



**Planning & Development
Scott County, Iowa**

Chris Mathias, Director

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

June 21, 2023

To: Mahesh Sharma, County Administrator
From: Alan Silas, Planning and Development Specialist
Re: Olathea Overlook, Final Plat

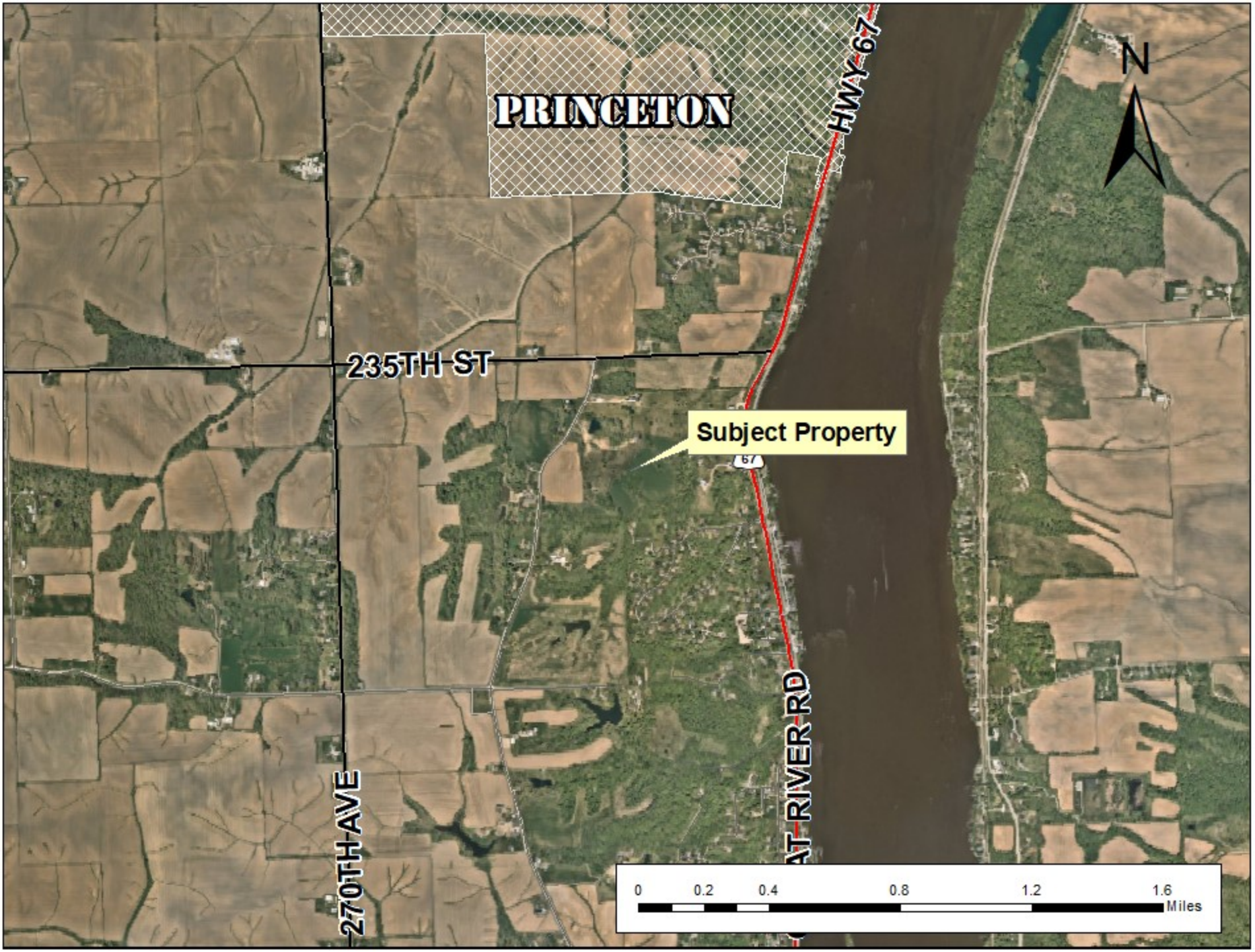
Application from Steve and Lisa Zelle (DBA Legacy Development) for a major subdivision known as Olathea Overlook. The proposed plat would subdivide 39-acre tract, more or less, (Scott County Parcel #951555002) into six (6) lots. The property is legally described as Lot 4 of Great River Hills in Section 15 of LeClaire Township.

At its February 2, 2021 meeting, the Planning and Zoning Commission voted (6-0) to approve a sketch plan proposal with six (6) conditions in accordance with staff's recommendation. At its April 18, 2023 meeting, the Planning and Zoning Commission voted (6-0) to recommend approval of the Preliminary Plat with five (5) conditions in accordance with staff's recommendation. The Board of Supervisors approved the Preliminary Plat with conditions at its May 11, 2023 meeting.

