

**PLANNING & DEVELOPMENT**

600 West Fourth Street

Davenport, Iowa 52801-1106

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

Office: (563) 326-8643

Fax: (563) 326-8257



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**SCOTT COUNTY  
PLANNING AND ZONING COMMISSION**

**Tuesday, April 5, 2022  
5:00 P.M.**

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

**OTHER PARTICIPATION OPTIONS:**

**Connect Via Phone:**

**1-408-418-9388**

Meeting number: 2480 141 2083 Password: 1234

**Connect via Computer, or Webex application:**

Host: [www.webex.com](http://www.webex.com)

Meeting number: 2480 141 2083 Password: 1234

**Full link (copy & paste):**

<https://scottcountyiowa.webex.com/scottcountyiowa/j.php?MTID=m80d260e06ae7bf2c9c7f50c3904e7713>

**Please find call-in instructions, agenda, and meeting materials here:**

<https://www.scottcountyiowa.gov/planning/planning-zoning-commission/meetings>

**AGENDA**

1. **Call to order.**
2. **Minutes** - Approval of the January 18, 2022 Planning & Zoning Commission meeting minutes
3. **Election of 2022 Officers**
4. **Final Plat – Minor Subdivision:** Request of **Tom Faulhaber** to review a final plat for a two (2) lot minor subdivision known as **Faulhaber’s Second Addition** totaling 14.583 acres, more or less, legally described as a replat of Lot 1 Faulhaber’s First Addition, part of the SW¼ of Fractional Section 14 and part of the SE¼ of Section 15, all in LeClaire Township
5. **Lighting Ordinance Update – Request to Schedule Public Hearing**

6. **Review Adopted Administrative Rules Section 2.0 (Regular Meeting Times)**



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

*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.



PLANNING & ZONING COMMISSION

STAFF REPORT

April 1<sup>st</sup>, 2022



**Applicant:** Tom Faulhaber

**Request:** Final Plat of “Faulhaber’s Second Addition”

**Legal Description:** A replat of Lot 1, Faulhaber’s First Addition, part of the SW ¼ of fractional Section 14 and part of the SE ¼ of Section 15, in LeClaire Township (Parcel ID#: 951539101).

**General Location:** 23347 277<sup>th</sup> Street

**Zoning:** Single Family Residential (R-1)

**Surrounding Zoning:**

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

**GENERAL COMMENTS:** This request is for approval of a Final Plat of a 2-lot minor subdivision of an approximately 14.58-acre tract, more or less, at 23347 277<sup>th</sup> Street in LeClaire Township. The proposed subdivision would consist of Lot 1, an 11.75 acre lot with an existing single-family home, and Lot 2, a 2.83 acre lot which would have a single family home in the future, if approved.

**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 14.58-acre tract that is currently zoned R-1 into two (2) lots. There is already a single-family home on Lot 1. The applicant would like family to build a home close to their existing home. They are proposing to create Lot 2 for this purpose. Lot 2 would be a 2.83-acre lot and this subdivision would create a development right to construct a single-family home on said Lot 2.

Directly to the east of this property is Olathea Creek Vineyard and Winery, an ag-tourism use. The winery is accessed from Great River Road to the east. To the north of the subject property is untilled agricultural land. Adjacent to the south is a single family residence and tilled farmland. Across the street to the west we have a similar mix of a few single family residences and tilled ag-land.

**Access and Roadway Improvements**

Currently, the existing single-family home on the subject property has access off of 277<sup>th</sup> Avenue. The applicant plans for the proposed Lot 2 to share a driveway with Lot 1. Not only is it difficult with the topography to construct a second driveway, but it is also against County policy to have another driveway here. Scott County requires a 30 feet minimum difference between each driveway. In addition, a 6:1 slope is required on the sides of the driveways. The County only



PLANNING & ZONING COMMISSION

STAFF REPORT

April 1<sup>st</sup>, 2022



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allows shared driveways with an approved access easement. The applicant has added an access easement to the plat to allow shared access and maintenance of the driveway which will serve both Lot 1 and Lot 2. Secondary Roads has reviewed this proposal and approves.

**Stormwater Management**

This proposal does not include any new roadways and is only a two lot subdivision, so staff would not see any need for a storm water 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 Health Department stated that there should be no issues as long as there is no extensive dirt work on the parcel.

**City of Princeton Review**

This property is within two miles of the Princeton city limits. Therefore, review and approval of the Final Plat by the City of Princeton 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.

**RECOMMENDATION:** Staff recommends that the Final Plat of Faulhaber's Second Addition be approved with the following conditions:

1. The City of Princeton approve the Final Plat before Board of Supervisors approval/denial.

Submitted by:  
Christopher Mathias, Director  
April 1, 2022

# FAULHABER'S SECOND ADDITION

BEING A REPLAT OF LOT 1, FAULHABER'S FIRST ADDITION, PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 14 AND PART OF THE SOUTHEAST QUARTER OF SECTION 15 ALL IN TOWNSHIP 79 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA

**NOTES:**

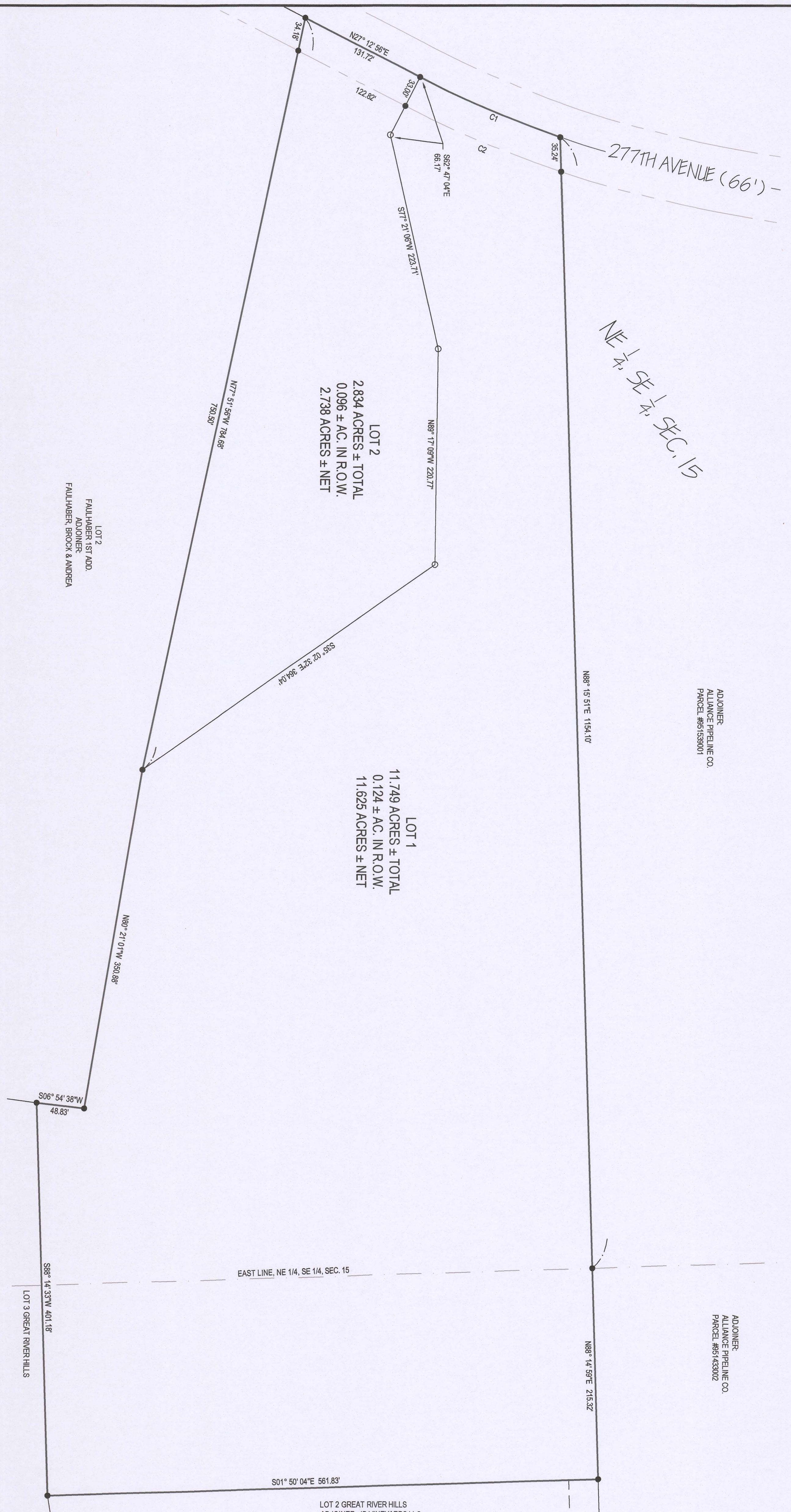
SUBDIVISION ACREAGE: 14.583± ACRES. / 635,269± S.F.  
 MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
 ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.  
 COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.  
 THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.  
 ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF SCOTT STANDARD SPECIFICATIONS.  
 BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.  
 THE SUBJECT PROPERTY IS ZONED R-1; SINGLE FAMILY RESIDENCE. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF COUNTY BOARD APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.  
 THIS SUBDIVISION LIES WITHIN ZONE "X" (AREA NOT PRONE TO FLOODING) AS SHOWN ON FEMA FIRM PANEL #1916303036G, EFFECTIVE MARCH 23, 2021.  
 SEWAGE TREATMENT TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.  
 "UTILITY EASEMENTS" SHALL ACCOMMODATE GAS, ELECTRIC, WATER AND COMMUNICATION LINES AS NEEDED.  
 PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE COUNTY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT OR INSTRUMENT ON THE RIGHT OF MAIN OR OUTLET EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE DATE RESERVE THE RIGHT TO REOPEN THE PLAT TO CORRECT OR RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATED.

