



**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

July 12, 2023

To: Mahesh Sharma, County Administrator
From: Chris Mathias, Planning Director
Re: West Wind Hills, Final Plat

Application from Loren and Lisa Rathjen for a minor subdivision known as West Wind Hills. The proposed plat would subdivide a 15.428-acre lot, more or less, into four (4) lots. The property is legally described as Lot 1 of Traver Oaks in Section 35 of Blue Grass Township. The Board of Supervisors recently approved the Traver Oaks subdivision earlier in 2023.

This property is already zoned R-1 (Single Family Residential) and as such is zoned for residential development. Each of the four lots will be allowed one residential building right. Driveway connections would be made directly to the County roads and there will be no interior roads to the subdivision.

At its June 6, 2023 meeting, the Planning and Zoning Commission voted 4-0 to recommend approval of the request with one 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 Davenport approve the Final Plat

Staff received confirmation of approval from the City of Davenport, 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.

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 August 3, 2023 in which it approved the Final Plat of **West Wind Hills** 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 3rd day of August, 2023, considered the final plat of **West Wind Hills**. Said plat is a subdivision of Lot 1 of Traver’s Oaks Addition, an addition to Scott County, Iowa, being part of the NE ¼ of the SE ¼ of Section 35 of Blue Grass 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 **West Wind Hills**.

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 3rd day of August, 2023

SCOTT COUNTY, IOWA

BY: _____
Ken Beck, Chair

ATTESTED BY: _____
Kerri Tompkins, Auditor



PLANNING & ZONING COMMISSION

STAFF REPORT

JUNE 6, 2023



- Applicant:** Loren and Lisa Rathjen
- Request:** Final plat approval of West Wind Hills, a minor subdivision
- Legal Description:** Lot 1 of Traver Oaks in Section 35 of Blue Grass Township
- General Location:** Less than a mile west of Davenport city limits; Southwest of West Lake Park; Southwest corner of the intersection of 145th Street and 110th Avenue
- Zoning:** Single-Family Residential (R-1)
- Surrounding Zoning:**
- North:** Single-Family Residential (R-1)
 - South:** Single-Family Residential (R-1)
 - East:** Multi-Family Residential (R-2)
 - West:** Agricultural-Preservation (A-P)

GENERAL COMMENTS: This request is for further subdivision of Lot 1 of Traver Oaks, a three-lot subdivision which was recorded in March 2023. The subdivision would create four development lots, each with a development right for one (1) single-family dwelling.

STAFF REVIEW: Staff has reviewed this request for compliance with the requirements of the Subdivision Regulations and Zoning Ordinances. 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 an approximately 15.428-acre Lot (Lot 1 of Traver Oaks) into four (4) lots. Lot 4 would be the largest at 5.63 acres, Lot 3 would be 3.80 acres, and Lots 1 and 2 would each be 3.00 acres. The subdivision would be located immediately south of existing residential subdivisions, Park Ridge Addition and Telegrove Planned Development, both of which have significantly smaller lot sizes.

Since the development is within two (2) miles of Davenport city limits, the City has extraterritorial review jurisdiction and will need to approve the final plat as well. City staff intends to put the plat before the Davenport Planning & Zoning Commission on June 20, 2023, and to City Council on July 12, 2023.



PLANNING & ZONING COMMISSION

STAFF REPORT

JUNE 6, 2023



Access and Roadway Improvements

Each lot would have direct driveway access to either 145th Street or 110th Avenue. The County Engineer indicated that there appears to be adequate separation and site distances to allow safe and permissible driveway approaches.

The County Health Department did not have any comments or concerns with this plat. Each new well or wastewater treatment system would require the issuance of a permit from the Health Department. The County Assessor and County Auditor also did not have any comments with this request.

Staff has mailed notification to the adjacent property owners within five hundred feet (500') of this property regarding this subdivision request. Staff has not, as of yet, received any calls or comments.