At its June 6, 2023 meeting, the Planning and Zoning Commission voted (4-0) to recommend approval of the Final Plat with one (1) condition in accordance with staff's recommendation. No members of the public spoke for or against the request.

- **Vote (recommend approval of Final Plat with condition): 4-0, All Ayes**
 - Condition:
 1. The City of Princeton approve the Final Plat

Staff received confirmation of approval from the City of Princeton, and the Final Plat is ready for review by the Board of Supervisors. Staff will ensure all remaining accompanying legal and platting documents are reviewed and submitted into the record prior to the recording of the plat.



PRINCETON

HWY 67

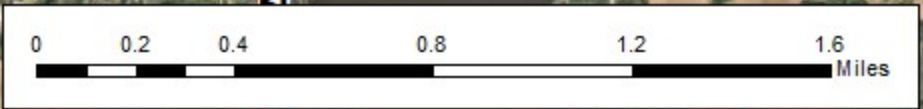
235TH ST

Subject Property

67

270TH AVE

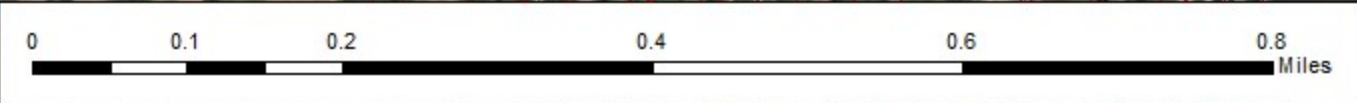
AT RIVER RD

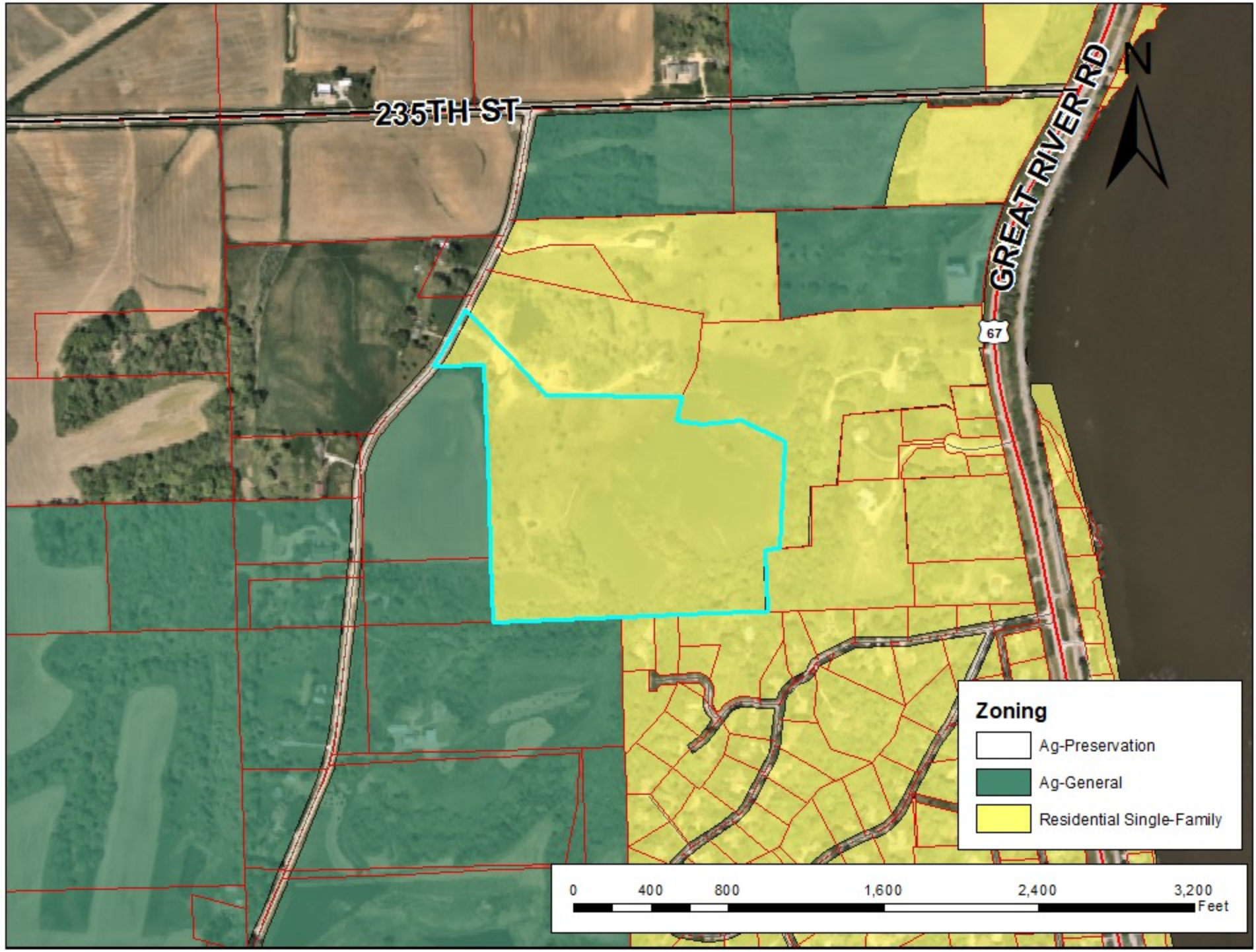


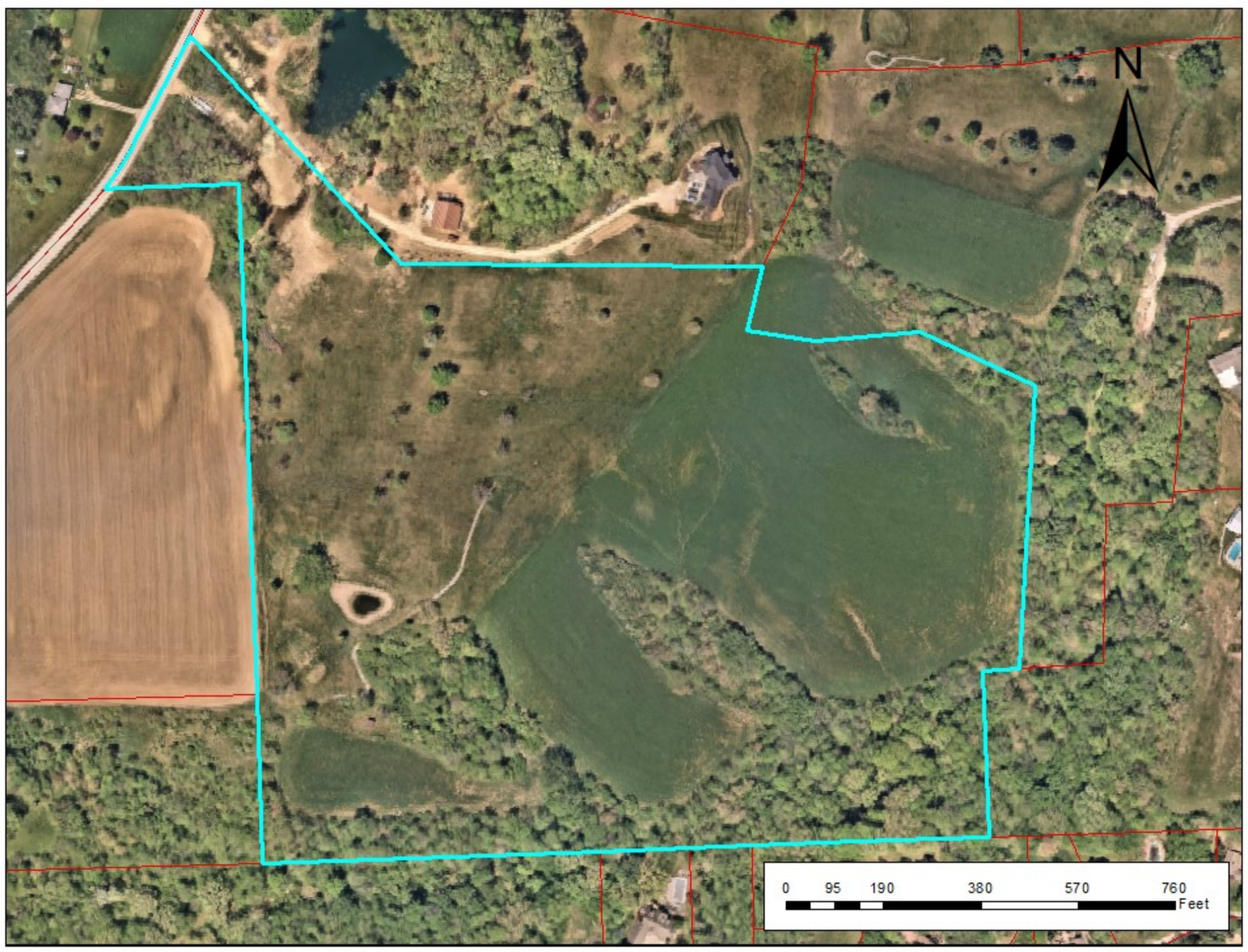
235TH ST

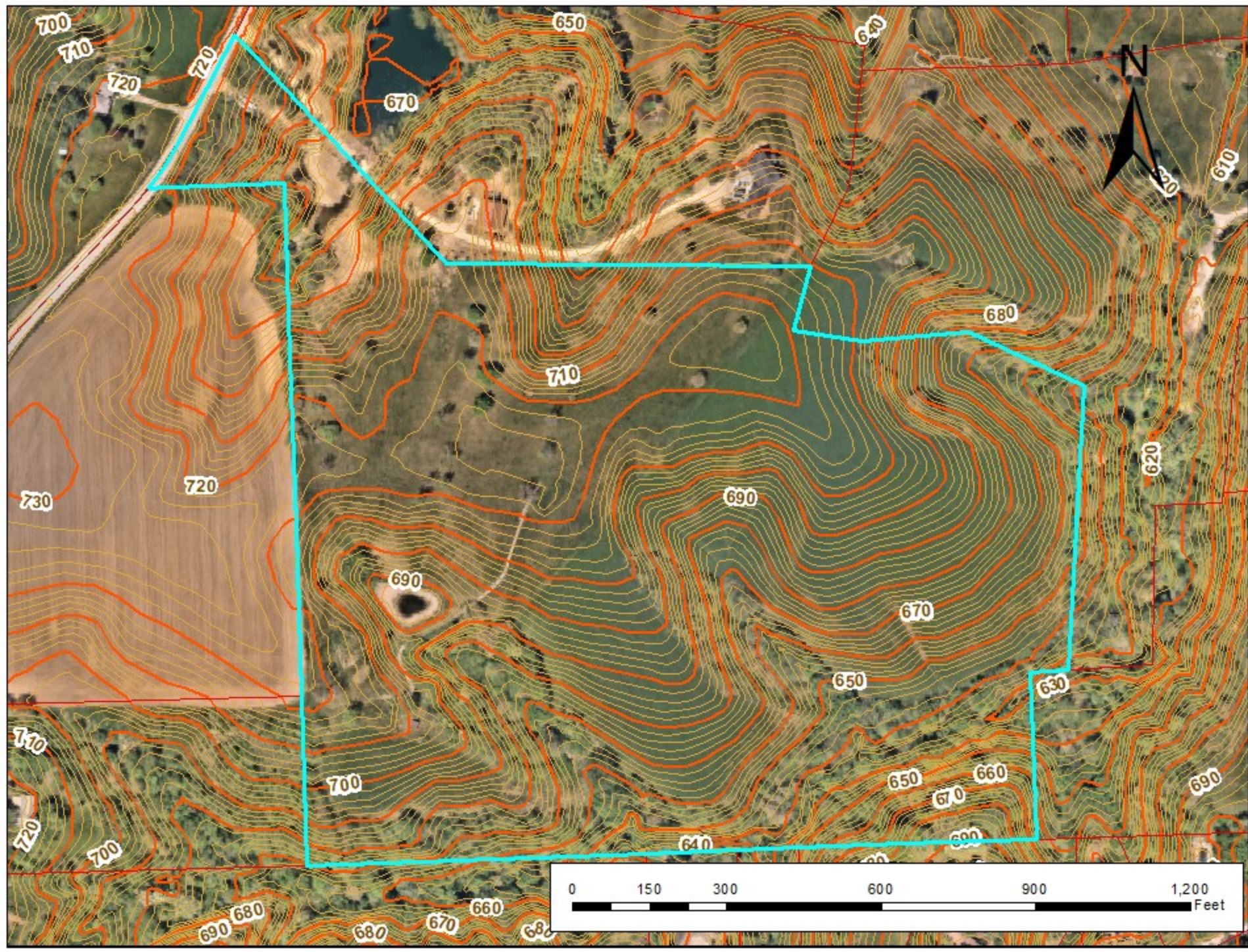
67

GREAT RIVER RD









OLATHEA OVERLOOK

FINAL PLAT

PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 14 AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 79 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING A REPLAT OF LOT 4 OF THE GREAT RIVER HILLS AMENDED FINAL PLAT, AN ADDITION TO SCOTT COUNTY, IOWA

PLAT INFORMATION

- | | |
|---|--|
| 1. Owner:
Steve & Lisa Zelle
3285 Fields Drive
Bettendorf, Iowa 52722
Ph: (563) 332 - 3200 | 3. Surveyor-Of-Record:
Michael D. Richmond, PLS
Tommsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 388 - 4236 |
| 2. Engineer-Of-Record:
Christopher R. Tommsend, P.E.
Tommsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 388 - 4236 | 4. Attorney-Of-Record:
Curt A. Doppel
Stanley Lande & Hunter
201 West 2nd Street, Suite 1000
Davenport, Iowa 52801
Ph: (563) 324 - 1000 |

GENERAL NOTES:

