

PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

E-mail: planning@scottcountyiowa.gov

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



To: Mahesh Sharma, County Administrator
From: Alan Silas, Planning & Development Specialist
Date: April 15, 2024

Re: Public Hearing on the Preliminary Plat of The Reserve, a residential subdivision in Pleasant Valley Township

The Planning and Zoning Commission held a public hearing on the Preliminary Plat of a 12-lot subdivision called "The Reserve" in Pleasant Valley Township on April 2, 2024. In a 5-0 vote, the Commission recommended approval of the Preliminary Plat. A representative for the applicant, Windmill Development, LLC, was present but no members of the public spoke for or against the proposed plat. In accordance with the Subdivision Ordinance, the Board of Supervisors shall hold its own public hearing to consider the Preliminary Plat before a Final Plat is submitted and the site is prepared for development. Should the Board approve the resolution approving the Preliminary Plat, the applicant will submit the Final Plat to the Planning and Zoning Commission for a public hearing, followed by a public hearing on the Final Plat by the Board of Supervisors.

Staff would recommend approval of the enclosed resolution to approve the Preliminary Plat.

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**NOTICE OF BOARD OF SUPERVISORS
PUBLIC HEARING FOR THE REVIEW OF A
PRELIMINARY PLAT OF A MAJOR 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 to review a Preliminary Plat of a major subdivision at a public meeting on **Thursday, April 25, 2024 at 5:00 PM**. The meeting will be held in the **1st Floor Boardroom of the Scott County Administrative Center, 600 West Fourth Street, Davenport, Iowa 52801**.

The Board of Supervisors will hear a proposal from **Windmill Development, LLC** for a major subdivision known as "The Reserve," to create twelve (12) development lots and three (3) outlots from an approximately 22.75-acre tract in Part of the NW $\frac{1}{4}$ of Section 8 and Part of the NE $\frac{1}{4}$ of Section 7 of Pleasant Valley Township. The Planning and Zoning Commission held a public hearing and took public comment on the proposed plat on April 2, 2024 and, with a 5-0 vote, recommended approval to the Board of Supervisors. A copy of the proposed plat can be viewed in the April 2, 2024 meeting folder on the Planning and Development webpage: <https://www.scottcountyiowa.gov/planning/planning-zoning-commission/meetings>.

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.