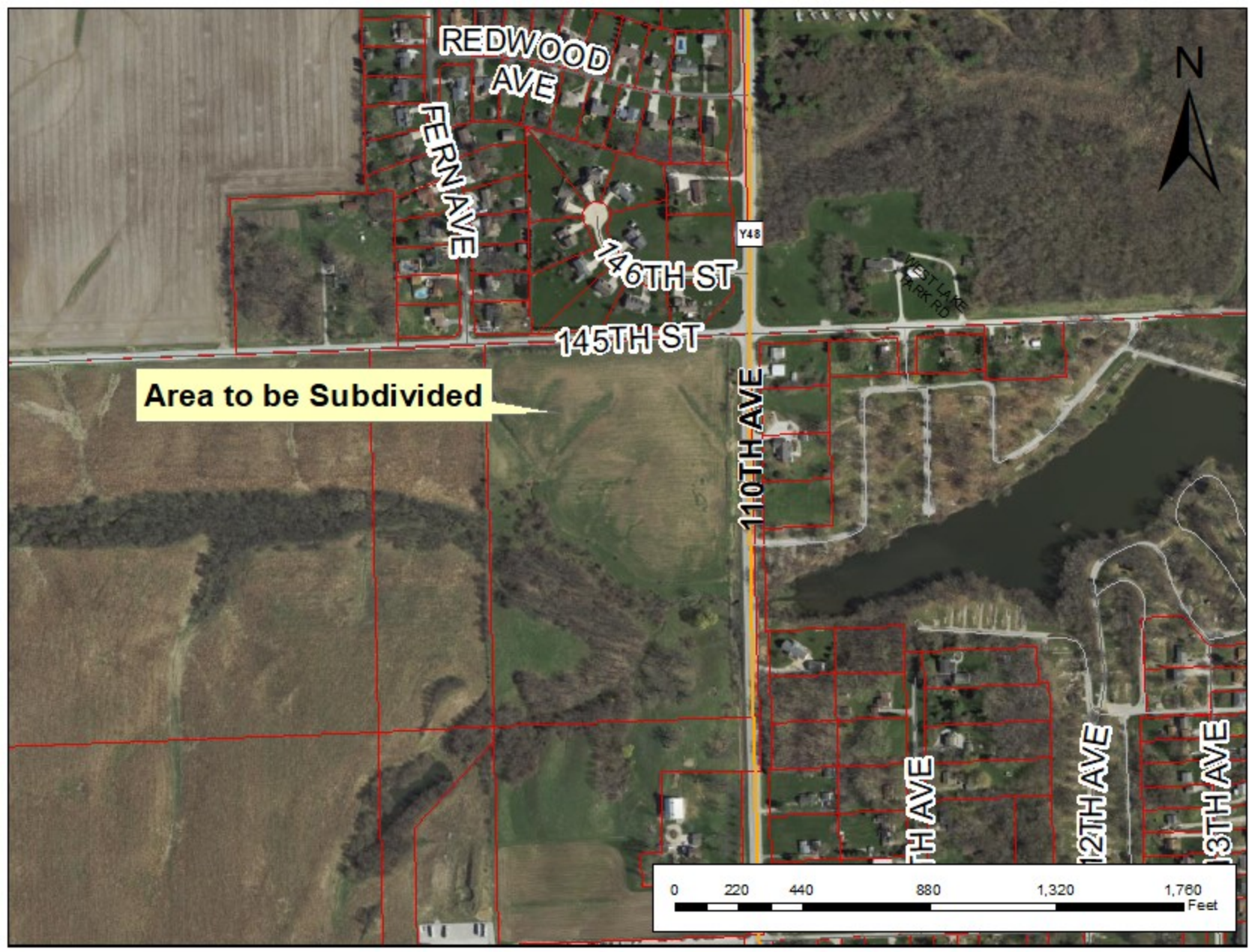
RECOMMENDATION: Staff recommends that the Final Plat for West Wind Hills be approved with one (1) condition:

1. The City of Davenport approve the final plat prior to approval by the Scott County Board of Supervisors

Submitted by:

Alan Silas, Planning & Development Specialist

June 1, 2023



REDWOOD
AVE

FERN AVE

146TH ST

145TH ST

110TH AVE

11TH AVE

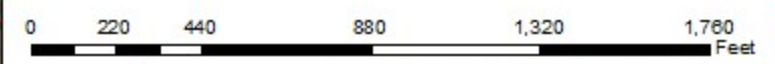
12TH AVE

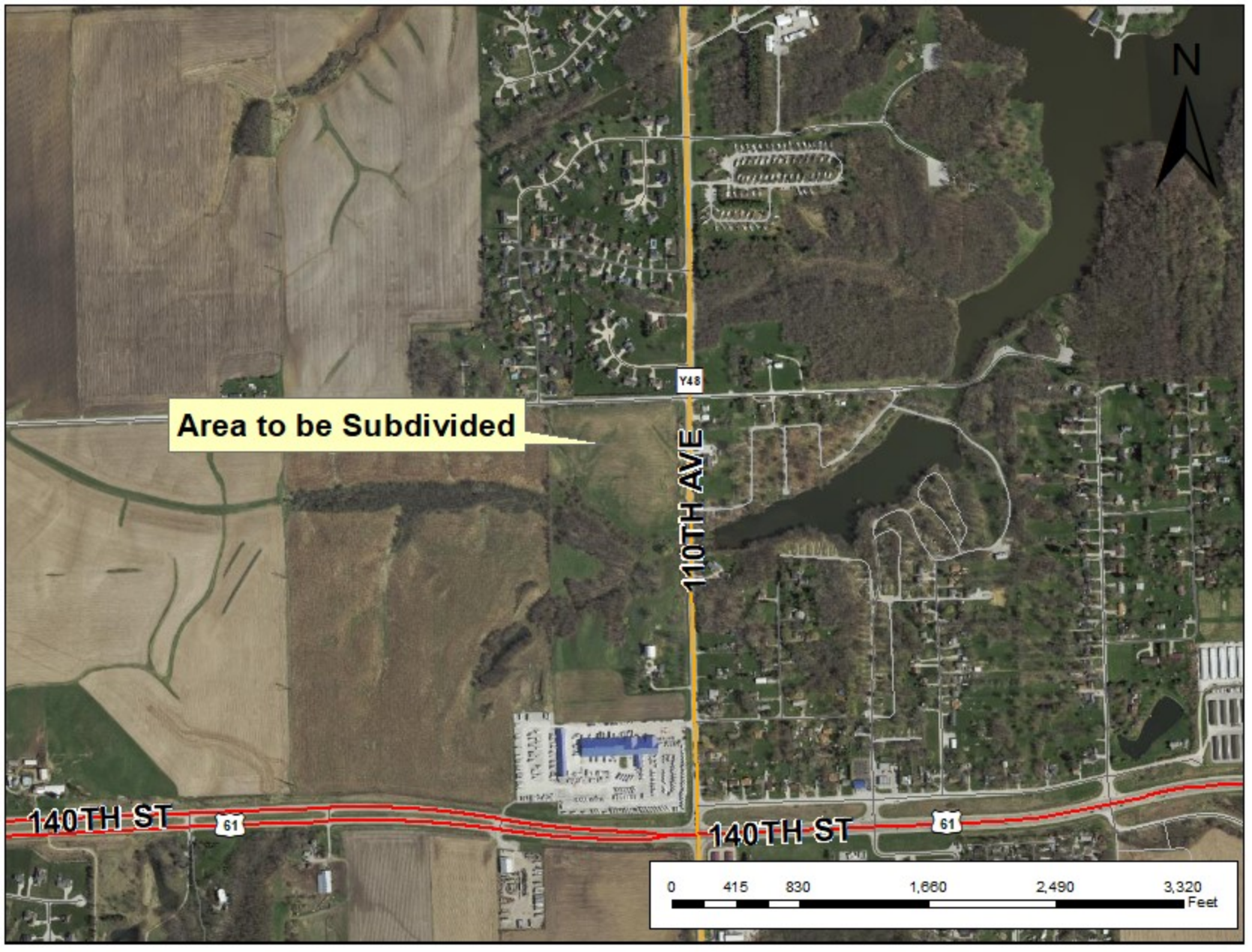
13TH AVE

Area to be Subdivided

Y48

WEST LAKE
PARK RD





Area to be Subdivided

Y48

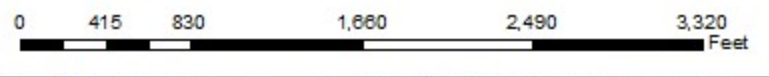
110TH AVE

140TH ST

61

140TH ST

61



Zoning

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



Area to be Subdivided

Y48

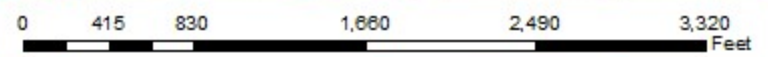
110TH AVE

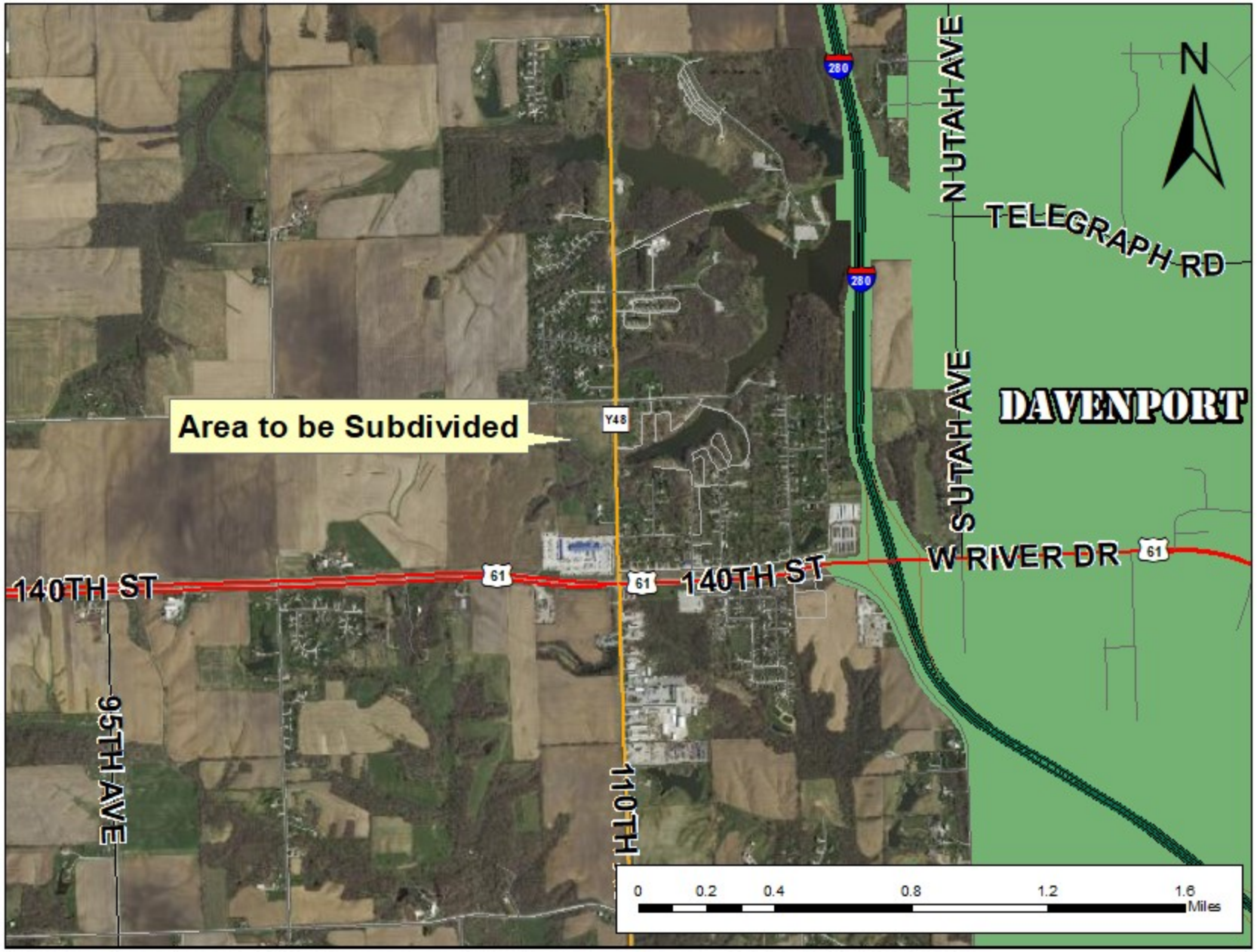
140TH ST

61

140TH ST

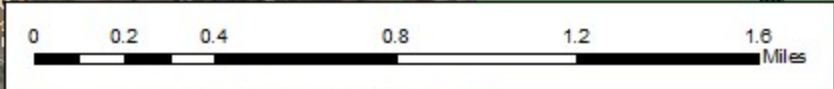
61

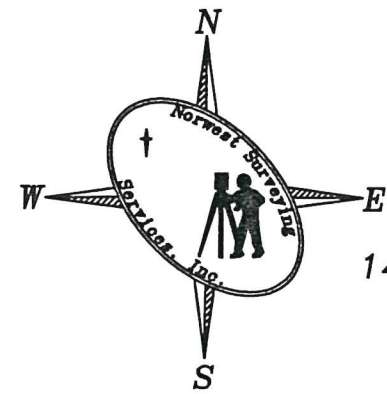




Area to be Subdivided

DAVENPORT