- LEGAL DESCRIPTION OF EXISTING PROPERTY:
- PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 14 AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 79 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING A REPLAT OF LOT 4 OF THE GREAT RIVER HILLS AMENDED FINAL PLAT, AN ADDITION TO SCOTT COUNTY, IOWA.
- SUBDIVISION CONTAINS 39.946 ACRES (1,720,361 S.F.) TOTAL WITH 0.248 ACRES (10,798 S.F.) OF ROADWAY EASEMENT AND A NET AREA OF 39.246 ACRES (1,709,559 S.F.).
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- THE PRIVATE LANE SHALL BE NAMED IN ACCORDANCE WITH THE RURAL ADDRESSING SYSTEM FOR UNINCORPORATED SCOTT COUNTY.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT, OR CERTIFICATE OF TITLE, ALSO COMPARE ALL POINTS BEFORE BUILDING BY S.M.C. AND REPORT ANY DIFFERENCES AT ONCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR-OF-RECORD'S SIGNATURE AND SEAL.
- ALL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PRINCETON, IOWA STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE SCOTT COUNTY, IOWA STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, IN THE EVENT OF CONFLICTING CODES, THE STRICHER SHALL PREvail.
- OVERLAY UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC (PRIMARY/SECONDARY/PAD-MOUNTED EQUIPMENT & STREET LIGHTS), TELEPHONE, AND CABLE TELEVISION SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- THE SUBJECT PROPERTY IS ZONED R-4 - SINGLE FAMILY RESIDENCE. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF COUNTY BOARD APPROVAL. IN CASE OF CONFLICT BETWEEN THE LINES SHOWN AND FUTURE CODE REQUIREMENTS, THE CODE REQUIREMENTS SHALL GOVERN.
- STORM WATER DETENTION SHALL BE PROVIDED BY EXISTING REGIONAL RETENTION POND, LOCATED ON LOT 2 OF THE FAULHABER'S FIRST ADDITION AMENDED, VIA AGREEMENT, TO BE RECORDED PRIOR TO FINAL PLAT APPROVAL.
- POTABLE WATER TO BE PROVIDED BY PRIVATE WELL SYSTEMS, CONFORMING WITH THE SCOTT COUNTY, IOWA PRIVATE WATER SUPPLY WELL STANDARD SPECIFICATIONS, LATEST EDITION.
- STORM WATER DETENTION SHALL BE PROVIDED BY EXISTING REGIONAL RETENTION POND, LOCATED ON LOT 2 OF THE FAULHABER'S FIRST ADDITION AMENDED, VIA AGREEMENT, TO BE RECORDED PRIOR TO FINAL PLAT APPROVAL.
- OUTLOT 2 IS RESERVED FOR STORMWATER CONVEYANCE/DRAINAGE, PUBLIC INGRESS/EGRESS, AND PUBLIC SERVICES/UTILITIES TO THE SUBDIVISION.
- PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE COUNTY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR WAIVE ANY RIGHT-OF-WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE COUNTY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES, OR ALLOW GROUND TO BE RE-PLATED.
- FURTHER SUBDIVISION OF PLATED LOTS SHOWN HEREIN IS NOT PERMITTED.

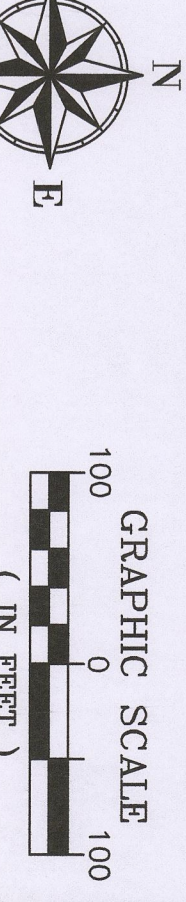
Curve Table

Curve #	Length (FT)	Radius (FT)	Delta	Chord Direction	Chord Length (FT)
C1	151.26	573.00	15.22	N34° 49' 41"E	151.81
C2	129.59	666.00	12.25	N35° 20' 30"E	129.34
C3	459.40	600.00	43.87	S39° 25' 30"E	448.26
C4	260.15	200.00	74.53	S54° 45' 13"E	242.19
C5	214.07	175.00	70.09	N55° 32' 00"W	200.97
C6	33.39	40.00	4.783	S68° 30' 35"W	32.43
C7	42.44	50.00	48.63	S68° 54' 38"W	41.17
C8	52.15	50.00	59.76	N56° 53' 47"W	49.82
C9	20.14	50.00	23.08	S15° 28' 45"E	20.00
C10	118.59	50.00	135.99	N64° 00' 35"E	92.69
C11	29.02	40.00	41.57	S68° 49' 34"E	28.39
C12	141.61	225.00	36.06	S71° 34' 52"E	139.28
C13	141.61	225.00	36.06	N35° 31' 14"W	139.28
C14	8.16	575.00	0.81	N17° 53' 49"W	8.16