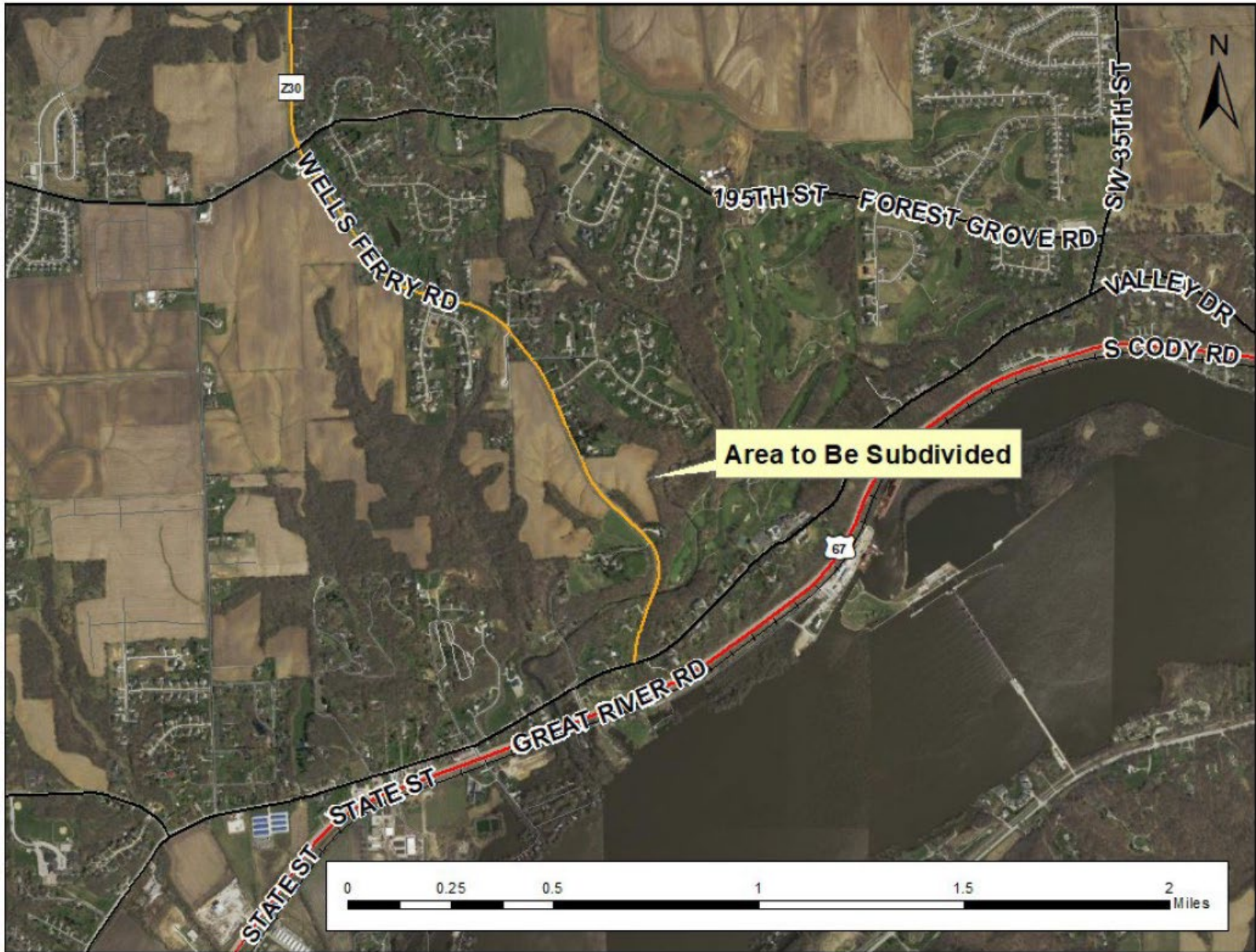
Scott County Board of Supervisors COW

April 23, 2024

8:30 AM



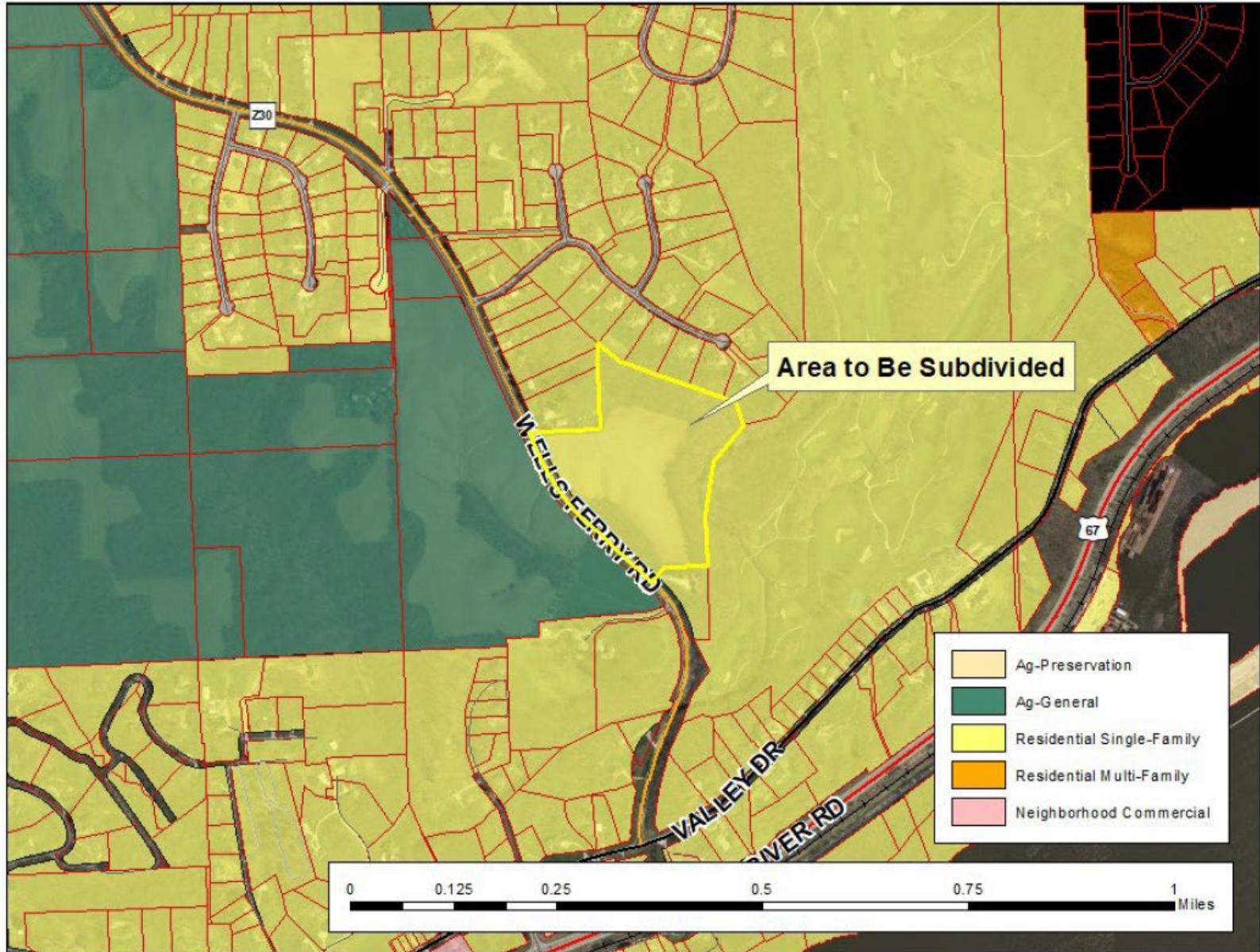
General Location



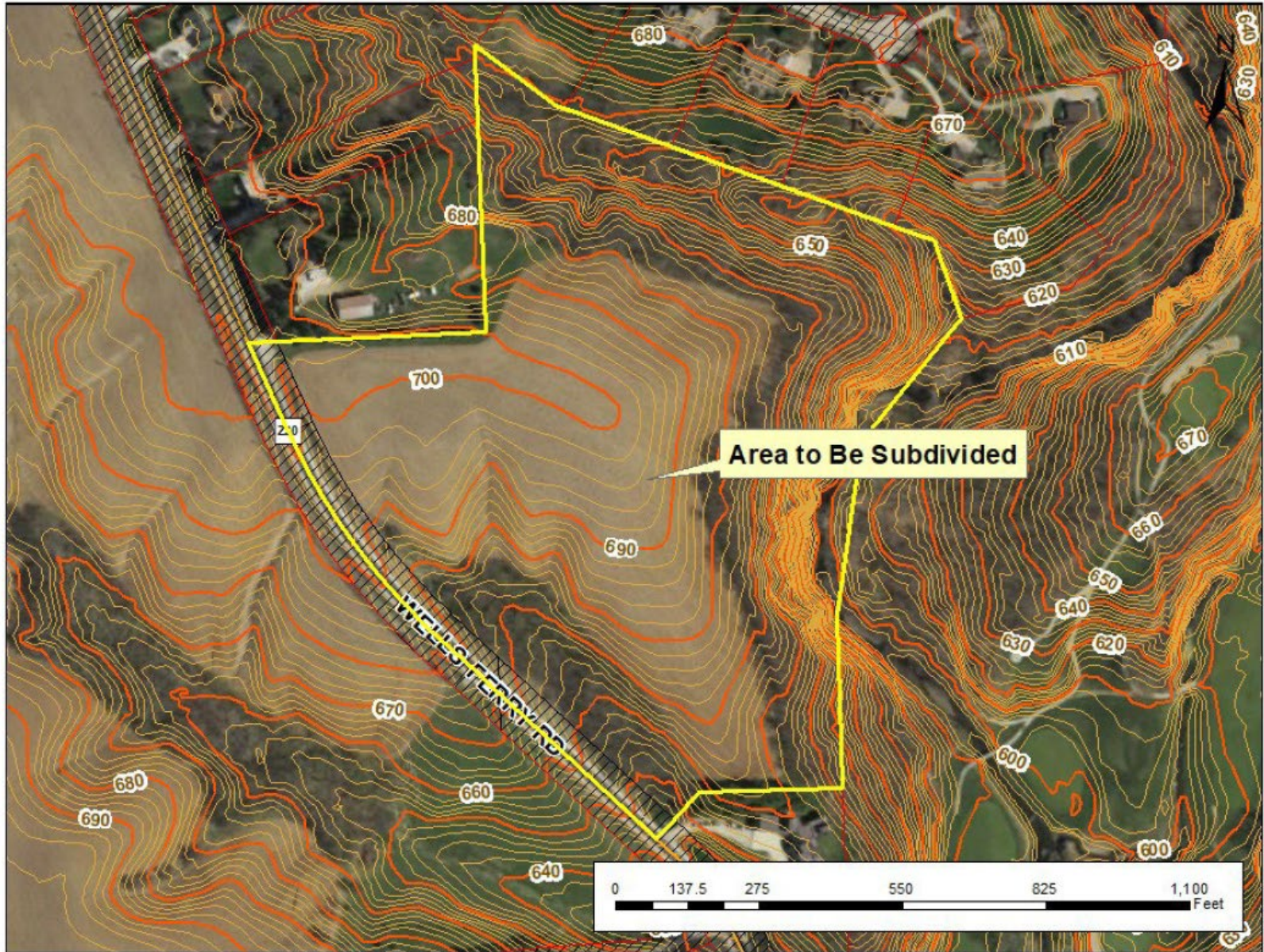
Neighborhood



Zoning



Project Site



Project Site facing NE



Project Site facing SE



BUILD TO SUIT
WINDMILL
DESIGN BUILD
Ryan Windmille
563.823.0140
www.aspenhomesllc.com

