



**Planning & Development  
Scott County, Iowa**

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

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

November 23, 2023

To: Mahesh Sharma, County Administrator  
From: Alan Silas, Planning and Development Specialist  
Re: Planning & Zoning Commission action on November 22, 2023 agenda item

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

1. Public Hearing – Preliminary/Final Plat, Minor Subdivision

Application from Overland Engineering (deedholder, John Groves) for approval of a minor subdivision known as RSBR Addition, to create an approximately 2.01-acre parcel from a 25.75-acre parcel, in Part of the NE  $\frac{1}{4}$  of Section 2 of Buffalo Township.

The Commission voted (5-0) to recommend approval of the plat with one (1) condition in accordance with staff's recommendation. No members of the public spoke for or against the proposal.

- **Vote (recommend approval of Preliminary/Final Plat with condition): 5-0, All Ayes**
  1. The City of Davenport approved the final plat prior to approval by the Scott County Board of Supervisors.



PLANNING & ZONING COMMISSION  
STAFF REPORT  
NOVEMBER 22, 2023



**Applicant:** Overland Engineering, deedholder John Groves

**Request:** Final plat approval of RSBR Addition, a minor subdivision

**Legal Description:** Part of the NE ¼ of Section 2 of Buffalo Township

**General Location:** Less than a mile west of Davenport city limits; Southwest of West Lake Park; Southwest corner of the intersection of 140<sup>th</sup> Street (Highway 61) and 110<sup>th</sup> Avenue

**Zoning:** Commercial-Light Industrial (C-2)

**Surrounding Zoning:**

- North:** Commercial-Light Industrial (C-2)
- South:** Commercial-Light Industrial (C-2)
- East:** Commercial-Light Industrial (C-2)
- West:** Commercial-Light Industrial (C-2)

**GENERAL COMMENTS:** This request is for further subdivision of a 25.75-acre parcel. The subdivision would create a new commercial-light industrial development lot, with a development right for any principal permitted uses in C-2.

**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 create an approximately 2.01-acre lot from a parent parcel that appears to have been subdivided twice in the past: The parent parcel has approximately 25.75 acres remaining; one subdivided lot is approximately 1.56 acres, the other is approximately 3.85 acres. The parent parcel has been used as tilled agriculture; the other two lots are being used for commercial-light industrial operations.

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. The applicants have submitted all the necessary materials for Davenport to hold its hearings and act on a resolution to approve the plat, which is expected to be finalized on December 12, 2023.



PLANNING & ZONING COMMISSION  
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NOVEMBER 22, 2023



### Access and Roadway Improvements

The lot would have frontage along both 140<sup>th</sup> Street (Highway 61) and 110<sup>th</sup> Avenue, but site access would only be from 110<sup>th</sup> Avenue. The County Engineer indicated that at this point no third-party traffic studies are required, but depending on the use proposed in a subsequent Site Plan Review submittal, one may be required to determine whether additional turn lanes, traffic signals, or other controls are warranted.

### Interdepartmental/Public Feedback

The County Health Department did not have concerns with this plat, but noted two (2) important items for the applicants to consider as they prepare a Site Plan Review Submittal:

1. The Health Department will require that every effort be made to connect to central water service (Iowa American Water) since it is available within a practical distance of the proposed development.
  - The applicants have submitted materials for a Site Plan Review application, which includes a site plan showing connection to central water service.
2. This site will need to be served by a private septic system, which will require the applicants to create a large enough parcel to have space to install a properly-sized system relative to the proposed development. More specifically:
  - Jack Hoskins, Environmental Health Specialist: "Based off of the last Dollar General that I had to size, the bare minimum area of undisturbed, usable ground between the building and the property line, would be 50' by 100'. This would not include the area needed for the septic tank. This estimation would also only apply if the system can be laid out perfectly, which is hardly ever the case. My advise to them would be to make sure they acquire enough land, and layout the facility in such a way that there will be enough usable area, which will not be cut or filled or compacted during the construction process, to install a proper septic system."

The County Assessor and County Auditor 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.



