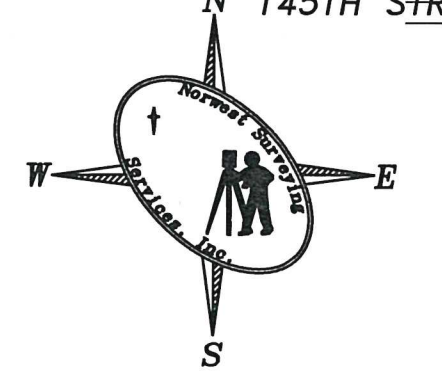
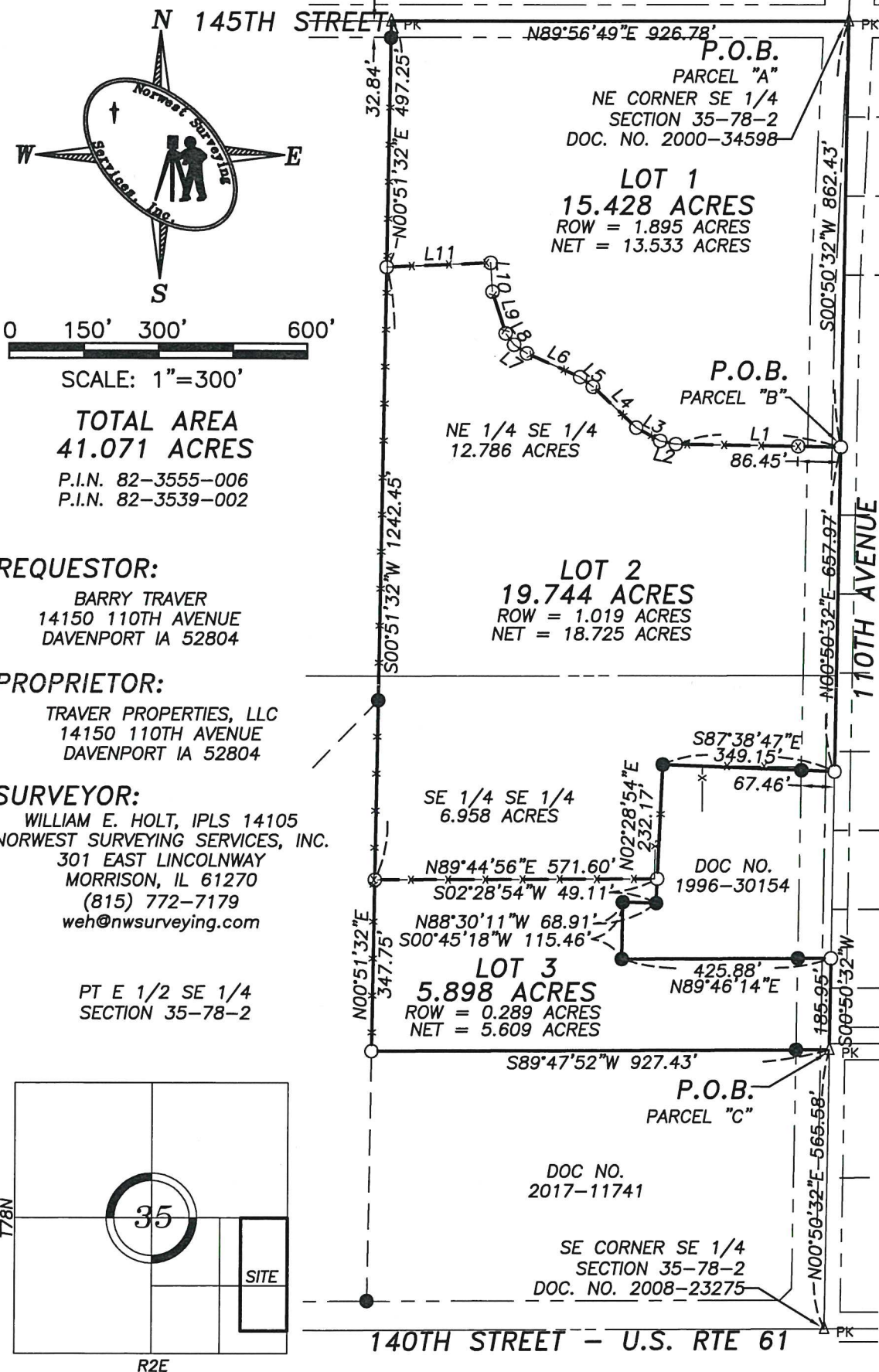




**Subject Property**







0 150' 300' 600'  
 SCALE: 1"=300'

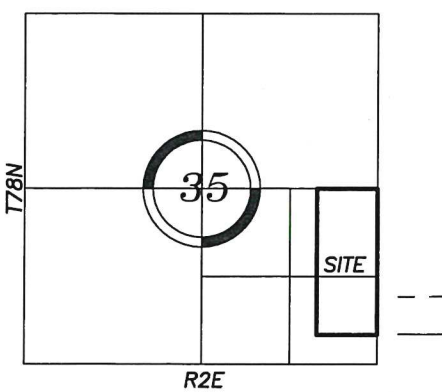
**TOTAL AREA**  
 41.071 ACRES  
 P.I.N. 82-3555-006  
 P.I.N. 82-3539-002