Facing across Wells
Ferry from Project Site



Facing N on Wells
Ferry from Project Site



Facing S on Wells
Ferry from Project Site

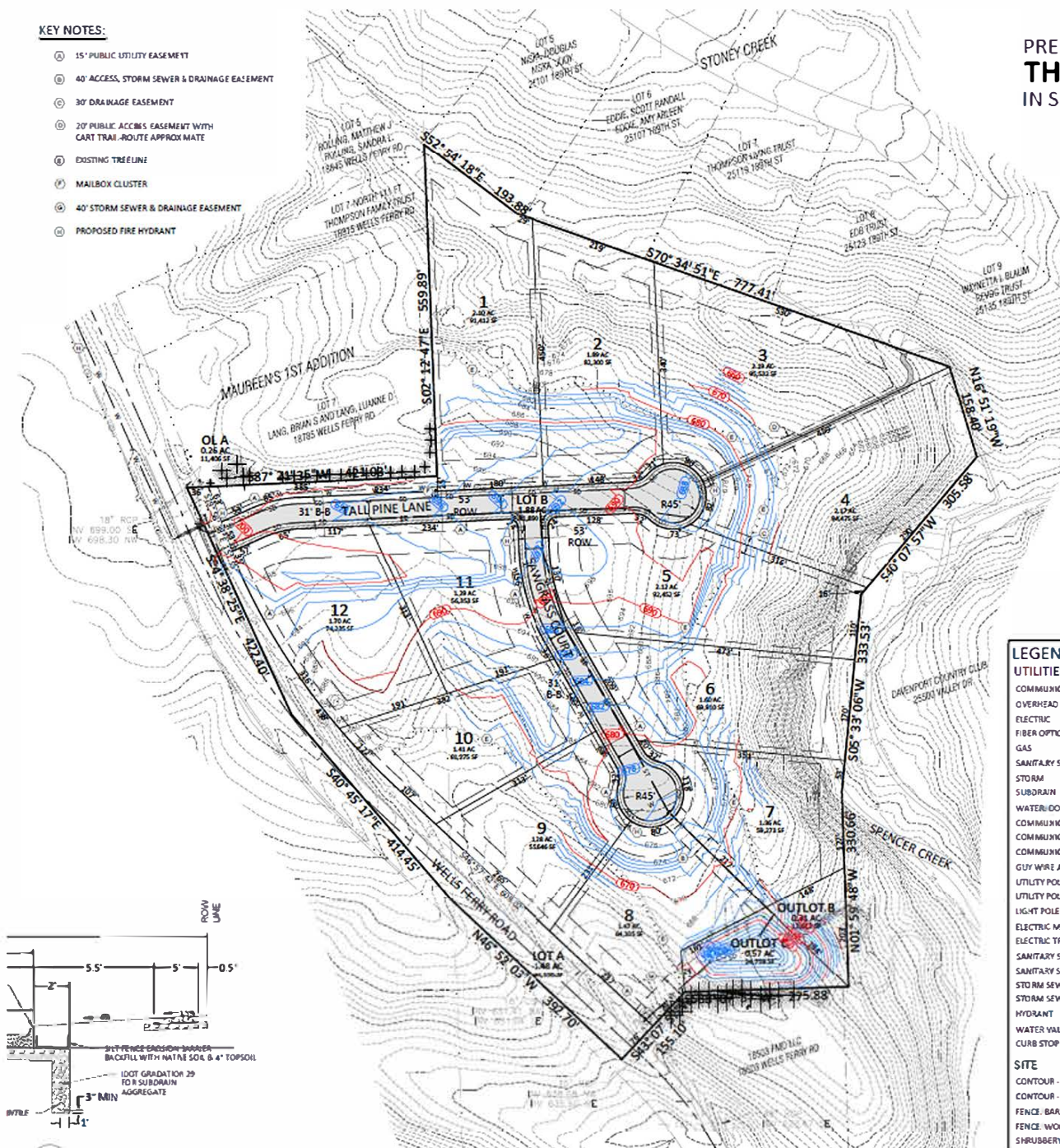


WELLS FERRY

KEY NOTES:

- Ⓐ 15' PUBLIC UTILITY EASEMENT
- Ⓑ 40' ACCESS, STORM SEWER & DRAINAGE EASEMENT
- Ⓒ 30' DRAINAGE EASEMENT
- Ⓓ 20' PUBLIC ACCESS EASEMENT WITH CART TRAIL - ROUTE APPROXIMATE
- Ⓔ EXISTING TREELINE
- Ⓕ MAILBOX CLUSTER
- Ⓖ 40' STORM SEWER & DRAINAGE EASEMENT
- Ⓗ PROPOSED FIRE HYDRANT

PRELIMINARY PLAT
THE RESERVE
 IN SCOTT COUNTY, IOWA



OWNER:
 WINDMILLER DEVELOPMENT, LLC
 P.O. BOX 790
 BETTEN DORF, IA 52722

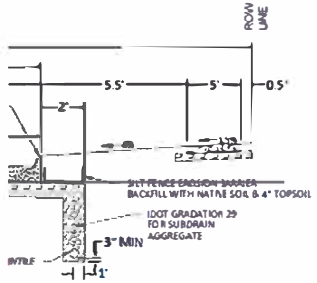
PREPARED BY:
 AXIOM CONSULTANTS, LLC
 300 S CLINTON STREET, #200
 IOWA CITY, IOWA 52244

APPLICANT:
 WINDMILLER DEVELOPMENT, LLC
 P.O. BOX 790
 BETTEN DORF, IA 52722

LEGEND:

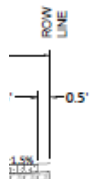
| UTILITIES | EXISTING | PROPOSED |
|------------------------------|-----------------|-----------------|
| COMMUNICATIONS OVERHEAD LINE | — O — | — OH — |
| ELECTRIC | — E — | — E — |
| FIBER OPTIC | — FO — | — FO — |
| GAS | — G — | — G — |
| SANITARY SEWER | — SS — | — SS — |
| STORM SUBDRAIN | — T — | — ST — |
| WATER/DOMESTIC | — W — | — W — |
| COMMUNICATIONS HANDHOLE | ⊠ | ⊠ |
| COMMUNICATIONS PEDESTAL | ⊙ | ⊙ |
| COMMUNICATIONS MANHOLE | ⊚ | ⊚ |
| GUY WIRE ANCHOR | ↑ | ↑ |
| UTILITY POLE | ⊙ | ⊙ |
| UTILITY POLE WITH LIGHT | ⊙ | ⊙ |
| LIGHT POLE | ⊙ | ⊙ |
| ELECTRIC MANHOLE | ⊚ | ⊚ |
| ELECTRIC TRANSFORMER | ⊚ | ⊚ |
| SANITARY SEWER MANHOLE | ⊚ | ⊚ |
| SANITARY SEWER BLENDOUT | ⊚ | ⊚ |
| STORM SEWER MANHOLE | ⊚ | ⊚ |
| STORM SEWER INTAKE | ⊚ | ⊚ |
| HYDRANT | ⊚ | ⊚ |
| WATER VALVE | ⊚ | ⊚ |
| CURB STOP | ⊚ | ⊚ |
| SITE | EXISTING | PROPOSED |
| CONTOUR - INDEX | — 100 — | — 100 — |
| CONTOUR - INTERMEDIATE | — 101 — | — 101 — |
| FENCE - BARB WIRE | — B — | — B — |
| FENCE - WOOD | — W — | — W — |
| SHRUBBERY | ⊙ | ⊙ |