Line Table

Line #	Length (FT)	Direction
L1	13.62	S61° 21' 33.27"E
L2	191.27	S17° 29' 24.94"E
L3	51.57	N87° 58' 59.79"E

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



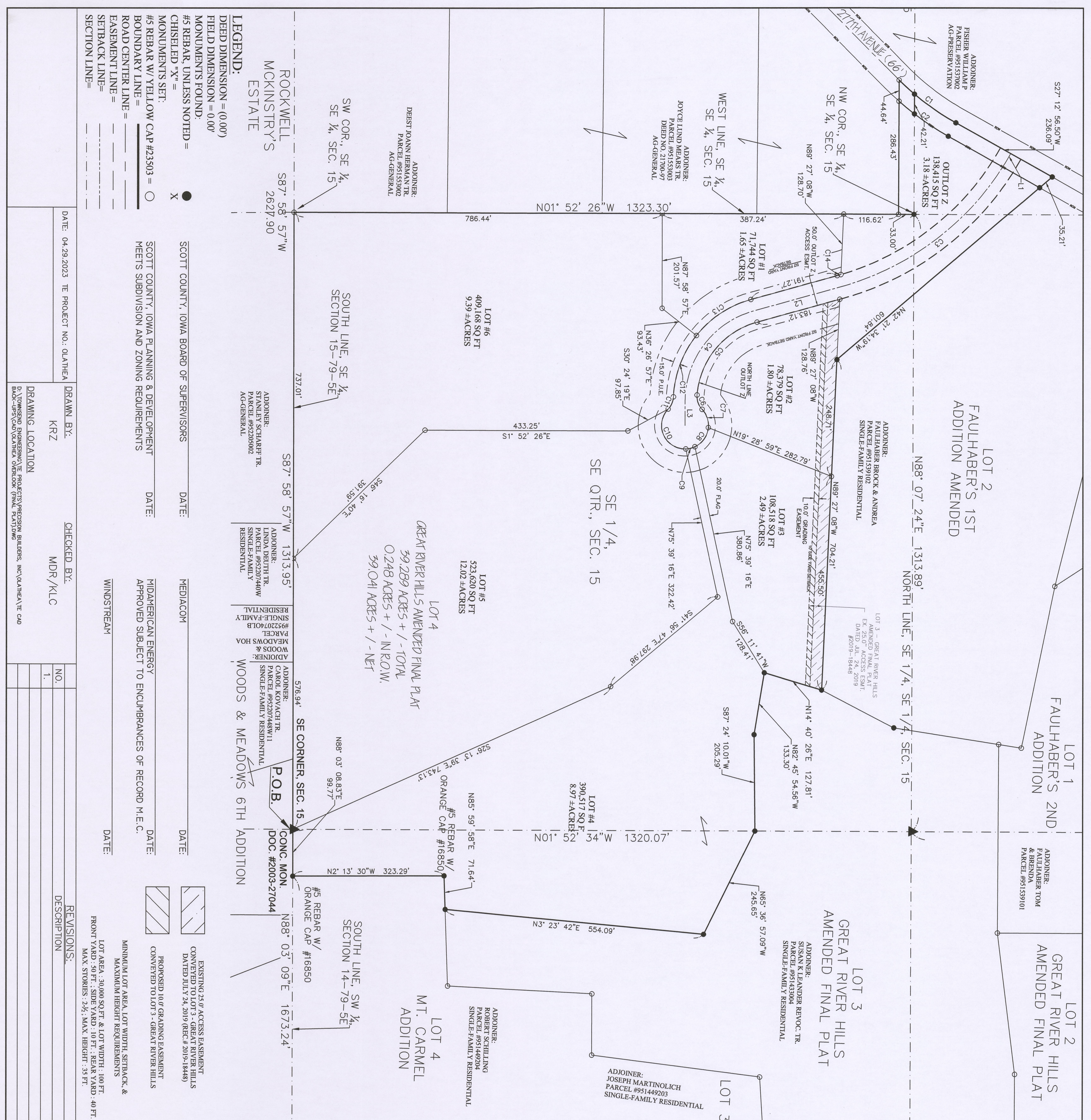
1 inch = 100 feet

GRAPHIC SCALE

1" = 100' (ARCH D)

1" = 100' (ARCH D)

1" = 100' (ARCH D)



LEGEND:
 DEED DIMENSION = (0.00')
 FIELD DIMENSION = 0.00'
 MONUMENTS FOUND:
 #5 REBAR, UNLESS NOTED = X
 CHISELED "X" = X
 MONUMENTS SET:
 #5 REBAR W/ YELLOW CAP #23503 = O
 BOUNDARY LINE = ————
 ROAD CENTER LINE = ————
 EASEMENT LINE = ————
 SETBACK LINE = ————
 SECTION LINE = ————