PLANNING & ZONING COMMISSION  
STAFF REPORT  
NOVEMBER 22, 2023



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**RECOMMENDATION:** Staff recommends that the Final Plat for RSBR Addition 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  
November 17, 2023

**PLANNING & DEVELOPMENT**

600 West Fourth Street

Davenport, Iowa 52801-1106

Office: (563) 326-8643 Fax: (563) 326-8257

Email: [planning@scottcountyiowa.gov](mailto:planning@scottcountyiowa.gov)

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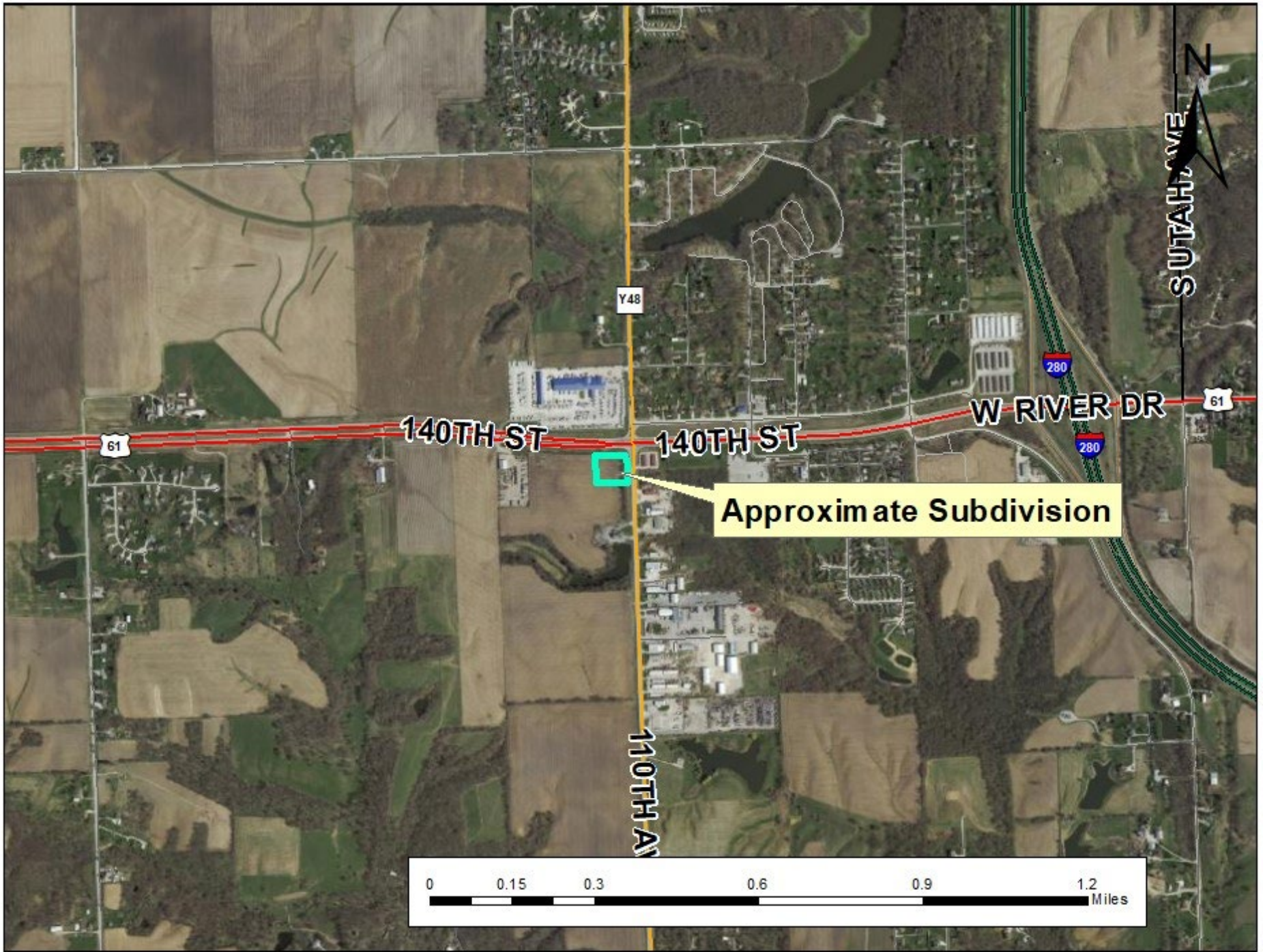


**NOTICE OF BOARD OF SUPERVISORS  
PUBLIC HEARING FOR A FINAL PLAT OF A MINOR SUBDIVISION**

Public Notice is hereby given as required by Section 9-16 of the County Code (Subdivisions), that the Scott County Board of Supervisors will hold a public hearing for a sketch plan/final plat of a minor subdivision known as **RSBR Addition** at a public meeting on **Tuesday, December 19, 2023 at 4:30 PM**. The meeting will be held in the **1<sup>st</sup> Floor Board Room of the Scott County Administrative Center, 600 West 4<sup>th</sup> Street, Davenport, Iowa 52801**.