OR CONSTRUCTION

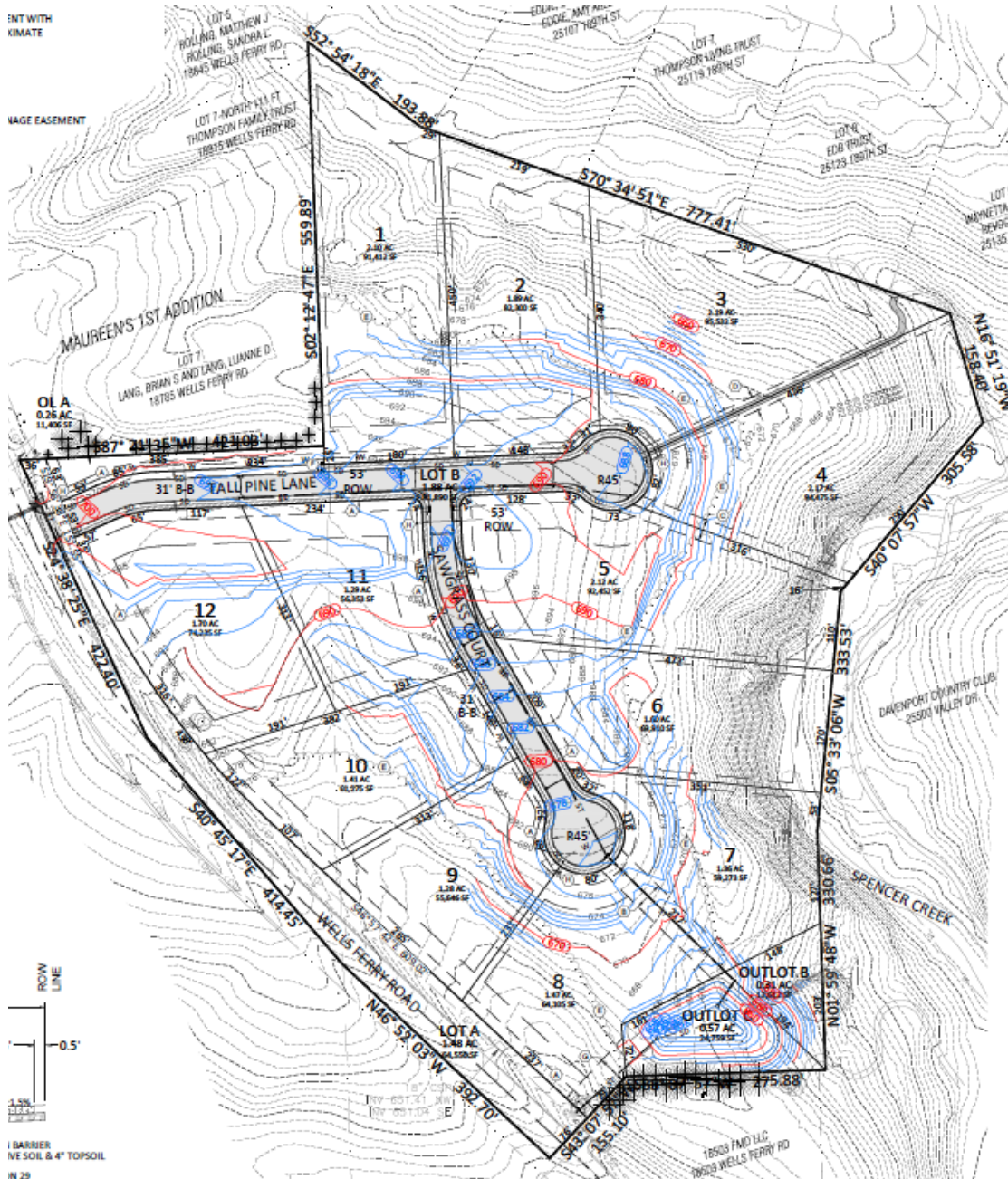


INT WITH
KIMATE

WAGE EASEMENT



BARRIER
IVE SOIL & 4" TOPSOIL
IN 29

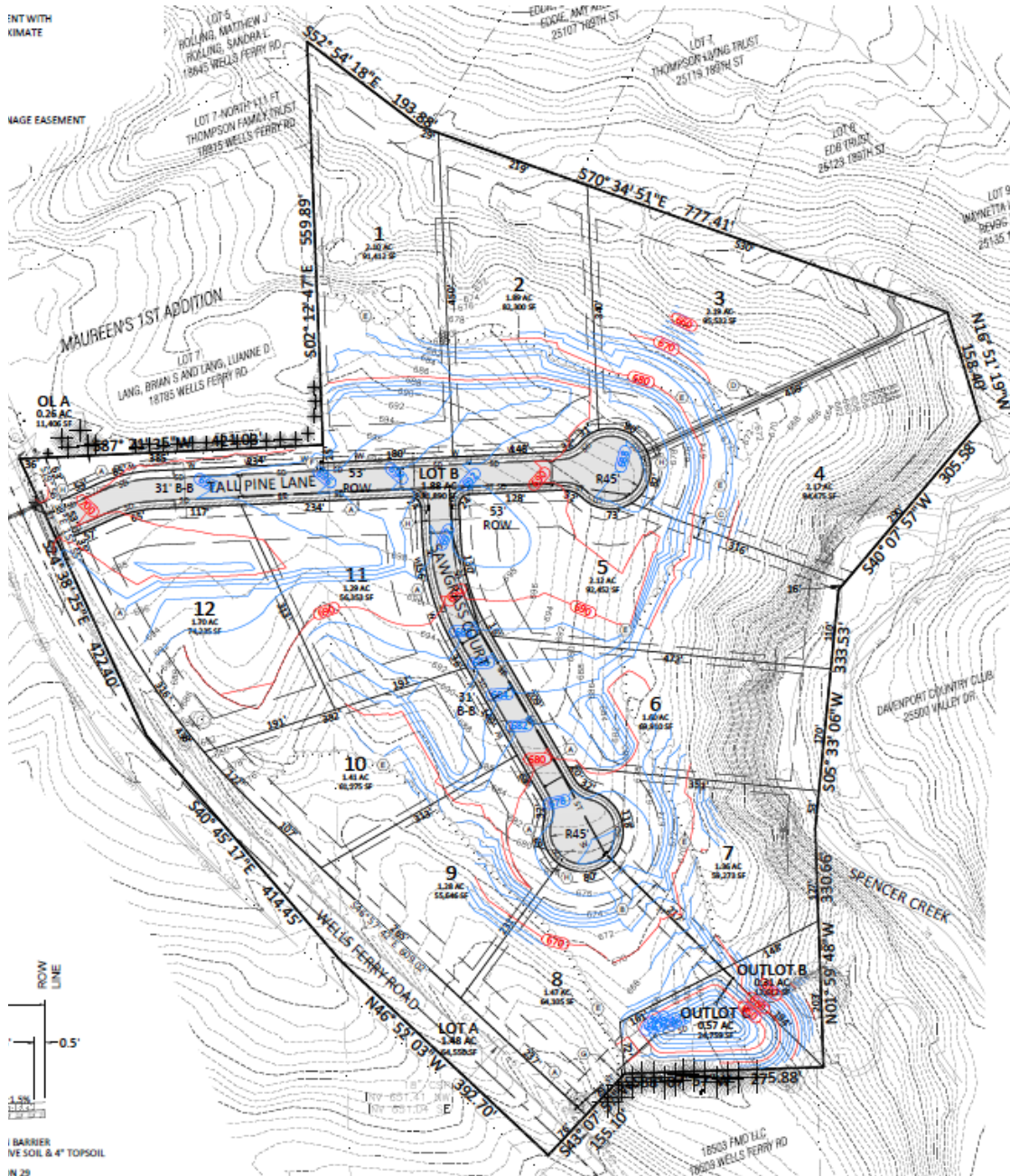


Zoning, Land Use, Lot Layout

- 12 development lots for single-family dwellings
- Lots range from ~1.27 acres to ~2.19 acres (minimum required lot size = 0.69 acres)
- 6 of 12 are double-frontage lots
- 3 outlots:
 - A – mailboxes
 - B – detention basin
 - C – detention basin