**SCOTT COUNTY PLANNING AND DEVELOPMENT**

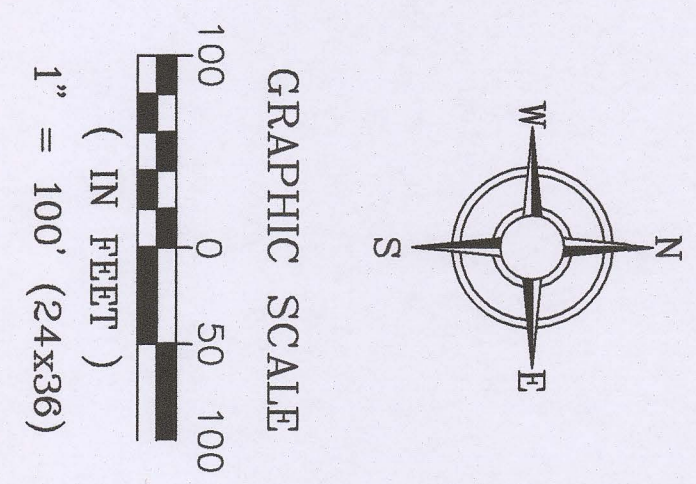
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 MEETS SUBDIVISION AND ZONING REQUIREMENTS  
 SCOTT COUNTY, IOWA BOARD

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 WINDSTREAM

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_



Curve Table				
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)
C1	155.60'	1100.00'	08° 08' 17"	155.47'
C2	172.81'	1133.00'	08° 44' 19"	172.64'



THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1402) GEOD 12A, NAD 83 (2011) EPOCH 2010.00.

**PLAT INFORMATION**

- 1. Owner: Tom & Brenda Faulhaber, 23347 277th Avenue, LeClaire, Iowa 52753
- 2. Engineer: Townsend Engineering, 2224 East 12th Street, Davenport, Iowa 52803, Ph: (563) 386-4236
- 3. Surveyor: Michael D. Richmond, 2224 East 12th Street, Davenport, Iowa 52803, Ph: (563) 386-4236
- 4. Attorney: Michael L. Gorsline, 5119 Utica Ridge Road, Davenport, Iowa 52807, Ph: (563) 324-0441

- #5 REBAR W/ YELLOW CAP #23303 = ○
- BOUNDARY LINE = ————
- ROAD CENTER LINE = ————
- EASEMENT LINE = ————
- SETBACK LINE = ————
- SECTION LINE = ————

DEED DIMENSION = (0.00')  
 FIELD DIMENSION = 0.00'  
 MONUMENTS FOUND #5 REBAR W/ YELLOW CAP 23303 = ●  
 CHISELED "X" = X  
 MONUMENTS SET: ————



DATE: 12/17/2021  
 563 386-4236 office 386-4231 fax  
 2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC  
 CHECKED BY: MDR  
 DRAWING LOCATION: S:\FAULHABER\FAULHABER 2ND

NO.	REVISIONS:	DESCRIPTION	DATE
1.			

PROJECT: FAULHABER'S SECOND ADDITION  
 SCOTT COUNTY, IOWA

DEVELOPER: TOM FAULHABER, 23347 277th Avenue, LeClaire, Iowa 52753  
 SHEET NO. 1 OF 1

**LICENSED SURVEYOR**  
 MICHAEL D. RICHMOND  
 25603  
 IOWA SURVEYOR LICENSE # 25603  
 My license renewal date is December 31, 2023.  
 Paper or sheets covered by this seal: 1

LOT 1 IN FAULHABER HIST. ADDITION, A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 15 AND PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 14, NORTH IN TOWNSHIP 79 NORTH RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA.

I, MICHAEL D. RICHMOND, IOWA PROFESSIONAL LAND SURVEYOR NO. 2388, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF IOWA, DO HEREBY CERTIFY THAT FAULHABER'S SECOND ADDITION, AN ADDITION TO SCOTT COUNTY, IOWA, IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME ON DECEMBER 17, 2021, THAT ALL MONUMENTS AND PINS SHOWN THEREON DO OR WILL EXIST AS REQUIRED BY THE CODE OF IOWA AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIALS ARE ACCURATELY SHOWN. THIS PLAT COMPLIES WITH CHAPTER 355, CODE OF IOWA AND THE DESCRIPTION OF SAID SUBDIVISION IS AS FOLLOWS:

**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)



Chris Mathias,  
Director

**NOTICE OF PLANNING AND ZONING COMMISSION PUBLIC HEARING FOR A  
FINAL PLAT OF A MINOR SUBDIVISION: HEARING RESCHEDULED**

Public Notice is hereby given as required by Section 9-16 of the County Code (Subdivisions), that the Scott County Planning and Zoning Commission will now hold a public hearing for a sketch plan/final plat of a minor subdivision known as **Faulhaber's Second Addition**, submitted by Tom Faulhaber, at a public meeting on **Tuesday, April 5, 2022 at 5:00 PM**. The meeting will be held in the **1<sup>st</sup> Floor Board Room of the Scott County Administrative Center, 600 W. 4<sup>th</sup> Street, Davenport, Iowa 52801**.

The Planning and Zoning Commission will hear the request of **Tom Faulhaber** to review a final plat for a two (2) lot minor subdivision known as **Faulhaber's Second Addition** totaling 14.583 acres, more or less, legally described as a replat of Lot 1 Faulhaber's First Addition, part of the SW $\frac{1}{4}$  of Fractional Section 14 and part of the SE $\frac{1}{4}$  of Section 15, all in LeClaire Township. The subject property is located at 23347 277<sup>th</sup> Avenue.

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.

**PARTICIPATION OPTIONS OTHER THAN LIVE ATTENDANCE:**

**Connect Via Phone:**

**1-408-418-9388** Meeting number: **2480 141 2083** Password: **1234**

**Connect via Computer, or Webex application:**

Host: [www.webex.com](http://www.webex.com) Meeting number: **2480 141 2083** Password: **1234**

Chris Mathias  
Director

**From:** [Hoskins, Jack](#)  
**To:** [Mathias, Christopher \(Chris\)](#)  
**Subject:** RE: [External Email] Faulhaber  
**Date:** Wednesday, February 23, 2022 8:32:58 AM

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Chris

Not knowing the purpose of the split, I am going to assume it will be for a single family, residential home. If this is the case, there should be no issues as long as there is no extensive dirt work on the parcel. Let me know if you have any other questions.