The Board of Supervisors will hear the request of **Overland Engineering (deedholder, John Groves)** for approval of a minor subdivision to create an approximately 2.01-acre parcel from a 25.75-acre parcel, in Part of the NE  $\frac{1}{4}$  of Section 2 of Buffalo Township (Parcel ID 720207008). The Planning and Zoning Commission voted (5-0) to recommend approval of the subdivision plat at a public hearing on November 22, 2023.

If you have any questions or comments regarding this meeting or proposal, please call or write the Planning and Development Department, Scott County Administrative Center, 600 West Fourth Street, Davenport, Iowa 52801, (563) 326-8643, or attend the meeting.



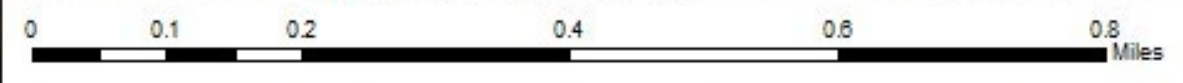


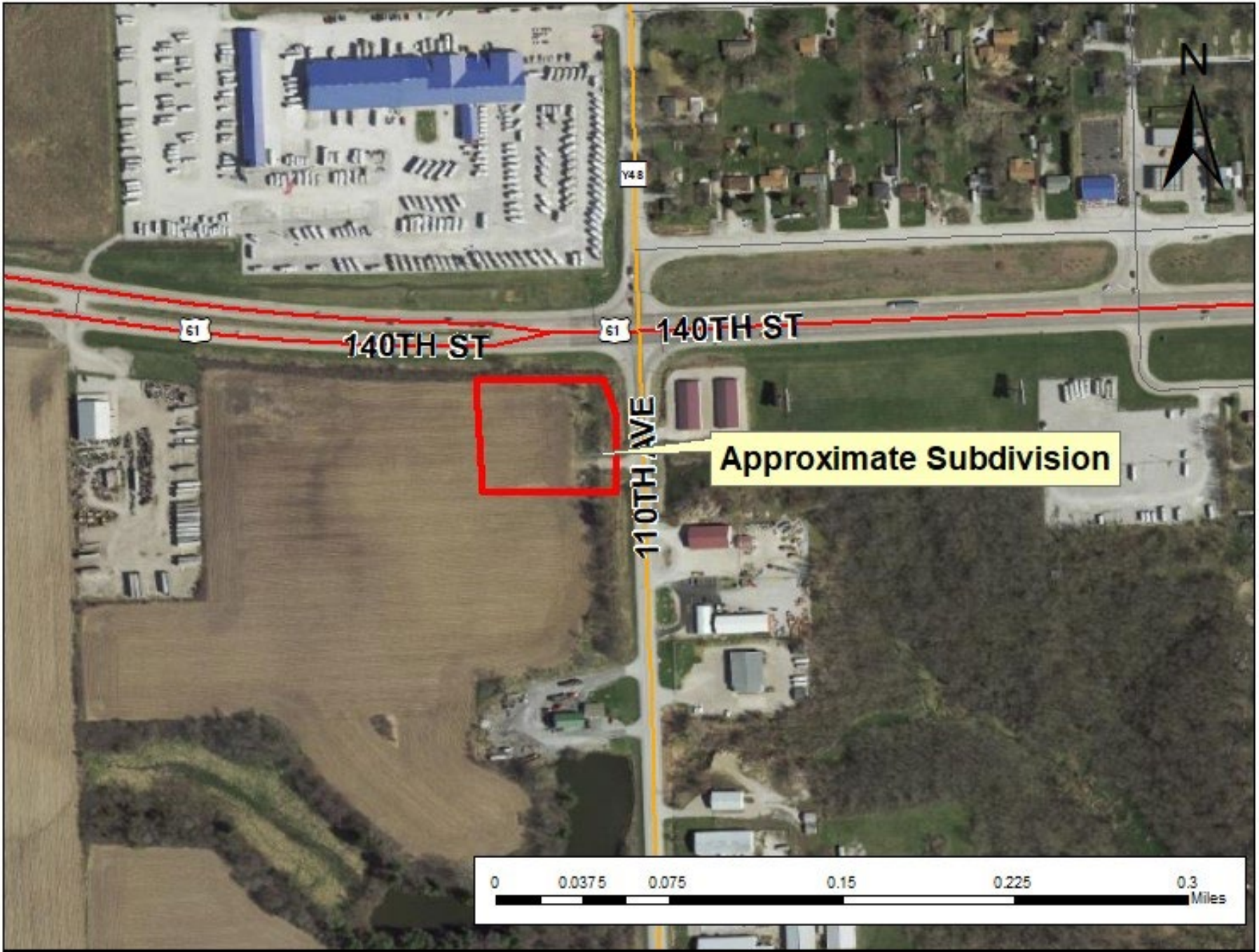
110TH AVE

140TH ST

140TH ST

Approximate Subdivision





140TH ST

140TH ST

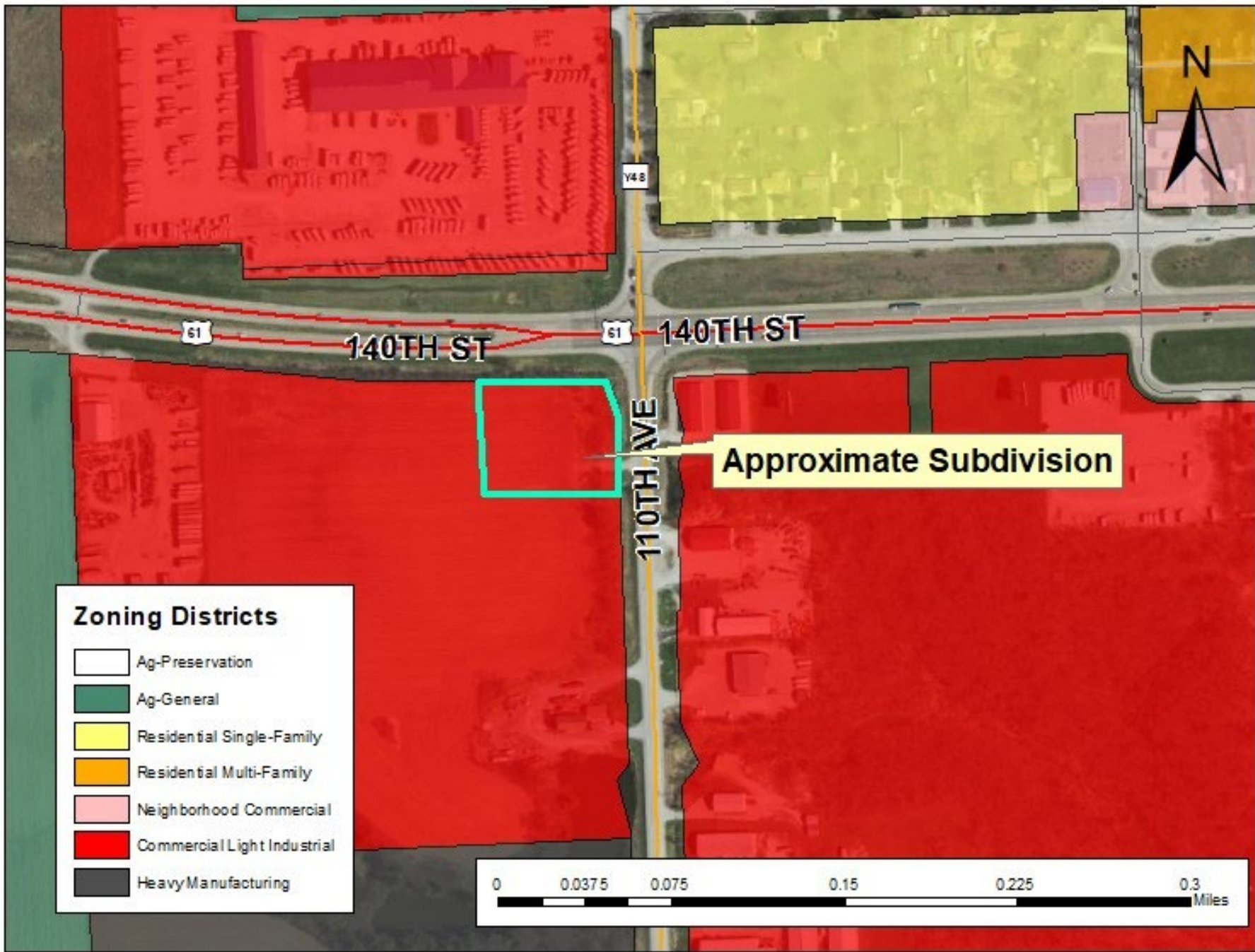
