

PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

Email: planning@scottcountyiowa.com

Office: (563) 326-8643

Fax: (563) 326-8257



Timothy Huey
Director

**SCOTT COUNTY
PLANNING AND ZONING COMMISSION**

**Tuesday, November 19, 2019
7:00 P.M.**

Scott County Administrative Center
1st Floor Board Room
600 W Fourth Street
Davenport, Iowa 52801

AGENDA

1. **Call to Order**
2. **Minutes:** Approval of the July November 5, 2019 meeting minutes
3. **Public Hearing – Minor Plat:** Application by **Ralph Johanson** for a sketch plan/final plat of a Minor Subdivision known as **Sixteen Point Buck Addition**. The plan proposes to subdivide an existing 39.21 acre tract, more or less, into three (3) new lots. Lot 1 will be 1.0 acre and Lot 2 will be 34.35 acres, more or less, and Lot 3 will be 3.86 acres, more or less. The property is zoned Single Family Residential (R-1) and is located directly north of 130th Street and directly west of 100th Avenue. The property is legally described as part of the W½ of SE¼SE¼ of Section 3 and all of the E½ of SE¼SE¼ of Section 3, both in Buffalo Township (Parcel ID#: 720355003; 720355001).
4. **Other business:** Additional comments or issues to discuss (Commission members) / Opportunity for public comments
5. **Adjournment.**

Public Hearing/Meeting Procedure

- a. Chairman reads public notice of hearing.
- b. Director reviews background of request.
- c. Applicant /Representative provide any additional comments on request.
- d. Public may make comments or ask questions.
- e. Director makes staff recommendation.
- f. Applicant may respond or comment.
- g. Commission members may ask questions.
- h. Chairman closes the public portion of the hearing (No more public comments).
- i. Discussion period for the Commission members.
- j. Commission members make motion to approval, deny, or modify request.
- k. Final vote. Recommendation goes to Board of Supervisors.



Please turn off or silence all cell phones and other electronic devices

PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

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

Email: planning@scottcountyiowa.com



Timothy Huey
Director

MEETING CANCELLATION NOTICE

Scott County Planning & Zoning Commission

Tuesday, December 3, 2019

The Scott County Planning & Zoning Commission will **not** meet on Tuesday, December 3, 2019 due to a lack of agenda items. The next scheduled meeting would be Tuesday, December 17, 2019 at 7:00 P.M. pending the receipt of agenda items.

FINAL PLAT OF SIXTEEN POINT BUCK ADDITION TO SCOTT COUNTY, IOWA

BEING PART OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 3
TOWNSHIP 77 NORTH, RANGE 2 EAST OF THE 5th P.M.

GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS (5/8"φ IRON PIN)

IRON MONUMENTS SET SHOWN THUS (5/8"φ IRON PIN)

ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 39.21 ACRES, MORE OR LESS.

BLANKET UNDERGROUND AND OVERHEAD EASEMENTS GRANTED FOR
PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED
TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE,
TELEPHONE SERVICE, CABLE T.V. AND STREET LIGHTS.

SUBDIVISION IS ZONED R-1 (RESIDENTIAL SINGLE-FAMILY DISTRICT).

BEARINGS SHOW HEREON ARE BASED ON THE IOWA STATE PLANE
COORDINATE SOUTH ZONE, NAD 83 (2011).

OWNER - DEVELOPER

RALPH JOHANSON

13120 100th AVENUE

DAVENPORT, IOWA 52804

LOT AREAS

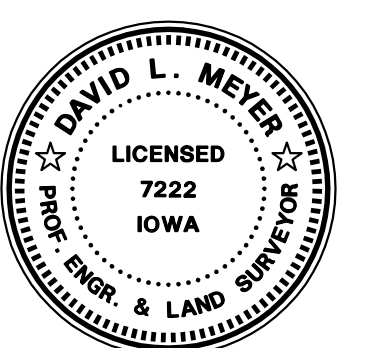
NO.	SQUARE FEET TOTAL	SQUARE FEET NET
1	43,560	35,310
2	1,496,315	1,431,600
3	168,275	157,020

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.