Jack

Jack Hoskins  
Environmental Health Specialist  
600 W 4<sup>th</sup> St  
Davenport, IA 52801

Office: (563)326-8618 xt 8813

Fax: (563)326-8774

[jack.hoskins@scottcountyiowa.gov](mailto:jack.hoskins@scottcountyiowa.gov) | [www.scottcountyiowa.gov/health](http://www.scottcountyiowa.gov/health)

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**From:** Mathias, Christopher (Chris) <Chris.Mathias@scottcountyiowa.gov>  
**Sent:** Tuesday, February 22, 2022 8:40 AM  
**To:** Kersten, Angela <Angela.Kersten@scottcountyiowa.gov>; Hoskins, Jack <Jack.Hoskins@scottcountyiowa.gov>  
**Subject:** FW: [External Email] Faulhaber

I have this simple two lot subdivision going to P & Z next week. See any issues?

---

**From:** Kevin Cox <[kevin@townsendengineering.net](mailto:kevin@townsendengineering.net)>  
**Sent:** Tuesday, January 25, 2022 2:36 PM  
**To:** Mathias, Christopher (Chris) <[Chris.Mathias@scottcountyiowa.gov](mailto:Chris.Mathias@scottcountyiowa.gov)>  
**Subject:** [External Email] Faulhaber

**CAUTION: This email originated from outside of Scott County! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!**

Attached is the revised Subdivision. Tom thought it was a good idea just to remove the easement completely. It will be up to is attorney to write an easement into the deed when the Lot is

conveyed. Do you want revised hardcopies delivered?

Kevin Cox

Townsend Engineering

(563) 386-4236

2224 E. 12<sup>th</sup> Street

Davenport, IA 52803

[kevin@Townsendengineering.net](mailto:kevin@Townsendengineering.net)



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**To:** [Mathias, Christopher \(Chris\)](#)  
**Subject:** RE: [External Email] Faulhaber  
**Date:** Wednesday, February 23, 2022 8:32:58 AM

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Jack

Jack Hoskins  
Environmental Health Specialist  
600 W 4<sup>th</sup> St  
Davenport, IA 52801

Office: (563)326-8618 xt 8813

Fax: (563)326-8774

[jack.hoskins@scottcountyiowa.gov](mailto:jack.hoskins@scottcountyiowa.gov) | [www.scottcountyiowa.gov/health](http://www.scottcountyiowa.gov/health)

