

**PLANNING & DEVELOPMENT**

600 West Fourth Street

Davenport, Iowa 52801-1106

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

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



---

Timothy Huey  
Director

**NOTICE OF SCOTT COUNTY PLANNING & ZONING COMMISSION PUBLIC HEARING FOR REVIEW OF A PRELIMINARY PLAT OF A MAJOR SUBDIVISION**

In accordance with the Subdivision Ordinance of Unincorporated Scott County, the Planning and Zoning Commission will hold a public hearing to take public comments on a preliminary plat of a major subdivision, known as Valley Park View, submitted by Valley Construction on **Tuesday, April 18, 2017 at 7:00 P.M.** The meeting will be held in the **1<sup>st</sup> Floor Board Room, Scott County Administrative Center, 600 W. 4<sup>th</sup> Street, Davenport, Iowa 52801.**

The Preliminary Plat application is for an approximately 29-acre tract legally described as Part of the SW<sup>1</sup>/<sub>4</sub> of the SW <sup>1</sup>/<sub>4</sub> of Section 30, T80N R4E (Butler Township). The proposed Plat would subdivide the existing tract into thirty (30) new lots. Each lot would retain a development right for a single-family dwelling due to the property's Residential Single-Family (R-1) zoning classification.

The applicant is requesting a number of variations and exceptions to the requirements of the Scott County Subdivision Regulations which include: narrower road right-of-way widths within the subdivision's street system, less than the required amount of common open space for a subdivision of the proposed density, the applicant not be required to extend the Park View Water Company service to this subdivision and to allow private on-site septic wastewater treatment on each lot in a subdivision containing 30 lots. The Subdivision Regulations provide for consideration of such variations to allow the applicant to develop the property in a reasonable manner provided it is in harmony with the intended spirit of the Ordinance and the public interest and welfare is protected.

Full-sized copies of the Preliminary Plat are available for viewing at the Scott County Planning and Development Department at the address below.

If you have questions or comments regarding this meeting or the proposed plat please call, write or email the Planning and Development Department, 600 West Fourth Street, Davenport, Iowa 52801, (563)-326-8643, [planning@scottcountyiowa.com](mailto:planning@scottcountyiowa.com) or attend the meeting.

Timothy Huey  
Director