Signature: _____
 David L. Meyer, P.E. & L.S., License Number 7222
 Date: **OCTOBER 25, 2019**
 My license renewal date is December 31, 2020

THIS SHEET ONLY

Pages or sheets covered by this seal:



EASTERN IOWA LIGHT & POWER COOPERATIVE

BY _____

DATE _____

UTILITY EASEMENTS SHALL CONSIST OF ALL PLATTED STREETS OR ROADS AND A 7.5 FOOT WIDE STRIP ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 25 FOOT STRIP ALONG ALL EXTERIOR LOT LINES AND A 25 FOOT WIDE STRIP ALONG AND ADJACENT TO ALL PLATTED STREETS OR ROADS, AND A 15 FOOT WIDE STRIP OF LAND ON ALL LOTS, 7.5 FOOT EITHER SIDE OF THE ELECTRIC SERVICE AS BUILT, FROM THE POINT OF ORIGIN TO THE POINT OF SERVICE ENTRANCE.

CENTURYLINK

BY _____

DATE _____

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY
MIDAMERICAN ENERGY COMPANY

MIDAMERICAN ENERGY COMPANY

BY _____

DATE _____

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY
MIDAMERICAN ENERGY COMPANY

SCOTT COUNTY PLANNING AND DEVELOPMENT

BY _____

DATE _____

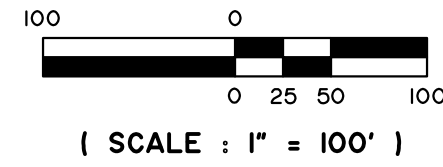
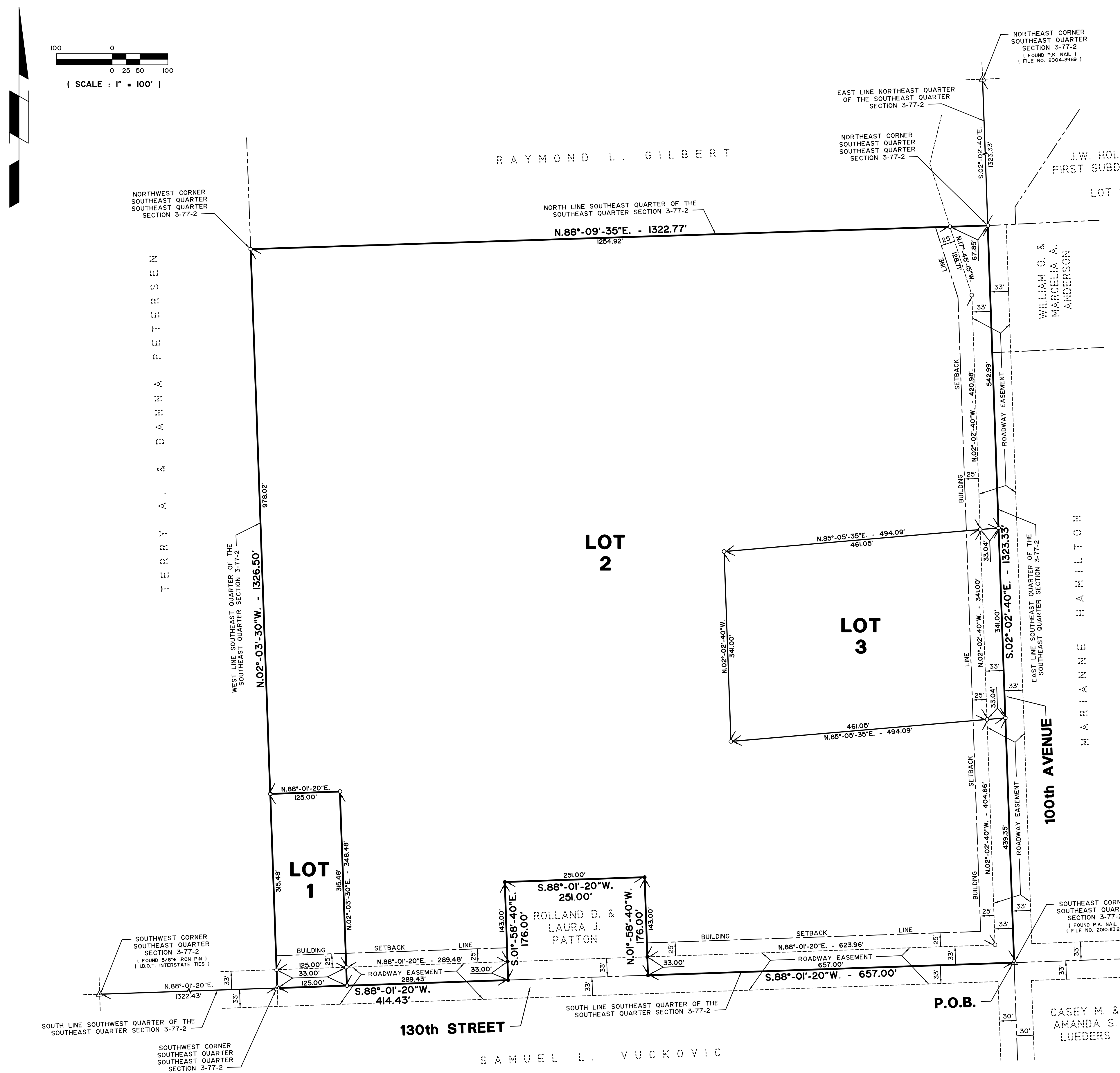
MEETS SUBDIVISION AND ZONING ORDINANCE REQUIREMENTS