SCOTT COUNTY, IOWA BOARD OF SUPERVISORS
 DATE: _____
 MEDIACOM
 DATE: _____
 MIDAMERICAN ENERGY
 APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.
 DATE: _____
 WINDSTREAM
 DATE: _____

MINIMUM LOT AREA, LOT WIDTH, SETBACK & MAXIMUM HEIGHT REQUIREMENTS
 CONVEYED TO LOT 3 - GREAT RIVER HILLS
 DATED JULY 24, 2019 (REC. # 2019-18449)

PROPOSED 10' GRADING EASEMENT
 CONVEYED TO LOT 3 - GREAT RIVER HILLS
 DATED JULY 24, 2019 (REC. # 2019-18449)

DATE: 04-29-2023 PROJECT NO.: OLATHEA

DRAWN BY: KRZ CHECKED BY: MDR/KLC

DRAWING LOCATION: [Blank]

DATE: _____

NO.	DESCRIPTION	DATE
1.	FINAL PLAT	

PROJECT: OLATHEA OVERLOOK
 SCOTT COUNTY, IOWA

DEVELOPER: STEVE & LISA ZELLE
 3285 FIELDS DRIVE
 BETTENDORF, IOWA

SHEET NO. 1 OF 1

LICENSED SURVEYOR
 MICHAEL D. RICHMOND
 IOWA LICENSE # 525633

1 inch = 100 feet

1" = 100' (ARCH D)



PLANNING & ZONING COMMISSION

STAFF REPORT

JUNE 6, 2023



- Applicant:** Steve and Lisa Zelle (DBA Legacy Development)
- Request:** Final plat approval of Olathea Overlook, a major subdivision
- Legal Description:** Lot 4 of the Amended Final Plat of Great River Hills, an addition to Scott County, Iowa, being part of the SW ¼ of the fractional Section 14 and part of the SE ¼ of Section 15, all in LeClaire Township.
PIN: 951555002
- General Location:** Approximately ¼ mile West of Great River Road, South-adjacent to Faulhaber's First Addition along 277th Avenue, part of the former Olathea Golf Course
- Existing Zoning:** Single-Family Residential (R-1)
- Surrounding Zoning:**
- North:** Single-Family Residential (R-1)
 - South:** Single-Family Residential (R-1), Agricultural-General (A-G)
 - East:** Single-Family Residential (R-1)
 - West:** Agricultural-General (A-G), Agricultural-Preservation (A-P)

GENERAL COMMENTS: This request is for approval of a Final Plat for the subdivision known as Olathea Overlook, which would subdivide an existing 39-acre parcel, more or less, into six (6) new lots. The Planning & Zoning Commission reviewed and approved a Sketch Plan for the development in February 2021, which was known as The Overlook at the time. The Commission held a public hearing and reviewed and approved the Preliminary Plat in April 2023. The conditions of Preliminary Plat approval are detailed the Staff Review section.

STAFF REVIEW: Staff has reviewed this request for compliance with the requirements of the Subdivision Regulations and Zoning Ordinance, and with the conditions of approval of the Preliminary Plat.

Zoning, Land Use, and Lot Layout

The proposed configuration of the 39-acre tract creates six (6) development lots and one (1) outlot, each with the development right for one (1) single-family dwelling. Half of the lots would be less than 3.0 acres in size (1.65, 1.80, 2.49) and the other half would be significantly larger at 8.97, 9.39, and 12.02 acres.

Common Open Space

A major subdivision of this proposed density does not require common open space, but a 2.97-acre lot (Outlot Z) at the entrance would feature a portion of the roadway, components of the proposed storm water management system, and green space.



Access and Roadway Improvements

The right-of-way widths prescribed in the Subdivision Regulations for local residential streets require that a typical section include a minimum of 50 feet of right-of-way. Olathea Overlook would provide 22 feet for the roadway itself, 2 feet on either side of the roadway for granular shoulders, and 12 feet on either side of the granular shoulders for drainage ditches, resulting in a 50-foot right-of-way. The County Engineer has reviewed the roadway construction plans for compliance.

The plat also includes a platted access easement to Lot 3 of Great River Hills Amended Final Plat to the east of the development (deed holder Susan K. Leander Revocable Trust) with room for an 11-foot driveway, which fulfills a perpetual access agreement to provide access to that property.

Protection of Natural Vegetation Cover

Whenever a wooded site is to be developed, no more than fifteen percent (15%) of the naturally occurring canopy-tree cover shall be removed due to surface earth grading, roadway construction, building site clearance, or any other construction activity associated with subdivision site improvement. While the site contains some wooded areas in the lower elevations along the southern and eastern boundaries, as well as near the subdivision entrance, less than 15% will be impacted since the majority of the site is fallow former agricultural land or part of the former golf course.