ENT WITH
KIMATE

WAGE EASEMENT

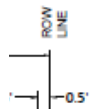


Common Open Space

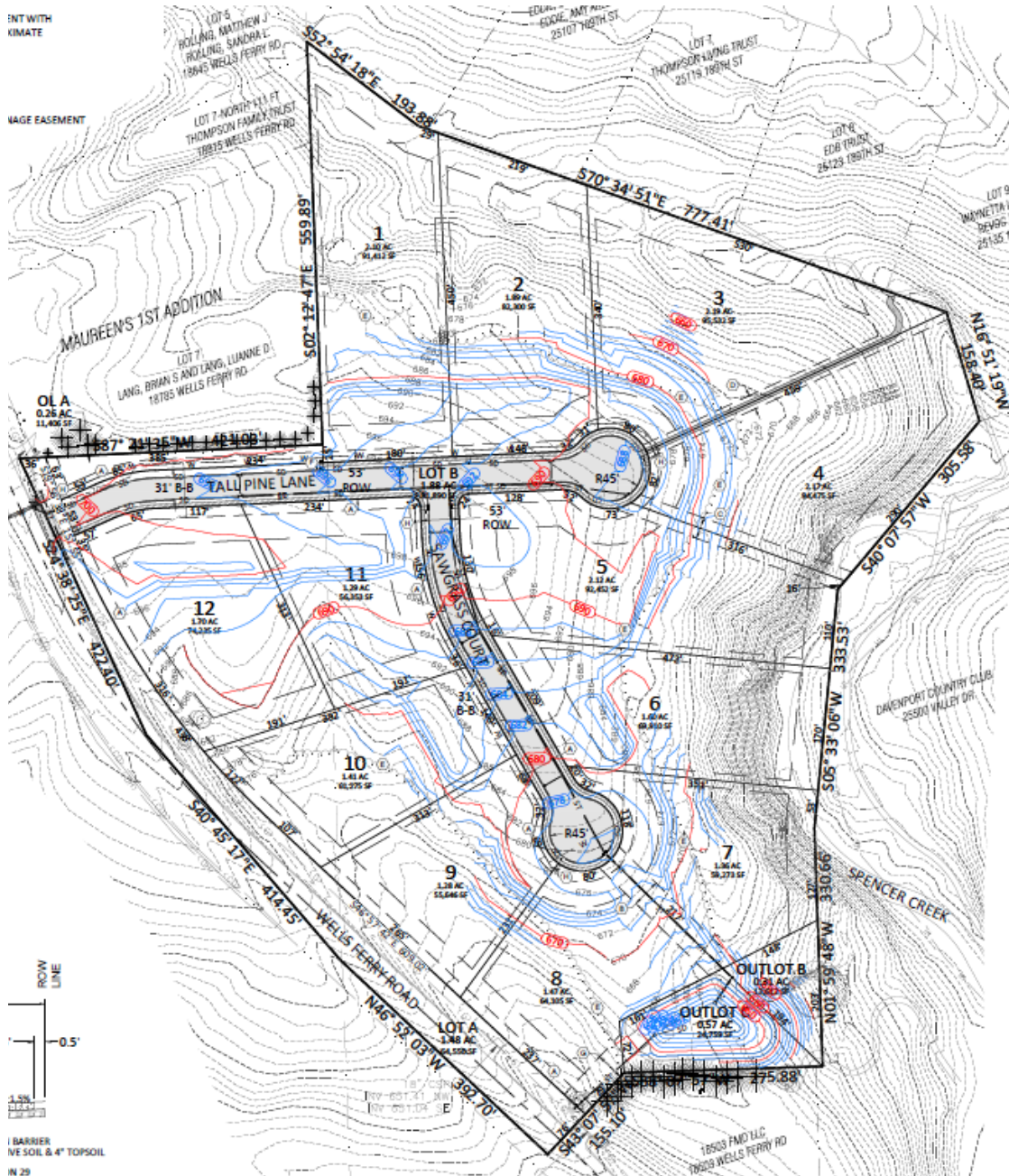
- Not required for subdivisions under 15 lots
- Outlot A – mailboxes
 - ~0.26 acres
- Outlot B & C – detention basin
 - ~0.88 acres

INT WITH
KIMATE

EASEMENT



BARRIER
IVE SOIL & 4" TOPSOIL
IN 29

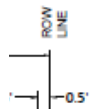


Storm Water Management

- The County Engineer has received, reviewed, and approved the required storm water calculations for the proposed on-site detention facility.