PREPARED BY

**VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.**

4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

VMCE 19224 - FP





PLANNING & ZONING COMMISSION

STAFF REPORT

November 19, 2019



Applicant: Ralph Johanson & Brice Jackson, submitted by Verbeke - Meyer Engineering

Request: Sketch Plan/Final Plat of “Sixteen Point Buck Addition”

Legal Description: Part of the W $\frac{1}{2}$ of SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3 and all of the E $\frac{1}{2}$ of SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, both in Buffalo Township (Parcel ID#: 720355003; 720355001).

General Location: North of 130th Street and West of 100th Avenue

Zoning: Single Family Residential (R-1)

Surrounding Zoning:

- North:** Single Family Residential (R-1)
- South:** Agricultural-General (A-G)
- East:** Single Family Residential (R-1)
- West:** Agricultural-General (A-G)

GENERAL COMMENTS: This request is for approval of a Final Plat of a 3-lot minor subdivision of an approximately 39.21 acre tract, more or less. The tract currently contains one (1) agricultural dwelling and seven (7) agricultural accessory buildings, totaling approximately 12,000 square feet in area. The plan proposes to subdivide this existing 39.21 acre tract, more or less, into three (3) new lots. Lot 1 would be 1.0 acre and Lot 2 would be 34.35 acres, more or less, and Lot 3 would be 3.86 acres, more or less. There is an existing 100-year old house at 9856 130th Street, that was split from this original 40 acres prior to 1979.

STAFF REVIEW: Staff has reviewed this request for compliance with the requirements of the Subdivision Regulations and Zoning Ordinances for Final Plat approval. 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 the approximately 39.21 acre tract that is currently zone R-1 into three (3) lots. Proposed Lot 1 would be approximately 1 acre in size and create a development right for the single family dwelling. Lot 2 would be approximately 34.35 acres in size and also would have one single family dwelling development right. Lot 3 would be 3.86 acres and contain the existing dwelling along with the seven (7) agricultural accessory buildings.