Storm Water Management

The proposed Final Plat would manage storm water by utilizing a drainage easement with the owners of an adjacent subdivision, Faulhaber's First Addition, to divert storm and surface water to an existing detention basin. A copy of the drainage easement (labeled Permanent Ingress-Egress Easement and Maintenance Agreement) has been reviewed and entered into the record.

Erosion and Sediment Control Plan

A Storm Water Pollution Prevention Plan (SWPPP) and Erosion and Sediment Control Plan have been submitted to the County Engineer for review. Adherence to the plans through the duration of construction is required.

Water and Wastewater Disposal Systems

Each lot will be served by a private well. Subdivisions containing less than forty (40) lots may install individual on-site wastewater disposal systems that meet County Health Department regulations, which is the intention for this development. The Health Department did not submit any comments or concerns with this Final Plat.

City of Princeton Review

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



PLANNING & ZONING COMMISSION

STAFF REPORT

JUNE 6, 2023



Approval Conditions of the Preliminary Plat

The Planning & Zoning Commission reviewed and approved a Preliminary Plat for the development in April 2023 with five (5) conditions:

1. The private covenants include provisions for the ownership and maintenance of the proposed outlot;
Final private covenants have been submitted and this condition has been met.
2. The private covenants include provision for road maintenance of the shared private road;
Final private covenants have been submitted and this condition has been met.
3. The private covenants include provisions that no additional subdivision of these lots be permitted;
Final private covenants have been submitted and this condition has been met.
4. The County Engineer review and approve all street construction plans, drainage plans, and erosion control plans prior to construction; and
Construction, drainage, and erosion control plans have been reviewed and approved by the County Engineer, and this condition has been met.
5. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval by the Board of Supervisors.
This will remain a condition of approval.

Others Notified

The Subdivision Ordinance requires additional notification of the following County Departments and local entities upon Preliminary Plat review: Assessor, Auditor, Bi-State Regional Planning Commission, and District Soil Conservationist Staff. None of those entities submitted comments or concerns on the proposal at the Preliminary Plat stage, and staff has not received feedback on the Final Plat.

A public hearing is not required for Final Plats unless the Commission makes a public hearing on the Final Plat a condition of Preliminary Plat approval.

RECOMMENDATION: Staff recommends that the Final Plat of Olathea Overlook be approved with the following conditions:

1. The City of Princeton review and approve the Final Plat;
2. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval by the Board of Supervisors.

Submitted by:

Alan Silas, Planning & Development Specialist

June 1, 2023

CERTIFICATE OF APPROVAL BY SCOTT COUNTY

I, Ken Beck, Chairman of the Scott County Board of Supervisors, do hereby certify that said Board adopted a Resolution on July 6, 2023 in which it approved the Final Plat of **Olathea Overlook** 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 6th day of July, 2023, considered the final plat of **Olathea Overlook**. Said plat is a subdivision in Lot 4 of the Amended Final Plat of Great River Hills, an addition to Scott County, Iowa, being part of the SW ¼ of the fractional Section 14 and part of the SE ¼ of Section 15, all in LeClaire Township of 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 **Olathea Overlook**.

Section 2. The Board of Supervisors does not approve the dedication of the roads within this subdivision to Scott County nor accept such roads on Scott County's Secondary Road System

Section 3. The Homeowners Association shall be responsible for maintenance of the subdivision private road and the Restrictive Covenants filed with this Final Plat shall include legal provisions for the Homeowners Association to be responsible for the private road, storm water drainage system and all common areas.

Section 4. 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 5. This Resolution shall take effect immediately.

Signed this 6th day of July, 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

RESOLUTION
SCOTT COUNTY BOARD OF SUPERVISORS
July 6, 2023
APPROVING THE FINAL PLAT OF OLATHEA OVERLOOK

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 6th day of July, 2023, considered the final plat of **Olathea Overlook**. Said plat is a subdivision in Lot 4 of the Amended Final Plat of Great River Hills, an addition to Scott County, Iowa, being part of the SW ¼ of the fractional Section 14 and part of the SE ¼ of Section 15, all in LeClaire Township of 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 of Supervisors does not approve the dedication of the roads within this subdivision to Scott County nor accept such roads on Scott County's Secondary Road System

Section 3. The Homeowners Association shall be responsible for maintenance of the subdivision private road and the Restrictive Covenants filed with this Final Plat shall include legal provisions for the Homeowners Association to be responsible for the private road, storm water drainage system and all common areas.

Section 4. 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 5. This Resolution shall take effect immediately.