0 150' 300' 600'

SCALE: 1"=300'

TOTAL AREA
15.428 ACRES
ROW = 1.895 ACRES
NET = 13.533 ACRES

PT. P.I.N. 82-3539-002

REQUESTOR:

LOREN & LISA RATHJEN
114 PINE COURT
COLONA, IL 61241

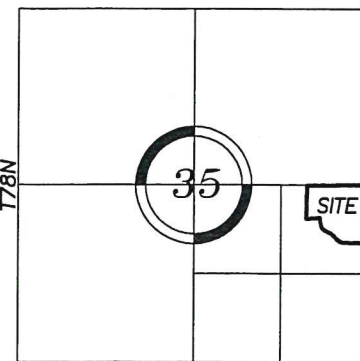
PROPRIETOR:

LOREN RATHJEN
114 PINE COURT
COLONA, IL 61241

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



R2E

NE CORNER SE 1/4
SECTION 35-78-2
DOC. NO. 2000-34598



"TRAVER OAKS"
DOC. NO. 2023-003548

LOT 2

"WEST WIND HILLS"

A SUBDIVISION OF LOT 1 OF "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 As: Lot 1 of "Traver Oaks", according to the Plat thereof recorded as Document No. 2023-003548 in the Office of the Scott County Recorder.

SURVEYOR'S CERTIFICATE

This Plat represents an original boundary survey of the parcel described hereon and was done at the request of Loren Rathjen of Colona, Illinois.

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.

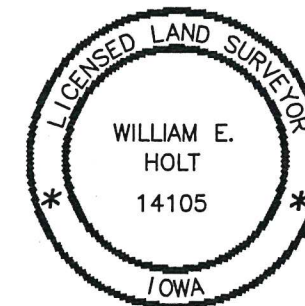
This survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose. Right-of-Way lines shown hereon are a graphic representation 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 15th day of May, 2023 C.E.
State of Iowa Reg. No. 14105
My registration expires December 31, 2024 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'

RESERVED FOR RECORDER

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
- x-x-x-x FENCE LINE
- - - BUILDING SETBACK
- - - UTILITY EASEMENT
- () DEED/PLAT DIMENSION