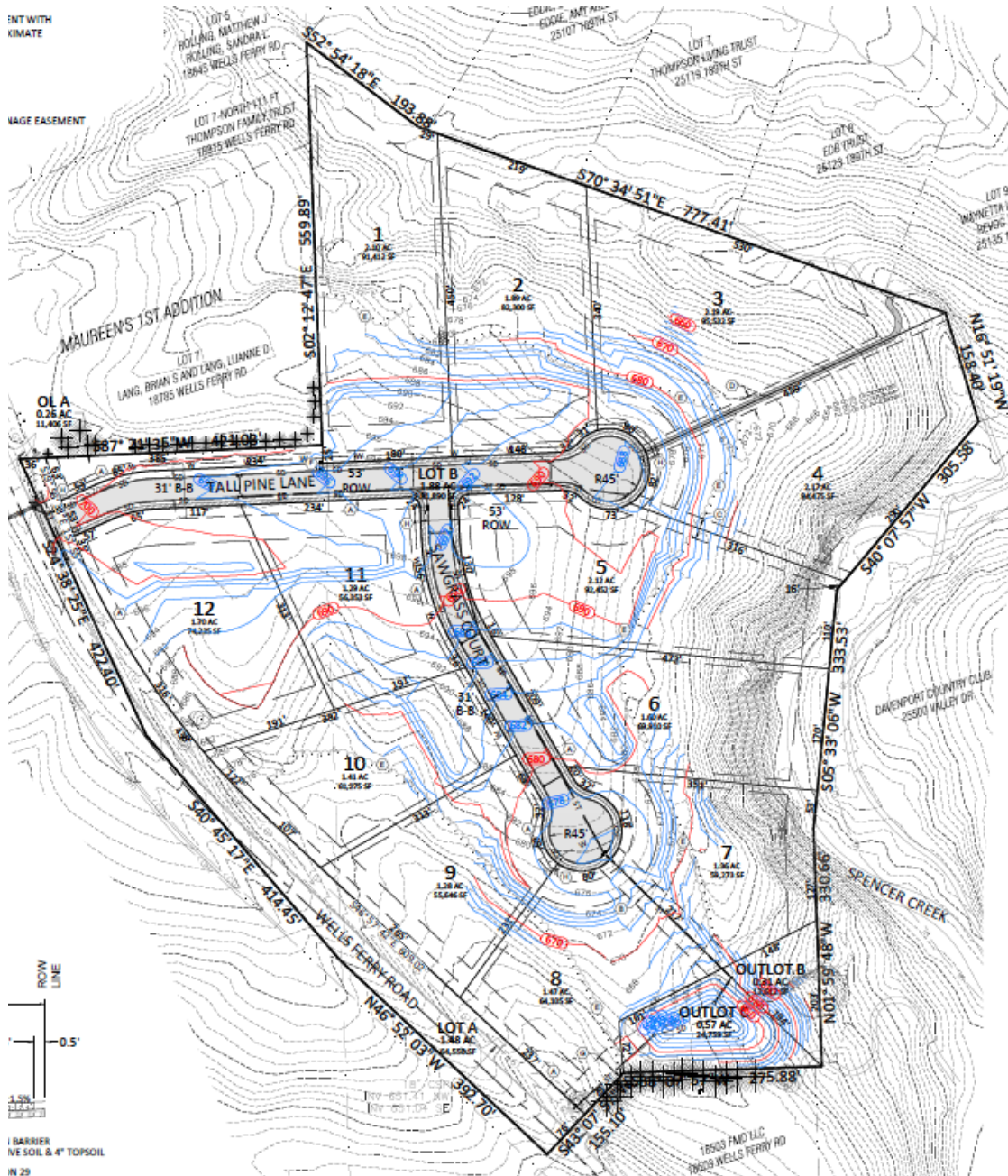
ENT WITH
KIMATE

EASEMENT



1.5' BARRIER
IVE SOIL & 4" TOPSOIL

IN 29

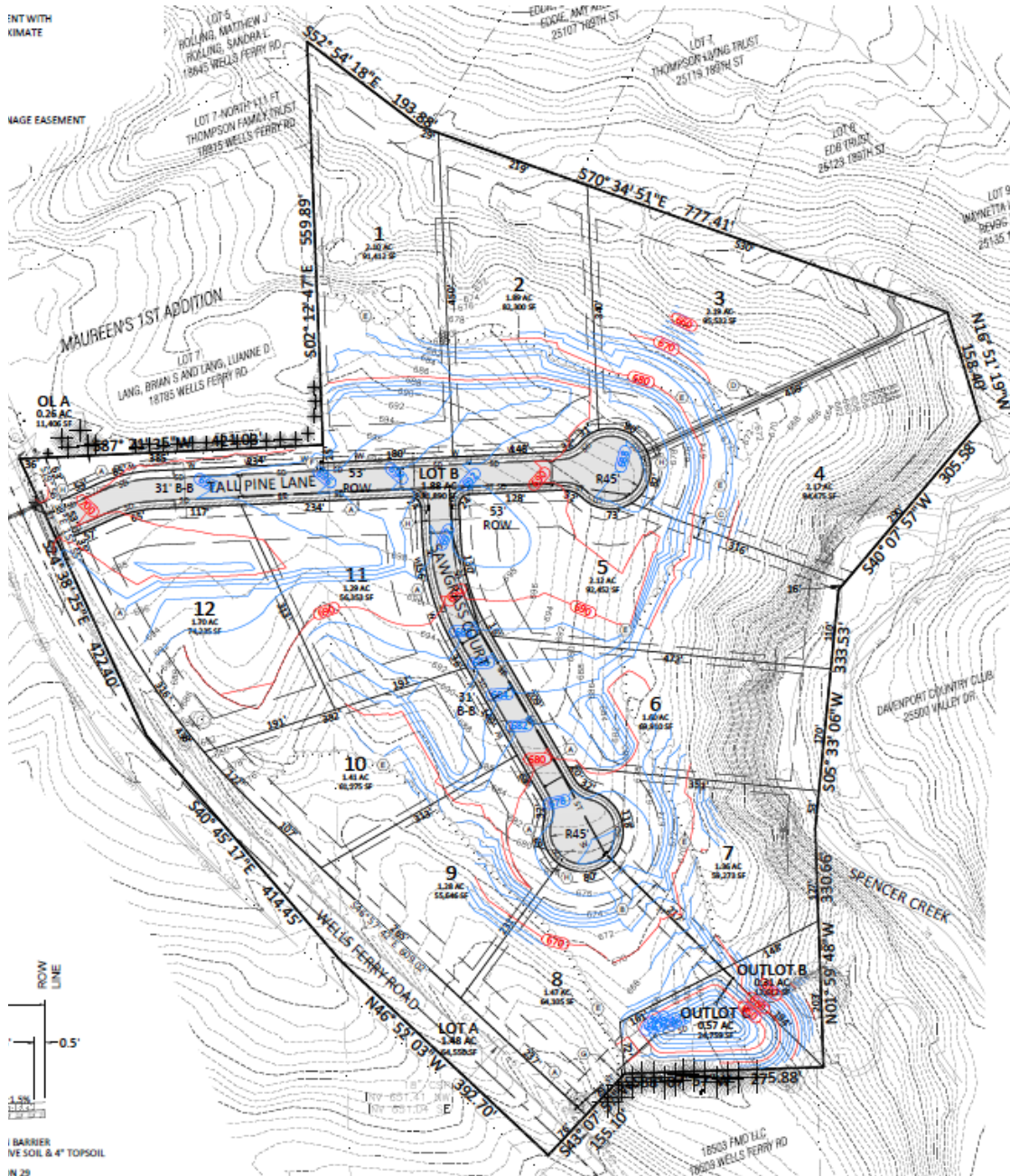


Erosion and Sediment Control Plan

- Staff allowed the preparation and submittal of these plans to be deferred until the final road construction plans were reviewed by the County.

ENT WITH
KIMATE

WAGE EASEMENT



Water Service and Wastewater Disposal

- Water main to be extended to development
- If sand filters are required, Health Department would require the homeowners to create sanitation board for testing, and connect systems and direct them to the detention basin to minimize erosion from discharge

Public Comment

Notified: neighbors within 500 feet,
Secondary Roads, Health Department, Bi-
State Regional Commission, local NRCS

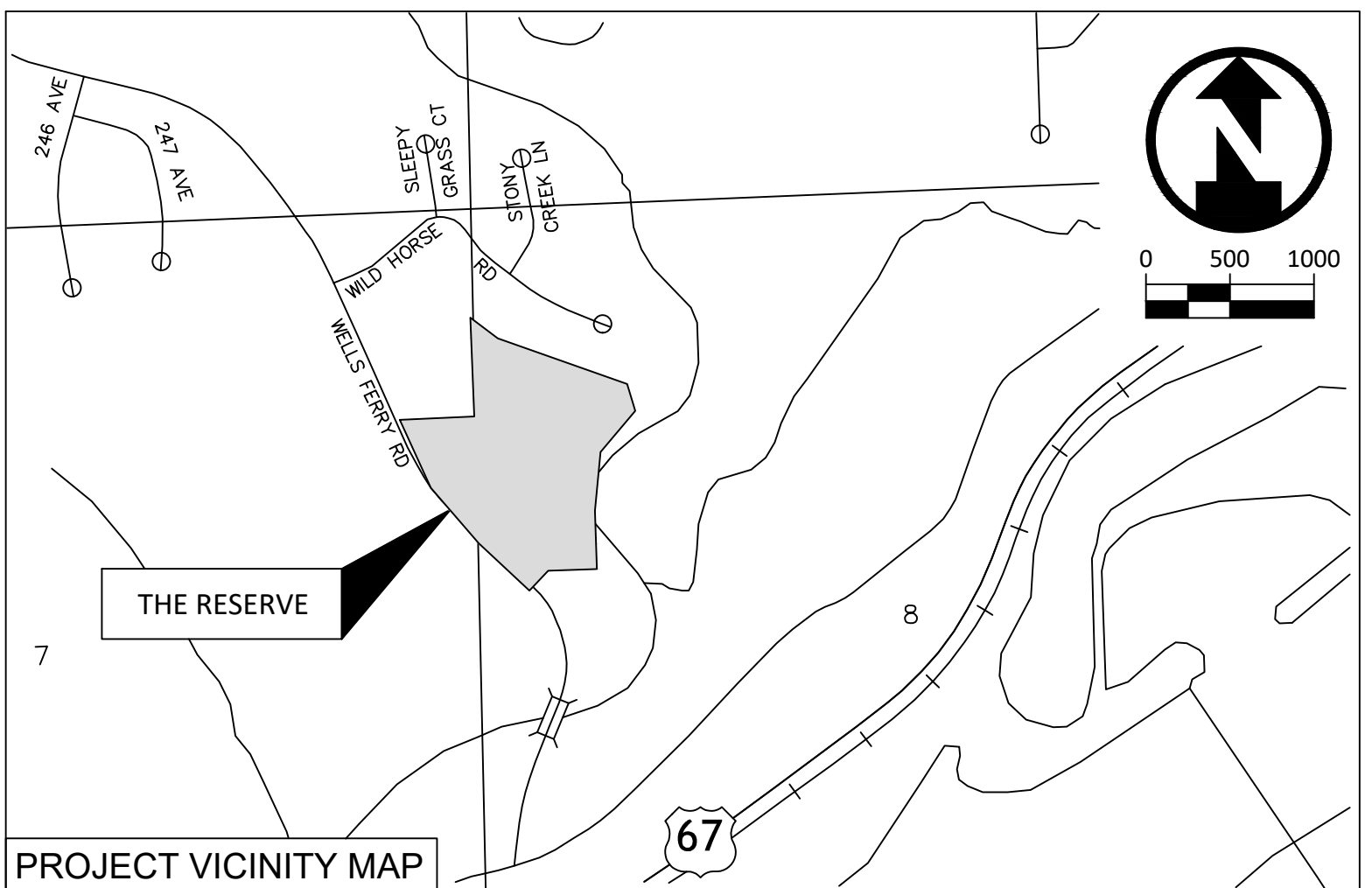
Published in *North Scott Press*, April 10th
Edition