110TH AVE

Approximate Subdivision

N

0 0.0375 0.075 0.15 0.225 0.3 Miles



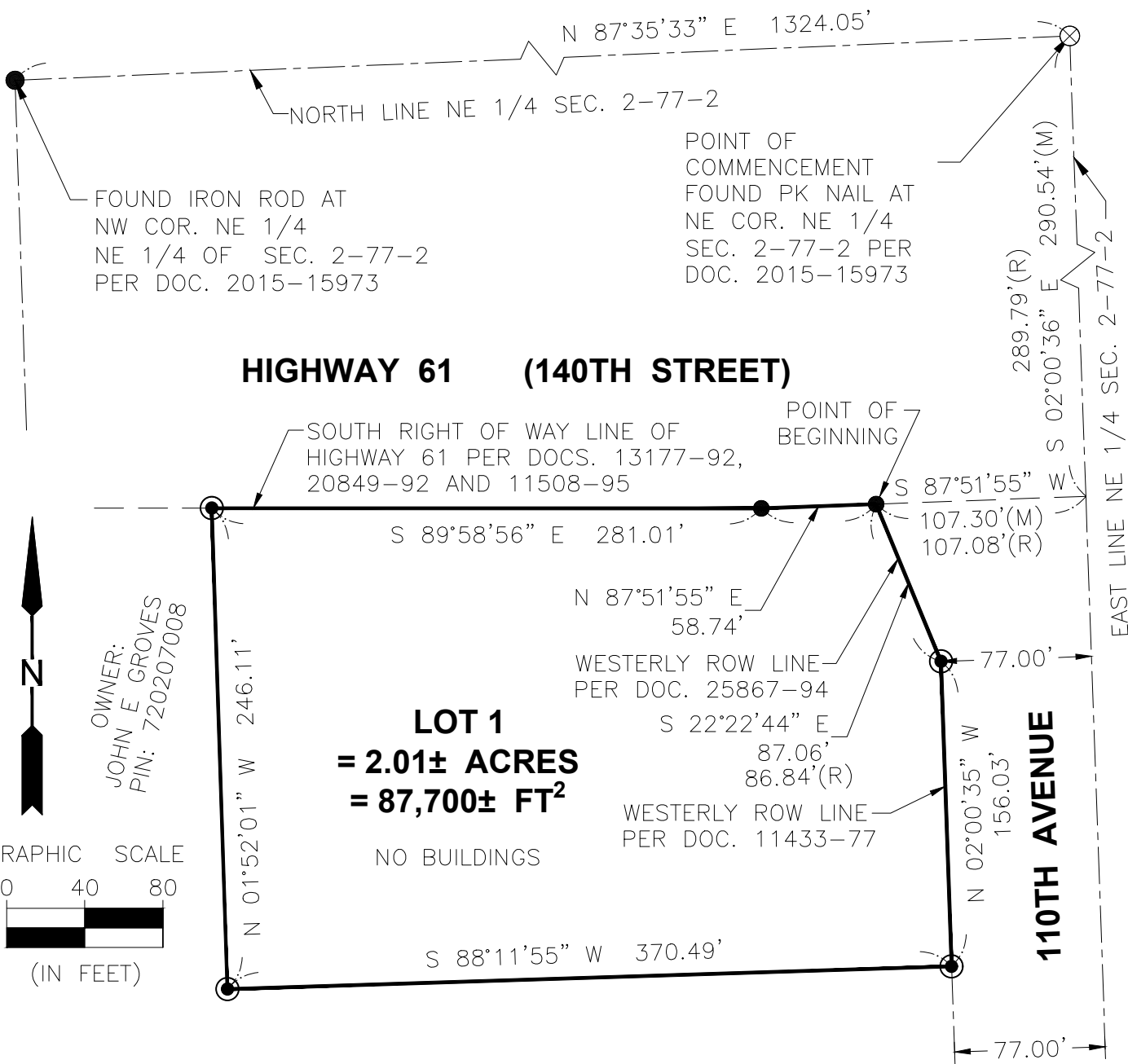


Zoning Districts	
	Ag-Preservation
	Ag-General
	Residential Single-Family
	Residential Multi-Family
	Neighborhood Commercial
	Commercial Light Industrial
	Heavy Manufacturing



# FINAL PLAT RSBR ADDITION

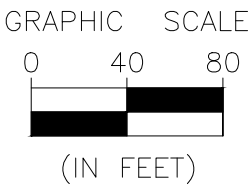
PART OF THE NORTHEAST 1/4 OF SECTION 2  
TOWNSHIP 77 NORTH RANGE 2 EAST OF THE  
5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA  
SEPTEMBER, 2023



OWNER:  
JOHN E GROVES  
PIN: 720207008

**LOT 1**  
**= 2.01± ACRES**  
**= 87,700± FT<sup>2</sup>**

NO BUILDINGS



**SUBDIVIDER:**  
John E. Groves  
4222 E. 59TH ST.  
Davenport, IA 52807

This Plat meets subdivision and zoning requirements for Scott County, Iowa. Scott County Plan & Development Director.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Mediacom Date: \_\_\_\_\_