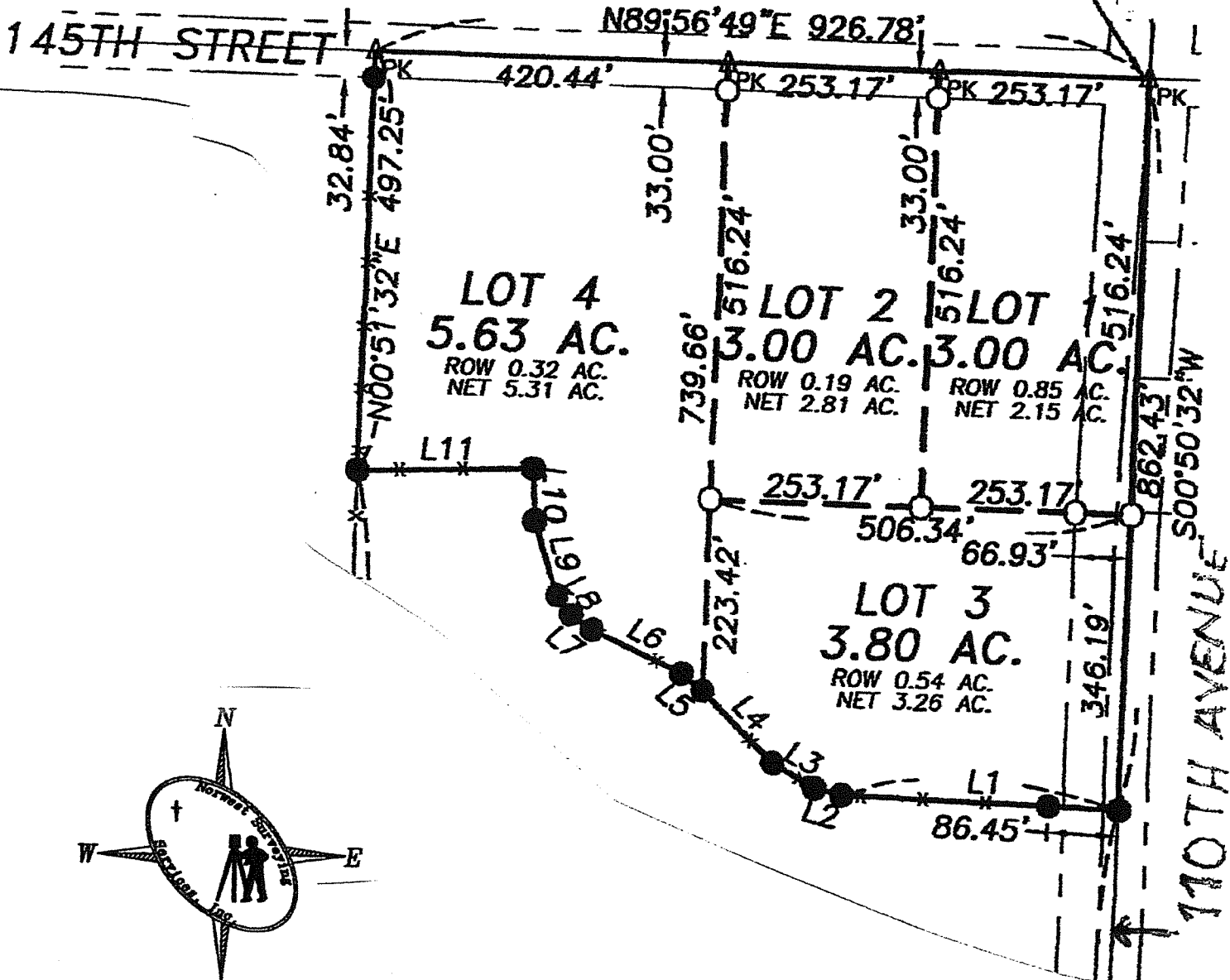
NOTE: BEARINGS ARE ASSUMED

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 4-19-23	JOB NO. 2023067	DRAWN BY WEH
BOOK NO. FILE	PLAT NO. 2023067	DRAWING NAME 2006314	DRAWING DATE 01 MAY 23
REVISION DATES	CHECKED BY	SCALE 1"=300'	

PROJECT
"WEST WIND HILLS"
TITLE
LOREN RATHJEN

NE CORNER SE 1/4
SECTION 35-78-2
DOC. NO. 2000-34598



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
August 3, 2023
APPROVING THE FINAL PLAT OF WEST WIND HILLS

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 3rd day of August, 2023, considered the final plat of **West Wind Hills**. Said plat is a subdivision of Lot 1 of Traver's Oaks Addition, an addition to Scott County, Iowa, being part of the NE ¼ of the SE ¼ of Section 35 of Blue Grass 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 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.