Received no public comment to date

P & Z Commission Recommendation

The Commission voted 5-0
to recommend approval of
the Preliminary Plat

LEGAL DESCRIPTION:
 BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5TH P.M., LYING SOUTH AND EAST OF MAUREEN'S FIRST ADDITION AND SOUTH OF STONEY CREEK SUBDIVISION, SCOTT COUNTY, IOWA, AND RECORDED IN TRACT D OF DEED 2016-32206,
 BEGINNING AT THE EAST CORNER OF MAUREEN'S 1ST ADDITION, THENCE S02°12'47"E, 559.89 FEET (S60.59' (R)); THENCE S87°21'35"W, 421.03 FEET (S85.38' (R) 424.88' (D)); THENCE S24°38'25"E, 422.40 FEET; THENCE S40°45'17"E, 414.45 FEET (430.98' (R)); THENCE S46°52'03"E, 392.70 FEET; THENCE N43°07'57"E, 155.10 FEET; THENCE N88°07'57"E, 275.88 FEET; THENCE N01°59'48"W, 330.66 FEET; THENCE N05°33'06"E, 333.53 FEET (337.92' (R)); THENCE N40°07'57"E, 305.58 FEET; THENCE N16°51'19"W, 158.40 FEET; THENCE S70°34'51"E, 777.41 FEET (772.20' (R)); THENCE N52°54'18"W, 193.88 FEET TO THE POINT OF BEGINNING.;
 DESCRIBED AREA CONTAINS 25.10 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.



GENERAL NOTES:

- ALL IMPROVEMENTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF BETTENDORF STANDARD SPECIFICATIONS AND DETAIL DRAWINGS.
- THE EXISTING ZONING FOR THE LOTS SHOWN ON THE SITE IS R-1.

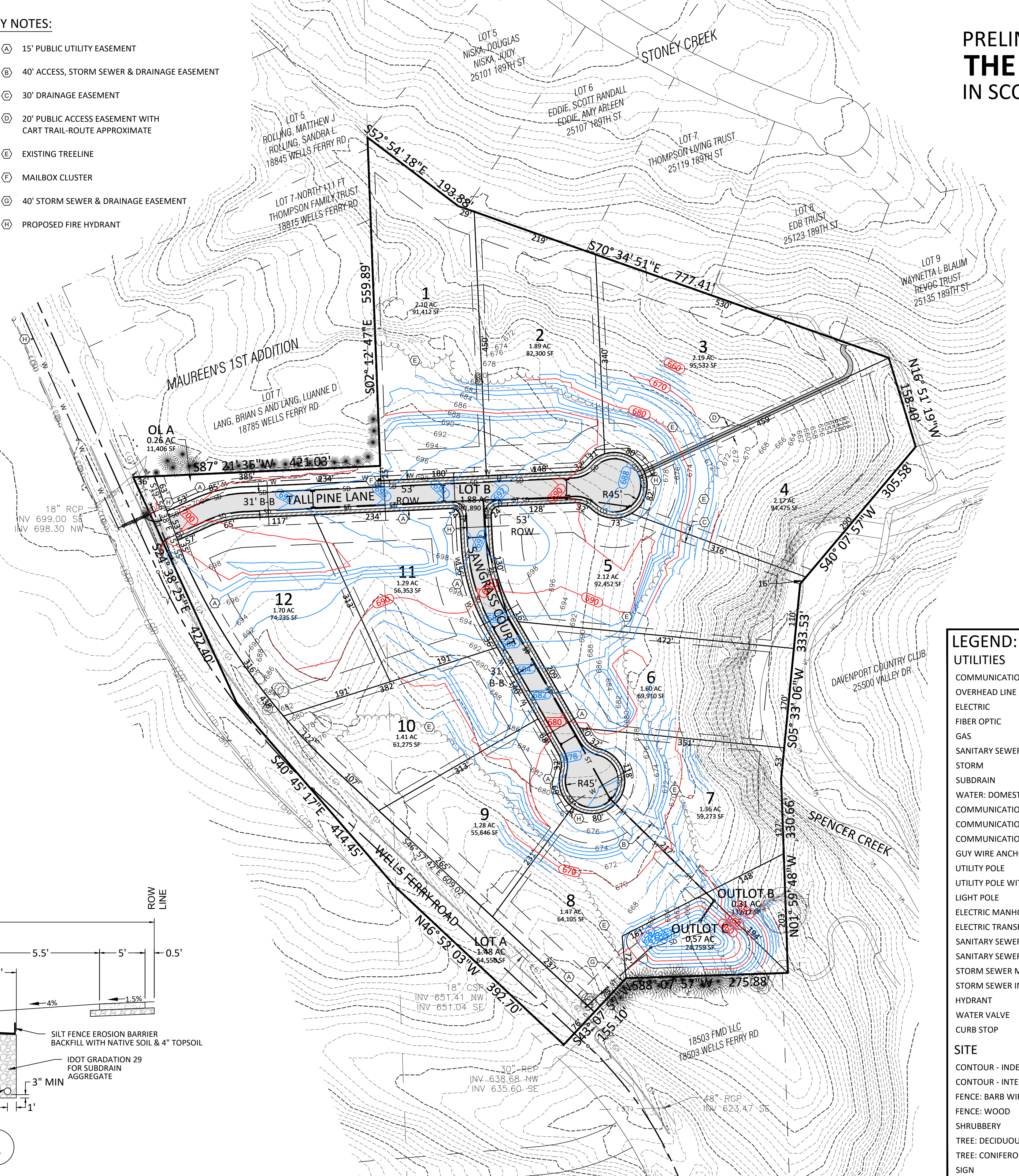
REQUIRED SETBACKS ARE:

| FRONT | SIDE | REAR |
|-------|------|------|
| 50' | 10' | 40' |

- MINIMUM LOT AREA 30,000 SF.
- MAX BUILDING HEIGHT 35', 2.5 STORIES MAX.
- EASEMENTS FOR PLANNING PURPOSES. SUBJECT TO CHANGE WITH SITE DESIGN. TO BE INCORPORATED INTO FINAL PLAT OR EASEMENT EXHIBITS.
- NO ACCESS TO WELLS FERRY ROAD FROM ADJACENT LOTS.
- INDIVIDUAL SEPTIC SYSTEMS SHALL BE INSTALLED BY EACH LOT WHEN DEVELOPED.
- 12" WATER MAIN TO BE EXTENDED TO SITE ALONG WELLS FERRY RD FROM NORTH AT 248TH AVE. ALL WATERMAIN IN SUBDIVISION TO BE 8".
- THE INTENDED USE OF THE OUTLOT AND LETTERED LOTS WITHIN THE PLAT ARE AS FOLLOWS:

| OUTLOT | INTENDED USE | RESPONSIBLE PARTY |
|----------|---------------------|-------------------------|
| OUTLOT A | MAILBOX FACILITIES | HOMEOWNER'S ASSOCIATION |
| OUTLOT B | DETENTION BASIN | HOMEOWNER'S ASSOCIATION |
| OUTLOT C | DETENTION BASIN | HOMEOWNER'S ASSOCIATION |
| LOT A | STREET RIGHT OF WAY | SCOTT COUNTY |
| LOT B | STREET EASEMENT | HOMEOWNER'S ASSOCIATION |

- KEY NOTES:**
- (A) 15' PUBLIC UTILITY EASEMENT
 - (B) 40' ACCESS, STORM SEWER & DRAINAGE EASEMENT
 - (C) 30' DRAINAGE EASEMENT
 - (D) 20' PUBLIC ACCESS EASEMENT WITH CART TRAIL-ROUTE APPROXIMATE
 - (E) EXISTING TREELINE
 - (F) MAILBOX CLUSTER
 - (G) 40' STORM SEWER & DRAINAGE EASEMENT
 - (H) PROPOSED FIRE HYDRANT