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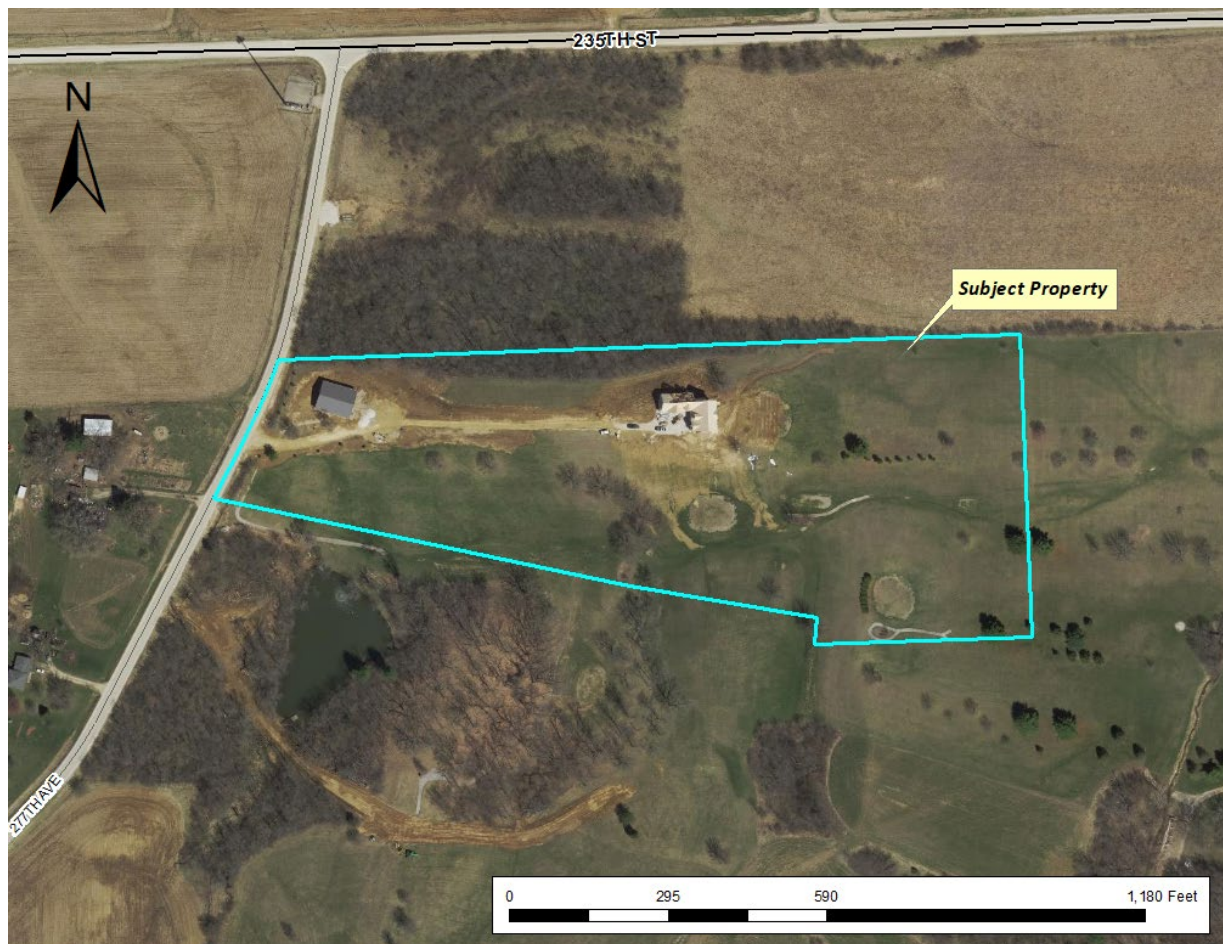
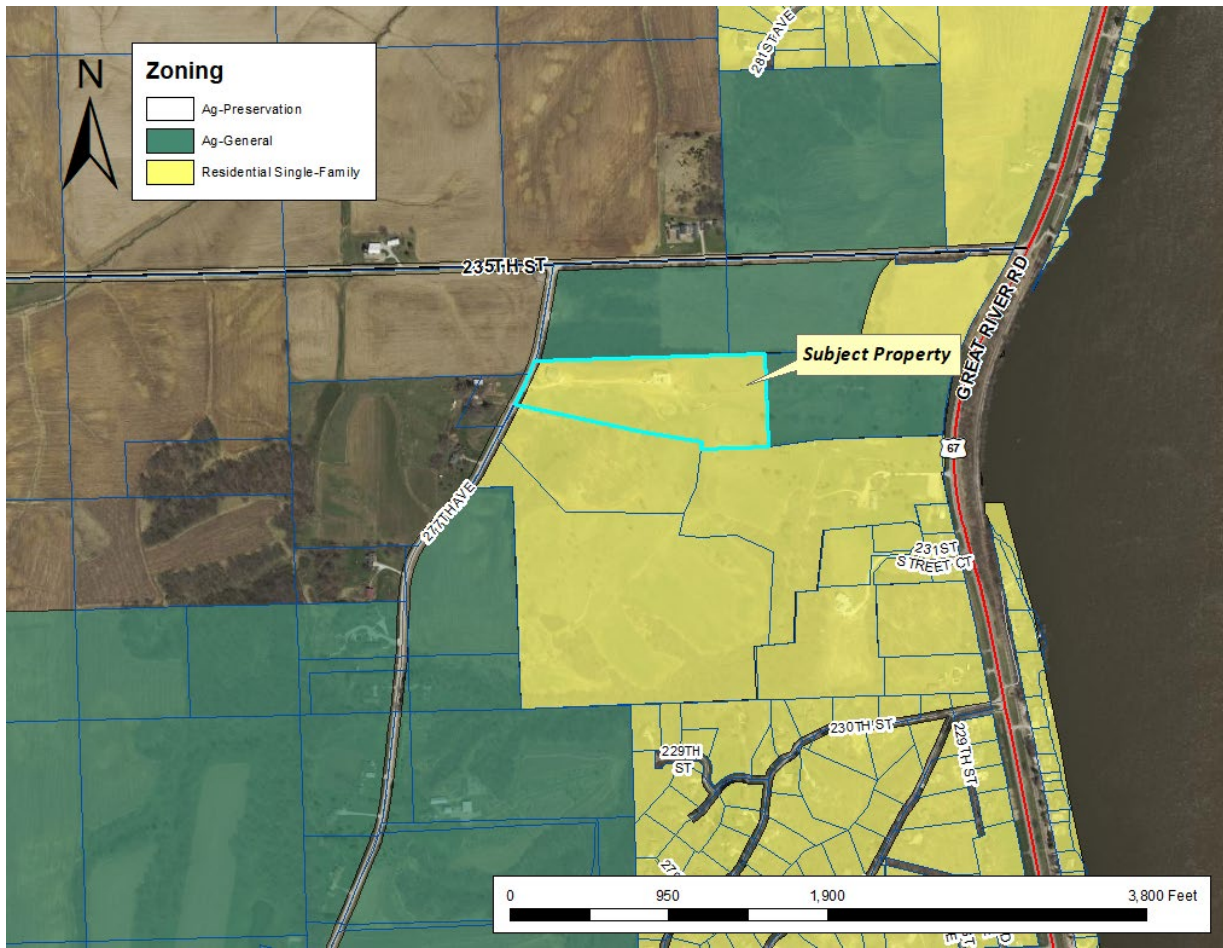
2224 E. 12<sup>th</sup> Street

Davenport, IA 52803

[kevin@Townsendengineering.net](mailto:kevin@Townsendengineering.net)