**REQUESTOR:**  
 BARRY TRAVER  
 14150 110TH AVENUE  
 DAVENPORT IA 52804

**PROPRIETOR:**  
 TRAVER PROPERTIES, LLC  
 14150 110TH AVENUE  
 DAVENPORT IA 52804

**SURVEYOR:**  
 WILLIAM E. HOLT, IPLS 14105  
 NORWEST SURVEYING SERVICES, INC.  
 301 EAST LINCOLNWAY  
 MORRISON, IL 61270  
 (815) 772-7179  
 weh@nwsurveying.com

PT E 1/2 SE 1/4  
 SECTION 35-78-2



**"TRAVER OAKS"**  
 A SUBDIVISION OF PART OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35  
 IN TOWNSHIP 78 NORTH (T78N), RANGE 2 EAST (R2E) OF THE FIFTH PRINCIPAL MERIDIAN (5TH PM),  
 SCOTT COUNTY, IOWA.

Of Property Described on the deed recorded as Document No. 2006-10541 in the Office of the Scott County Recorder.

**SURVEYOR'S REPORT**

This Plat represents an original boundary survey of the parcel described hereon and was done at the request of Barry Traver of Davenport, Iowa.

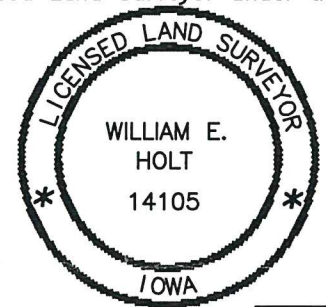
All structural or utility improvements, surface and subsurface, on and/or adjacent to the site are not necessarily shown. All monuments exist as shown hereon. Bearings are Degrees, Minutes and Seconds and are referenced to assumed datum; distances are shown as feet and decimal parts thereof.

This survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose. Right-of-Way lines shown hereon are a graphic representation only and may not depict the actual location of the public easement.

I hereby certify that this Land Surveying document was prepared, and that 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.

*William E. Holt*  
 William E. Holt

Dated this 31<sup>st</sup> day of October 2022 C.E.  
 State of Iowa Reg. No. 14105  
 My registration expires December 31, 2022 C.E.



**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N88°58'45"W	334.69'
L2	N78°27'58"W	32.37'
L3	N61°54'42"W	56.71'
L4	N46°40'07"W	121.18'
L5	N52°35'58"W	32.34'
L6	N66°10'24"W	118.05'
L7	N55°25'25"W	31.24'
L8	N36°30'28"W	28.65'
L9	N17°51'37"W	88.53'
L10	N03°47'28"W	58.87'
L11	S87°30'46"W	209.73'

*Surveyor's Note*  
 Monuments shown hereon are 5/8" rods unless noted otherwise.

Subdivision Certificates are attached hereto by others.

**ZONING APPROVAL**

This plat meets the Subdivision & Zoning Ordinance Requirements for Scott County, IA.

Scott County Zoning Date

**LEGEND**

- BOUNDARY OF SURVEY
  - - - LOT/PARCEL LINE
  - MONUMENT FOUND
  - STONE FOUND
  - + SET 5/8" PIN W/CAP
  - - - CHISELED "X"
  - - - SECTION LINE
  - - - RIGHT OF WAY LINE
  - - - FENCE LINE
  - - - BUILDING SETBACK
  - - - UTILITY EASEMENT
  - - - DEED/PLAT DIMENSION
  - ( )
- NOTE: BEARINGS ARE ASSUMED

RESERVED FOR RECORDER

**NORWEST SURVEYING SERVICES, INC.**  
 PROFESSIONAL LAND SURVEYORS & LAND PLANNERS  
 301 EAST LINCOLNWAY MORRISON, ILLINOIS 61270  
 PHONE (815) 772-7179 NWSURVEYING@MCHSI.COM  
 SERVING ILLINOIS & IOWA SINCE 1974

SURVEYED BY JMW, CFW	FIELD WORK COMPLETED 10-26-22	JOB NO. 2022259	DRAWN BY WEH
BOOK NO. 268-67	PLAT NO. 2022259	DRAWING NAME 2006314	DRAWING DATE 31 OCT 22
REVISION DATES		CHECKED BY	SCALE 1"=300'

PROJECT  
**"TRAVER OAKS"**

TITLE  
**BARRY TRAVER**

**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 16, 2023 in which it approved the Final Plat of **TRAVER OAKS 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 16<sup>th</sup> day of February, 2023 considered the final plat of **TRAVER OAKS ADDITION**, a 3-lot subdivision in part of the E ½ of the SE ¼ of Section 35, Township 78 North, Range 2 East of the 5<sup>th</sup> Principal Meridian (Blue Grass 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 16<sup>th</sup> day of February, 2023

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 16, 2023**  
**APPROVING THE FINAL PLAT OF TRAVER OAKS ADDITION**

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

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