Property directly west of the proposed subdivision is currently tilled ag land and is zoned Ag-General (A-G). The property directly south of this subdivision contains one (1) ag dwelling and ten (10) ag accessory buildings on a 63.5 acre tract, more or less, and is also zoned A-G. A 1.8 acre tract zoned R-1, containing one (1) single family dwelling is located across 100th Avenue directly to the east of the subdivision. The remaining agricultural property directly east of the proposed subdivision contains three (3) ag accessory buildings and is 36.5 acres in size. That is zoned partially R-1 to a depth off of 100th Avenue of 500 feet and the rear portion is zoned A-G. The property directly to the north contains timbered ag land on a 24 acre tract, more or less, and is also zoned R-1.



PLANNING & ZONING COMMISSION

STAFF REPORT

November 19, 2019



Access and Roadway Improvements

Currently the ag dwelling and ag accessory buildings on this tract of land proposed to be subdivided are accessed by a driveway off of 100th Avenue, which is a County maintained, paved road. The existing single family dwelling neighboring this tract to the south, has its access from 130th Street, which is currently a County gravel road. Lot 1 of the proposed subdivision would also be accessed off of 130th Street. Adopted Land Use polices encourage development to occur with access to adequately constructed paved roads. Therefore, staff would recommend that any future proposed increase in density or subdivision of the remaining land along 130th Street not be approved until such time that 130th Street is hard surfaced.

Stormwater Management

This proposal does not include any new roadways and only one smaller development lot, so staff would not see any need for a stormwater management plan.

Erosion and Sediment Control Plan

Erosion Control Plans are typically submitted and reviewed by the County Engineer in conjunction with the road construction plans. Since this proposal does not include any new roadways, an Erosion Control Plan is not required.

Wastewater Disposal and Water Provision

This proposal was sent to the County Health Department for its review. The County Health Department noted the ag dwelling is currently serviced by a septic field and this would need to be located entirely on the lot with the single family residence.

City of Buffalo Review

This property is within two miles of the Buffalo city limits. Therefore, review and approval of the Final Plat by the City of Buffalo is required. At this time, staff has notified the City of the Final Plat submittal but has not received formal approval/consent. The Plat will not be forwarded to the Board of Supervisors for its consideration until formal approval/consent is received.

Others Notified

The Subdivision Ordinance requires additional notification of the following County Departments and local entities: Assessor, Auditor, and District Soil Conservationist Staff. Those entities did not have any comments at this time. Staff also notified adjacent property owners within five hundred feet (500') of the public hearing before the Planning Commission. One comment was received from a neighbor concerned with the potential for a future increase in lot density of the subdivision with its only access to 130th Street, a County gravel road.

RECOMMENDATION: Staff recommends that the Final Plat of Sixteen Point Buck Addition Subdivision be approved with the following conditions:

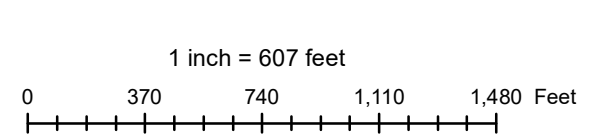
1. The City of Buffalo approve the Final Plat; and
2. Any future increase in lot density with access to 130th Street require the improvement and paving of 130th Street.