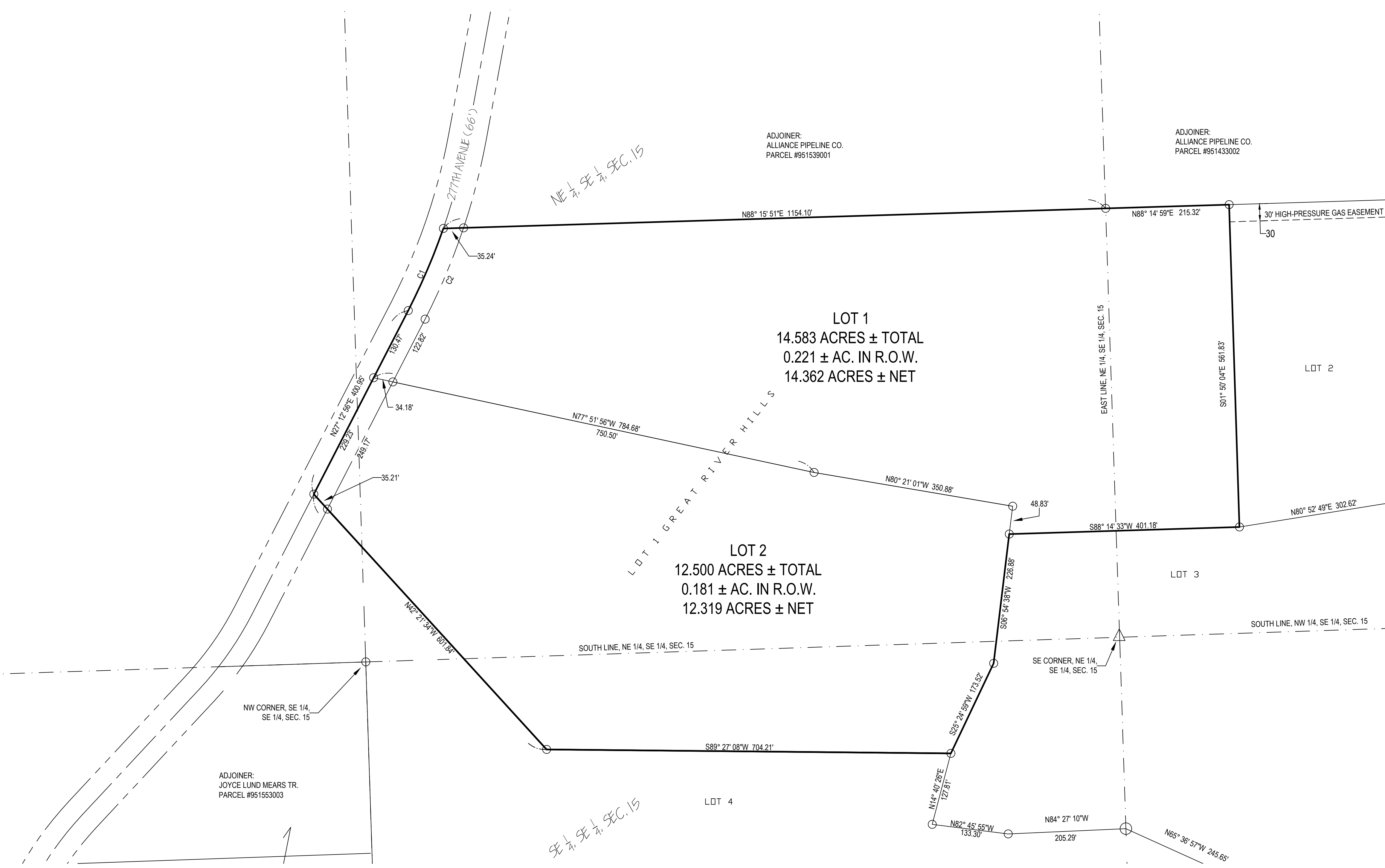


# FAULHABER'S FIRST ADDITION

PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 14 AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 79 NORTH, RANGE 5 EAST OF THE 5th PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA

**NOTES:**

- SUBDIVISION ACREAGE: 27.083± ACRES. / 1,179,779± S.F.
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF SCOTT STANDARD SPECIFICATIONS.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- THE SUBJECT PROPERTY IS ZONED R-1: SINGLE FAMILY RESIDENCE. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF COUNTY BOARD APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.
- THIS SUBDIVISION LIES WITHIN ZONE "X" (AREA NOT PRONE TO FLOODING) AS SHOWN ON FEMA FIRM PANEL #19163C0383F. EFFECTIVE FEBRUARY 18, 2011.
- SEWAGE TREATMENT TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
- "UTILITY EASEMENTS" SHALL ACCOMMODATE GAS, ELECTRIC, WATER AND COMMUNICATION LINES AS NEEDED.
- PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE COUNTY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.



SCOTT COUNTY PLANNING AND DEVELOPMENT

MID AMERICAN ENERGY

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MEETS SUBDIVISION AND ZONING REQUIREMENTS

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SCOTT COUNTY, IOWA BOARD

MEDIACOM

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

WINDSTREAM

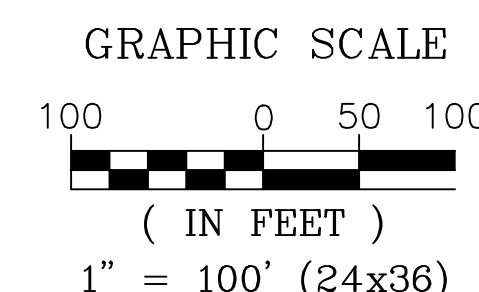
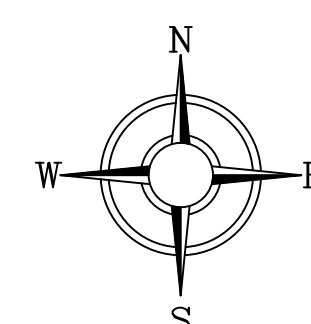
DATE: \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**PLAT INFORMATION**