Iowa-American Water Co. Date: \_\_\_\_\_

Century Link Date: \_\_\_\_\_

MidAmerican Energy Date: \_\_\_\_\_  
Approved Subject to Encumbrances  
of Record by MidAmerican

### LEGEND

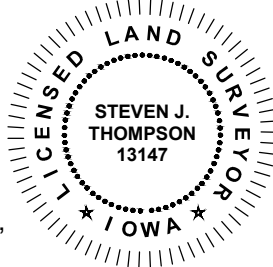
- BOUNDARY OF SURVEY
- BUILDING SETBACK LINES
- RECOVERED 5/8" IRON ROD (CAPPED)
- SET 5/8" IRON ROD

### SURVEYOR'S CERTIFICATE

I hereby certify that this map or plat and the survey on which it is based were made under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

Dated this 13th day of October, A.D.,  
2023.

Steven J. Thompson



Bearings are based on Iowa State Plane Coordinate System, South Zone, (2011 Adjustment)

DRAWN BY: KED	DATE: 10/12/2023
CHECKED BY: TWE	SCALE: 1"=80'
CAD: P8021.00.DWG	FILE NO.: :



PREPARED BY/RETURN TO:  
CHAMLIN & ASSOCIATES  
218 W. LAFAYETTE ST.  
OTTAWA, ILLINOIS 61350  
815-434-7225

CHAMLIN & ASSOCIATES, INC. © 2021 Drawing Name: C:\Users\Teshleman\AppData\Local\Microsoft\Windows\Content.Outlook\{PZDWLDG}\FINAL PLAT DAVENPORT IA DG Rev 10-13-23 (002).dwg Last Modified: Monday, October 16, 2023 1:53:15 PM Plotted On: Thursday, October 19, 2023 6:59:12 AM by Ty Eshleman

SURVEYOR'S FINAL PLAT CERTIFICATE

I, Steven J. Thompson, hereby certify that I am a duly Registered Land Surveyor, licensed in compliance with the laws of the State of Iowa; that this plat of RSBR ADDITION, located in Scott County, Iowa, correctly represents a survey completed by me on October 12, 2023; that, as required by Chapters 354 & 355 of the Iowa Code, monuments do exist or shall be placed within one year from the date the subdivision is recorded and are accurately shown; that the correct legal description of said plat is as follows:

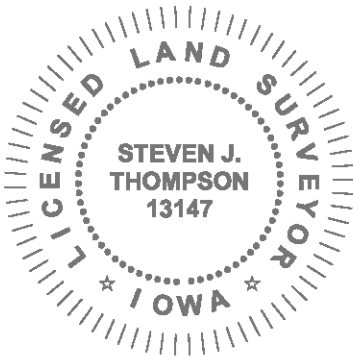
Part of the Northeast Quarter of the Northeast Quarter of Section 2, Township 77 North, Range 2 East of the 5th Principal Meridian, Scott County, Iowa described as follows:  
Commencing at the Northeast Corner of said Northeast; thence South 02°00'36" East 290.54 feet to the South Right of Way line of US Highway 61 as described in document number 13177-92 as recorded in the Office of the Scott County Recorder; thence South 87°51'55" West 107.30 feet along said South Right of Way line to the Northwest Corner of property taken for road right of way purposes described in Warranty Deed recorded August 31, 1994 as Document Number 25867-94 in the Scott County Recorder's Office, said point also being the Point of Beginning; thence South 22°22'44" East 87.06 feet along said Right of Way line; thence South 02°00'35" East 156.03 feet along the West Right of Way line of 110th Avenue as described in Document Number 11433-77 as recorded in said office; thence South 88°11'55" West 370.49 feet; thence North 01°52'01" West 246.11 feet to the South Right of Way line of said US Highway 61; thence South 89°58'56" East 281.01 feet along said Right of Way line; thence North 87°51'55" East 58.74 feet to the Point of Beginning.

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.

10-16-2023  
Date

Steven J. Thompson  
License Number 13147

My license renewal date is December 31, 2024.  
Pages or sheet covered by this seal: One



DEDICATION OF OWNER

This is to certify that the annexed Plat and Subdivision to be known as Lot 1 of the Final Plat of RSBR Addition located in the Northeast Quarter of the Northeast Quarter of Section 2, Township 77 North, Range 2 East of the 5th Principal Meridian, Scott County, Iowa, is hereby made with the free consent of John E. Groves, as owner and proprietor of the real estate described upon the foregoing and attached Plat and the Surveyor's Certificate thereto attached and certifies that said Plat is made in accordance with the desire of said proprietor.

All streets shown and not heretofore dedicated are hereby dedicated to the City of Davenport for street purposes. A perpetual easement is hereby granted to any local public utility or municipal department, their successors and assigns, within the areas shown on the plat and marked as Easement, to install, lay, construct, renew, operate, maintain and remove conduits, cables, pipes, poles and wires with all necessary braces, guys, anchors, manholes and other equipment for the purpose of serving the subdivision and other property with the underground telephone, storm sewer, cable television, electric, gas, sanitary sewer, water or other service as a part of the respective utility systems; (Further, an overhead easement is hereby granted for those overhead utilities in existence at the time of this platting); also is granted, subject to the prior rights of the public therein, the right to use the streets and lots with underground service lines to serve adjacent lot and street lights, the right to cut down and remove or trim and keep trimmed any trees or shrubs that interfere or threaten to interfere with any of the said public utility equipment, and the right is hereby granted to enter upon the lots at all times for all of the purposes aforesaid. No permanent buildings or trees shall be placed on said area as shown on the plat and marked "Easement", but same may be used for gardens shrubs, landscaping and other purposes that does not then or later interfere with the aforesaid uses and the rights herein granted.

All lots in said Subdivision shall be subject to the C2 Commercial and Light Industrial District requirements of the Zoning Ordinance of the City of Davenport, Iowa.

Witness our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
John E. Groves

State of \_\_\_\_\_, \_\_\_\_\_ County, ss:

On this \_\_\_\_\_, day of \_\_\_\_\_ 2023, before, me the undersigned a Notary Public in and for said State, personally appeared John E. Groves to me personally known, who being by me duly sworn, did say that he is the Owner of the property and that he acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

\_\_\_\_\_  
Notary Public

CERTIFICATE OF COUNTY TREASURER

I, \_\_\_\_\_, Treasurer of Scott County, Iowa, do hereby certify that I have examined the records of said County and find that the land hereinabove described and laid out into lots on the attached Plat and designated as Lot 1 of the Final Plat of RSBR Addition located in the Northeast Quarter of the Northeast Quarter of Section 2, Township 77 North, Range 2 East of the 5<sup>th</sup> Principal Meridian, Scott County, Iowa, is free from taxes as of this date.