Submitted by:
Timothy Huey, Director
November 15, 2019



Zoning - Sixteen Point Buck Addition Minor Plat

Scott County, Iowa

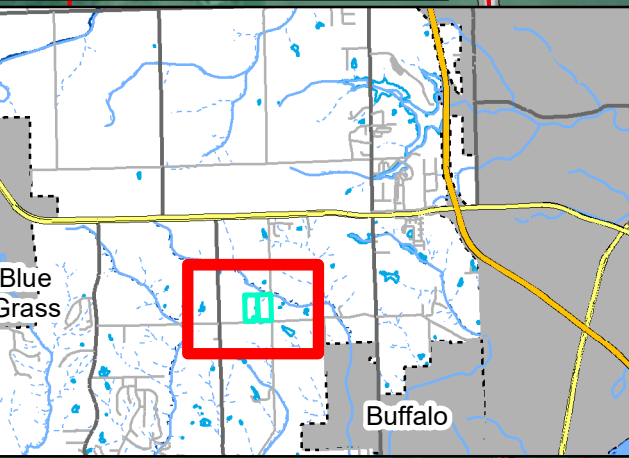


Minor Subdivision

Parcel

Zoning Districts

- Ag-Preservation
- Ag-Floating
- Ag-General
- Residential Single-Family
- Residential Multi-Family
- Neighborhood Commercial
- Commercial Light Industrial
- Heavy Manufacturing
- Community Area Development
- Parks

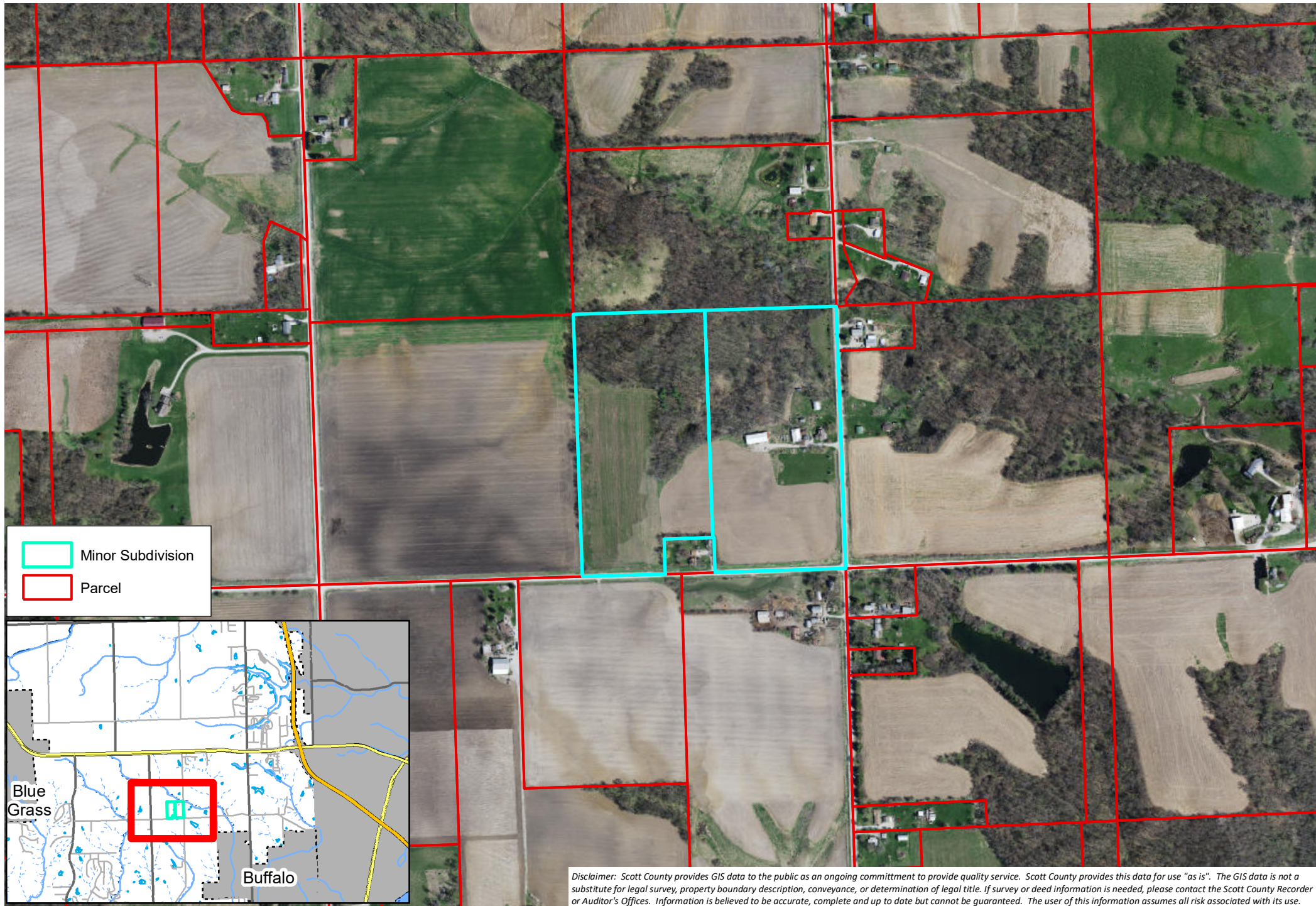
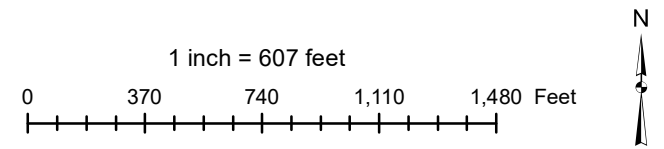