**PRELIMINARY PLAT
 THE RESERVE
 IN SCOTT COUNTY, IOWA**

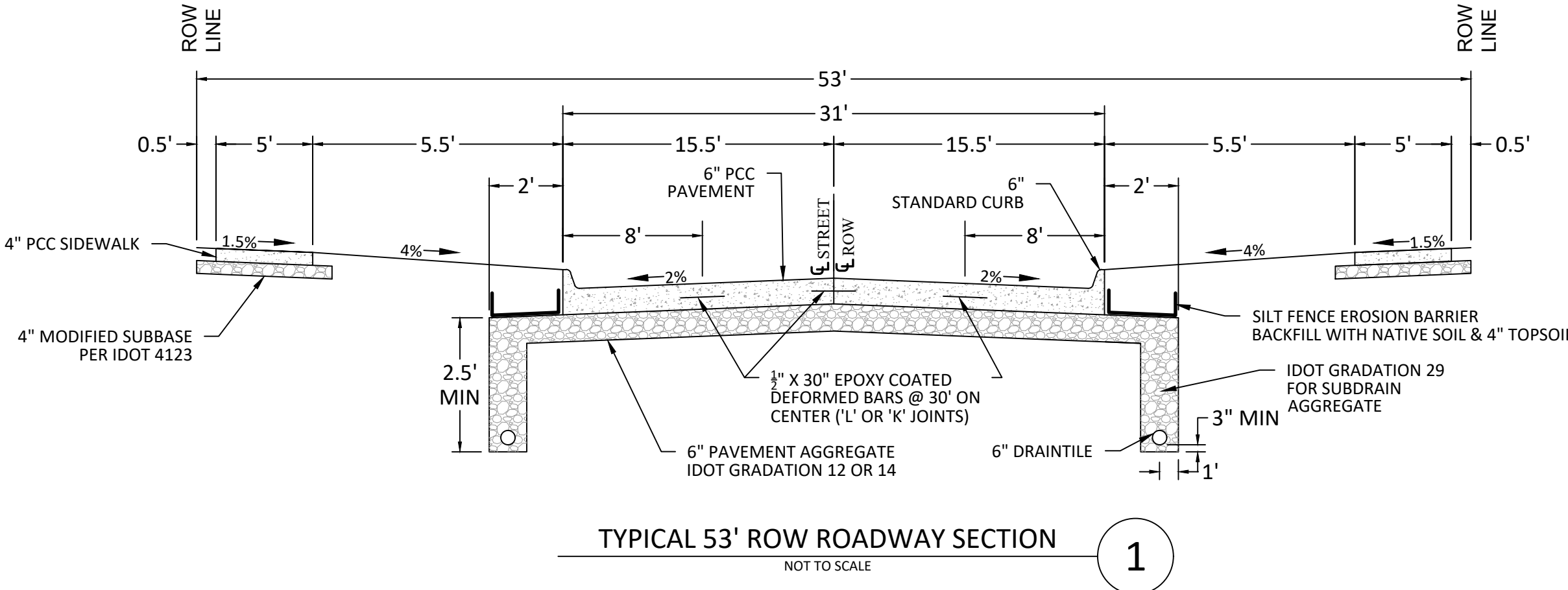
OWNER:
 WINDMILLER DEVELOPMENT, LLC
 P.O. BOX 790
 BETTENDORF, IA 52722

PREPARED BY:
 AXIOM CONSULTANTS, LLC
 300 S CLINTON STREET, #200
 IOWA CITY, IOWA 52240

APPLICANT:
 WINDMILLER DEVELOPMENT, LLC
 P.O. BOX 790
 BETTENDORF, IA 52722

LEGEND:

| UTILITIES | EXISTING | PROPOSED |
|-------------------------|-----------------|-----------------|
| COMMUNICATIONS | — (CD) — | — CO — |
| OVERHEAD LINE | — (OH) — | — OH — |
| ELECTRIC | — (E) — | — E — |
| FIBER OPTIC | — (FD) — | — FO — |
| GAS | — (G) — | — G — |
| SANITARY SEWER | — (SS) — | — SS — |
| STORM | — (ST) — | — ST — |
| SUBDRAIN | — (SD) — | — SD — |
| WATER: DOMESTIC | — (W) — | — W — |
| COMMUNICATIONS HANDHOLE | ⊠ | ⊠ |
| COMMUNICATIONS PEDESTAL | ⊙ | ⊙ |
| COMMUNICATIONS MANHOLE | ⊚ | ⊚ |
| GUY WIRE ANCHOR | ⊥ | ⊥ |
| UTILITY POLE | ⊙ | ⊙ |
| UTILITY POLE WITH LIGHT | ⊙ | ⊙ |
| LIGHT POLE | ⊙ | ⊙ |
| ELECTRIC MANHOLE | ⊠ | ⊠ |
| ELECTRIC TRANSFORMER | ⊠ | ⊠ |
| SANITARY SEWER MANHOLE | ⊚ | ⊚ |
| SANITARY SEWER CLEANOUT | ⊚ | ⊚ |
| STORM SEWER MANHOLE | ⊚ | ⊚ |
| STORM SEWER INTAKE | ⊚ | ⊚ |
| HYDRANT | ⊙ | ⊙ |
| WATER VALVE | ⊙ | ⊙ |
| CURB STOP | ⊙ | ⊙ |
| SITE | EXISTING | PROPOSED |
| CONTOUR - INDEX | — 100 — | — 100 — |
| CONTOUR - INTERMEDIATE | — 101 — | — 101 — |
| FENCE: BARB WIRE | - x - x - x - | - x - x - x - |
| FENCE: WOOD | - x - x - x - | - x - x - x - |
| SHRUBBERY | ⊙ | ⊙ |
| TREE: DECIDUOUS | ⊙ | ⊙ |
| TREE: CONIFEROUS | ⊙ | ⊙ |
| SIGN | ⊙ | ⊙ |



AXIOM CONSULTANTS
 WWW.AXIOM-CON.COM | (319) 519-6220

THE RESERVE
 SCOTT COUNTY, IOWA

WINDMILLER DEVELOPMENT, LLC

ISSUED FOR

COUNTY REVIEW

| DATE | DESCRIPTION | DATE |
|------------|-------------|------|
| 03-26-2024 | | |

DESIGNED BY: JP
 DETAILED BY: JP
 CHECKED BY: BB
 PROJECT NO.: 22-0197
 SHEET NAME: PRELIMINARY PLAT

1 OF 1

NOT FOR CONSTRUCTION

RESOLUTION NO. 118 - 24

**RESOLUTION APPROVING THE FINAL PLAT OF
THE RESERVE**

WHEREAS, Windmill Development, LLC has submitted the final plat of The Reserve, and

WHEREAS, the proposed subdivision is located in Scott County but is within the two-mile extraterritorial review area for the City of Bettendorf, and

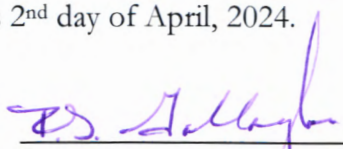
WHEREAS, the Planning and Zoning Commission has reviewed said final plat and recommended approval of it, and

WHEREAS, the City Council concurs with the Planning and Zoning Commission's recommendation, and

WHEREAS, approval of the final plat does not waive any other federal, state, or local government provisions as required by law.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the final plat of The Reserve.

PASSED, APPROVED, AND ADOPTED this 2nd day of April, 2024.



Robert S. Gallagher, Mayor

ATTEST:



Decker P. Ploehn, City Clerk

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

APRIL 25, 2024

**APPROVING THE PRELIMINARY PLAT OF THE RESERVE, A RESIDENTIAL
SUBDIVISION IN PART OF THE NE ¼ OF SECTION 7 AND PART OF THE NW ¼ OF
SECTION 8 OF PLEASANT VALLEY TOWNSHIP.**

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

Section 1. The Preliminary Plat of The Reserve is approved in accordance with the Planning and Zoning Commission's recommendation.

Section 2. This Resolution shall take effect immediately.