Dated at Davenport, Iowa, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Treasurer of Scott County, Iowa

Parcel #720207008

By \_\_\_\_\_

APPROVAL OF SUBDIVISION PLAT NAME BY SCOTT COUNTY AUDITOR

Date \_\_\_\_\_

The Scott County Auditor's Office has reviewed the final plat of: Lot 1 of the Final Plat of RSBR Addition located in the Northeast Quarter of the Northeast Quarter of Section 2, Township 77 North, Range 2 East of the 5th Principal Meridian, Scott County, Iowa.

Pursuant to Iowa Code §354.6(2) and §354.11(6), we approve of the subdivision name or title and have no objections to this subdivision plat being recorded.

Signed \_\_\_\_\_  
County Auditor of Scott County, Iowa

CERTIFICATE OF ATTORNEYS

We, Whitfield & Eddy P.L.C., do hereby certify that, in our opinion the fee simple title to the real estate described in the Certificate of Steven J. Thompson, Registered Land Surveyor, as indicated on the Plat of Lot 1 of the Final Plat of RSBR Addition located in the Northeast Quarter of the Northeast Quarter of Section 2, Township 77 North, Range 2 East of the 5<sup>th</sup> Principal Meridian, Scott County, Iowa, is in John E. Groves, and said real estate is free from all liens and encumbrances.

Dated at Davenport, Iowa this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Whitfield & Eddy P.L.C.

By \_\_\_\_\_

ACCEPTANCE BY CITY OF DAVENPORT, IOWA

We, \_\_\_\_\_, Mayor, and \_\_\_\_\_, Deputy City Clerk of the City of Davenport, Iowa, do hereby certify that the following resolution was adopted by the City Council of the City of Davenport, Iowa, at a regular meeting held on \_\_\_\_\_ day of \_\_\_\_\_, 2023 to-wit:

"RESOLVED that the City Council of the City of Davenport, Iowa, that the Plat of Lot 1 of the Final Plat of RSBR Addition located in the Northeast Quarter of the Northeast Quarter of Section 2, Township 77 North, Range 2 East of the 5th Principal Meridian, Scott County, Iowa, as filed with the City Clerk by RSBR Properties, be and the same is hereby approved and accepted; and the dedication for public street purposes and the granting of easements as shown on said plat are accepted and confirmed and the Mayor and Deputy City Clerk of said City be and they are hereby authorized and directed to certify the adoption of this resolution on said plat as required by law."

Dated at Davenport, Iowa, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor of the City of  
Davenport, Iowa

Attest:

\_\_\_\_\_



HOLD HARMLESS AGREEMENT

The undersigned developer, subject to Lot 1 of the Final Plat of RSBR Addition located in the Northeast Quarter of the Northeast Quarter of Section 2, Township 77 North, Range 2 East of the 5th Principal Meridian, Scott County, Iowa, agrees to hold harmless the City of Davenport from any damages, claims or suits resulting from any construction or development of the owner and/or subdivider from the date of the acceptance of said plat to and including the completion of any and all improvements made thereto.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Owner

State of \_\_\_\_\_, \_\_\_\_\_ County, ss:

On this \_\_\_\_\_, day of \_\_\_\_\_ 2023, before, me the undersigned a Notary Public in and for said State, personally appeared John E. Groves to me personally known, who being by me duly sworn, did say that he is the Owner of the property and that he acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

\_\_\_\_\_  
Notary Public

**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 December 19, 2023 in which it approved the Final Plat of **RSBR 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 19<sup>th</sup> day of December, 2023, considered the final plat of **RSBR Addition**. Said plat is a subdivision in Part of the NE ¼ of Section 2, T77N R2E (Buffalo Township) in Scott County, Iowa. The Scott County Board of Supervisors, having found said plat to be in substantial compliance with the provisions of Chapter 354, Code of Iowa and the Scott County Subdivision Ordinance, does hereby approve the final plat of **RSBR Addition**.

**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 19<sup>th</sup> day of December, 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**  
**DECEMBER 19, 2023**  
**APPROVING THE FINAL PLAT OF RSBR 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 19<sup>th</sup> day of December, 2023, considered the final plat of **RSBR Addition**. Said plat is a subdivision in Part of the NE ¼ of Section 2, T77N R2E (Buffalo Township) in 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.