Disclaimer: Scott County provides GIS data to the public as an ongoing commitment to provide quality service. Scott County provides this data for use "as is". The GIS data is not a substitute for legal survey, property boundary description, conveyance, or determination of legal title. If survey or deed information is needed, please contact the Scott County Recorder or Auditor's Offices. Information is believed to be accurate, complete and up to date but cannot be guaranteed. The user of this information assumes all risk associated with its use.



Location - Sixteen Point Buck Addition Minor Plat

Scott County, Iowa

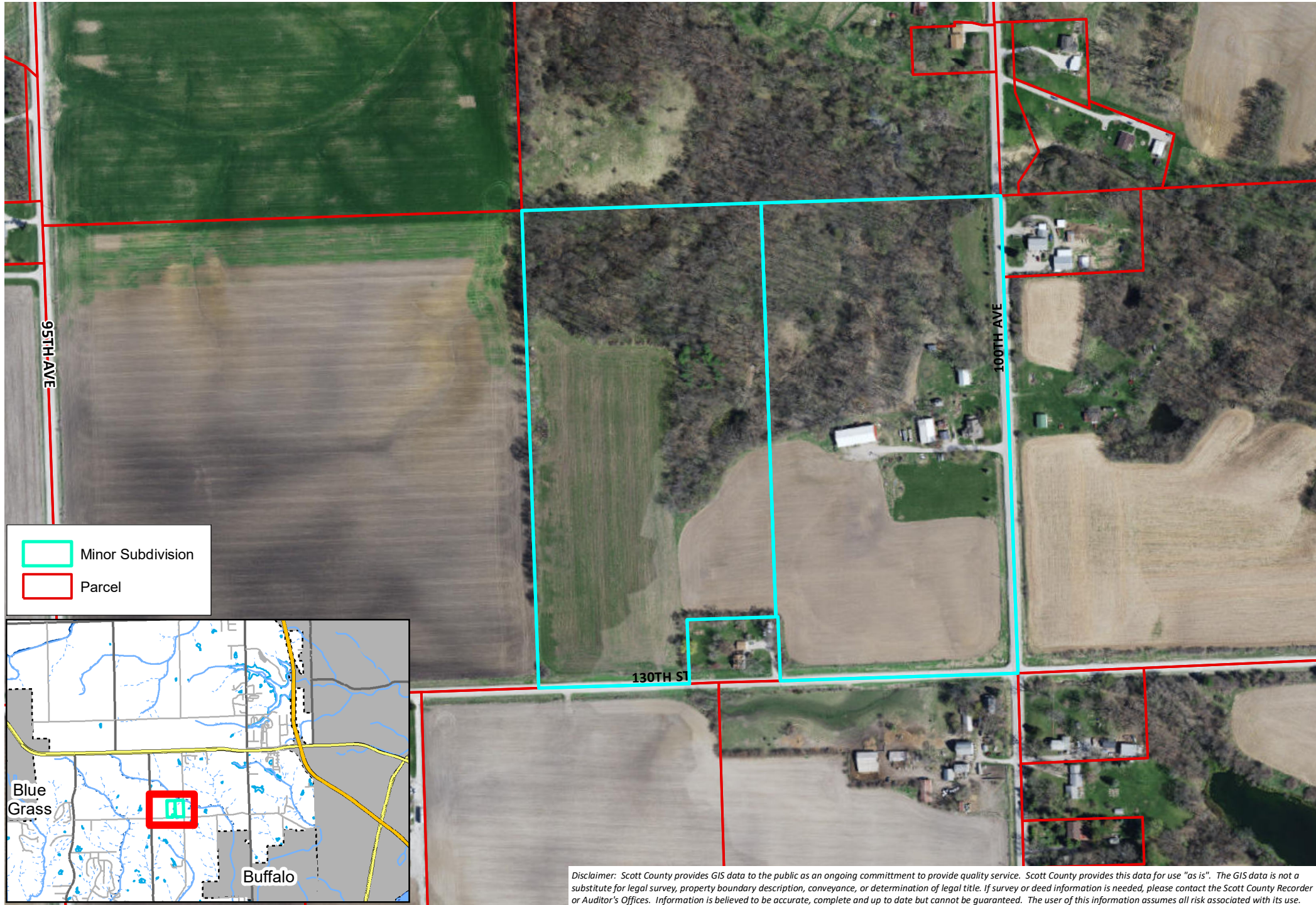
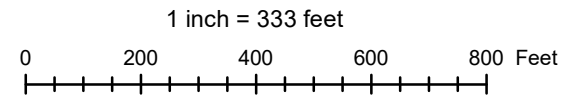