1. Owner:  
Susan Leander  
23240 Great River Road  
Scott County, Iowa 52753  
Ph: (563) 289-4653
2. Engineer:  
Townsend Engineering  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236
3. Surveyor:  
Michael D. Richmond  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236
4. Attorney:  
Thomas Schirman  
202 N. 2nd Street, Ste A  
Eldridge, Iowa 52748  
Ph: (563) 285-9600

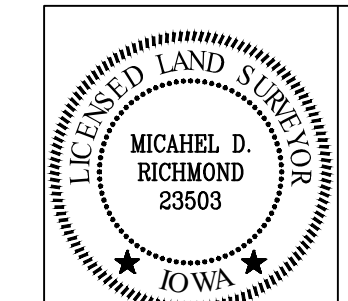
Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	155.60'	1100.00'	08° 06' 17"	155.47'	N23° 09' 48"E
C2	172.81'	1133.00'	08° 44' 19"	172.64'	N22° 50' 47"E



THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.

**LEGEND:**

- DEED DIMENSION = (0.00')
- FIELD DIMENSION = 0.00'
- MONUMENTS FOUND
- #5 REBAR, UNLESS NOTED = ●
- CHISELED "X" = X
- MONUMENTS SET:
- #5 REBAR W/ YELLOW CAP #23503 = ○
- BOUNDARY LINE = \_\_\_\_\_
- ROAD CENTER LINE = \_\_\_\_\_
- EASEMENT LINE = \_\_\_\_\_
- SETBACK LINE = \_\_\_\_\_
- SECTION LINE = \_\_\_\_\_



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.

MICHAEL D. RICHMOND  
Iowa License Number: 23503  
My license renewal date is December 31, 2019.  
Pages or sheets covered by this seal: 1



DATE: 05/25/18 TE PROJECT NO: olathea  
 563 386.4236 office 386.4231 fax  
 2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC CHECKED BY: MDR  
 DRAWING LOCATION  
 S:\leander\olather\olatheaboundarv.dwg

REVISIONS:		
NO.	DESCRIPTION	DATE
1.	REVISED INTERNAL LOT LINES PER OWNER REQUEST	09/04/18

PROJECT AMENDED FINAL PLAT  
 FAULHABER'S FIRST ADDITION  
 SCOTT COUNTY, IOWA

DEVELOPER TOM FAULHABER  
 1320 WOODLAND LANE  
 LeCLAIRE, IOWA

SHEET NO. 1 OF 1



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

To: Planning and Zoning Commission

From: Chris Mathias, Planning Director

Date: April 1, 2022

**Re: Proposed Lighting Regulations for Scott County**

Based on the direction from the Planning & Zoning Commission (**P & Z**), Staff has completed a draft lighting ordinance. Currently, Scott County has no ordinance to regulate exterior lighting. Lighting type, intensity, height and location can all have an effect on neighboring properties. We want properties to have adequate exterior lighting to ensure safety, but we need to minimize light pollution as well.

These proposed changes would create a new Section 6-28 "Lighting Regulations" and would also include revisions to Section 6-29 "Site Plan Review" to require the lighting regulations as part of the Site Plan Review process. As we've already discussed, these lighting regulations would only apply to projects the required a site plan review. The Zoning Ordinance requires that any new multi-family, commercial, office, institutional or industrial uses in the County will require a Site Plan Review at the **P & Z**. If you approve of these proposed amendments, Staff would like to bring this back for a public hearing and then take the changes to the Board of Supervisors for approval.

### **Adding a new Section 6-28. LIGHTING REGULATIONS**

#### **6-28 LIGHTING REGULATIONS**

**A. Lighting:** All new construction, re-development, or change of use of property subject to the requirements of Section 6-29 Site Plan Review shall be required to adhere to the regulations set forth as follows:

(1) Lighting Plan.

All proposed lighting is required to be shown on a lighting plan. The plan shall show all light poles, lights mounted on buildings, small bollard or monument lights and all other lighting to be installed on the property. Information to be included on the plan or as an attachment with the plan:

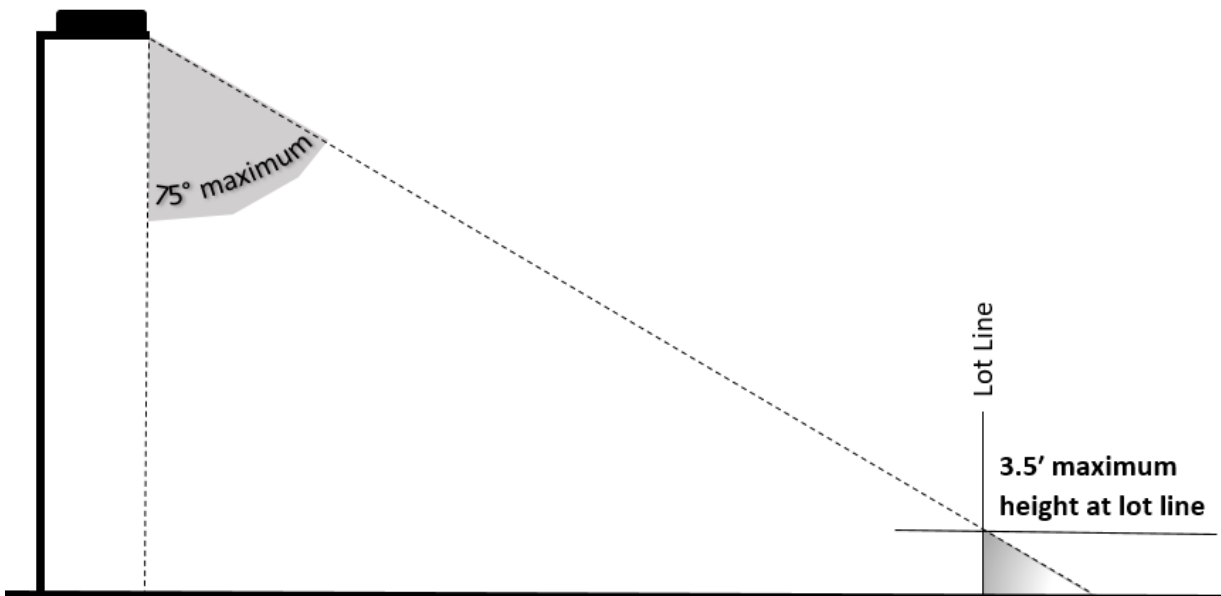
- a. Details on the pole, luminaire, and foundation details including pole height, height of building-mounted lights, mounting height, and height of the luminaire.



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- b. Specifications for luminaires and lamp types, and poles, including photographs or drawings of proposed light fixtures.
  - c. Elevations of the site including all structures and luminaires sufficient to determine the total cut off angle of all luminaires and their relationship to abutting parcels may be required.
  - d. A Photometric plan that shows the foot-candle measurement at all lot lines.
- (2) Maximum Brightness.
- a. The maximum allowable footcandle at any lot line is one footcandle.
  - b. When additional security lighting is required for security reasons in excess of the footcandle limit imposed by item 1 above, additional lighting may be allowed based on evidence for the need for additional security through site plan review.
  - c. No glare onto adjacent properties is permitted.
- (3) Luminaire with Cut Off Standards.
- a. To be considered a cut off luminaire, the cut off angle must be  $75^\circ$  or less.
  - b. The maximum total height of a cut off luminaire, either freestanding or attached to a structure, is 40 feet in the "C-2" and "I" Districts and 35 feet in all other districts.
  - c. A cut off luminaire must be designed to completely shield the light source from an observer 3.5 feet above the ground at any point along an abutting lot line.



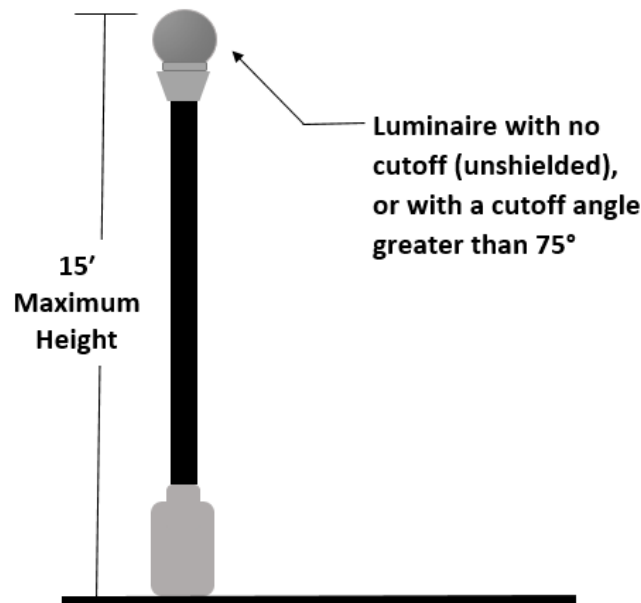




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- (4) Luminaire with No Cut Off Standards. Decorative and/or architectural lighting with no cut off is allowed and subject to the following standards:
- A luminaire is considered to have no cut off if it is unshielded or has a cut off angle greater than  $75^\circ$ .
  - The maximum permitted total height of a luminaire with no cut off is 15 feet.



## B. Exceptions to Lighting Standards

- Uplighting of buildings is allowed but all light must be directed onto the facade of the structure and cannot glare onto other properties.
- Because of their unique requirements for nighttime visibility and limited hours of operation, outdoor recreational facilities (public or private) such as, but not limited to, football fields, soccer fields, baseball fields, softball fields, tennis courts, golf driving ranges, show areas, and other similar uses are exempt from the requirements of this section. Recreational facilities are permitted a total luminaire height of 65 feet in any district. Luminaires greater than 65 feet in total height may only be approved by special use permit.
- Temporary uses.
- Holiday and seasonal lighting is not subject to the requirements of this section.



### C. Prohibited Lighting

- (1) Flickering or flashing lights are prohibited.
- (2) Searchlights, laser source lights, or any similar high intensity lights are prohibited.
- (3) Neon or LED lighting to outline doors, windows, architectural features, and building facades is prohibited.

### **Edit Section 6-29 SITE PLAN REVIEW as follows:**

#### **Add a new Subsection 6-29 D(7)**

- (7) All exterior lighting proposed for the site shall be in conformance with Section 6-28 Lighting Regulations.