Disclaimer: Scott County provides GIS data to the public as an ongoing commitment to provide quality service. Scott County provides this data for use "as is". The GIS data is not a substitute for legal survey, property boundary description, conveyance, or determination of legal title. If survey or deed information is needed, please contact the Scott County Recorder or Auditor's Offices. Information is believed to be accurate, complete and up to date but cannot be guaranteed. The user of this information assumes all risk associated with its use.

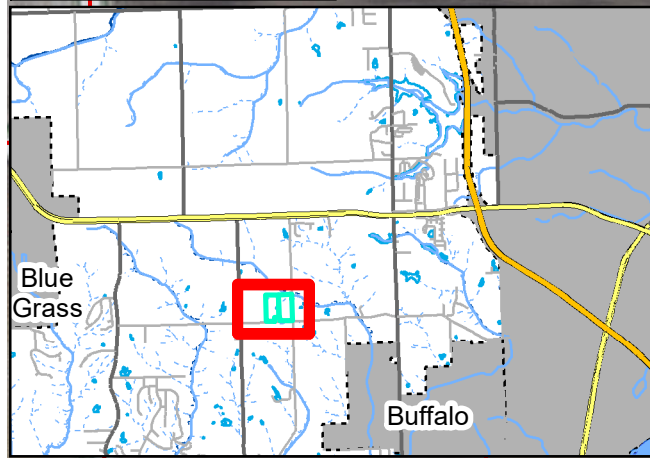


Location - Sixteen Point Buck Addition Minor Plat

Scott County, Iowa



 Minor Subdivision
 Parcel



Disclaimer: Scott County provides GIS data to the public as an ongoing commitment to provide quality service. Scott County provides this data for use "as is". The GIS data is not a substitute for legal survey, property boundary description, conveyance, or determination of legal title. If survey or deed information is needed, please contact the Scott County Recorder or Auditor's Offices. Information is believed to be accurate, complete and up to date but cannot be guaranteed. The user of this information assumes all risk associated with its use.