



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
AGENDA
Tuesday, March 5, 2024
5:30 P.M.**

1. **Call to Order**
2. **Approval of Minutes:** Approval of the February 20, 2024 meeting minutes.
3. **Public Meeting, Sketch Plan – Major Subdivision:** Review of a major subdivision known as “The Reserve,” submitted by Windmill Development, LLC. The submitted Sketch Plan proposes the creation of twelve (12) development lots and two (2) outlots from an approximately 22.75-acre tract in Part of the NW ¼ of Section 8 and Part of the NE ¼ of Section 7 of Pleasant Valley Township.
4. **Old Business**
5. **Zoning Administrator’s Report**
6. **Public Comment**
7. **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.

PLANNING & DEVELOPMENT

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**NOTICE OF PLANNING AND ZONING COMMISSION
PUBLIC MEETING FOR THE REVIEW OF A SKETCH PLAN OF A MAJOR SUBDIVISION**

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 hold a public meeting to review a Sketch Plan of a major subdivision at a public meeting on **Tuesday, March 5, 2024 at 5:30 PM**. The meeting will be held in the **1st Floor Board Room of the Scott County Administrative Center, 600 West 4th Street, Davenport, Iowa 52801**.

The Planning and Zoning Commission will hear a proposal from **Windmill Development, LLC** for a major subdivision known as "The Reserve," to create twelve (12) development lots and two (2) 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. A copy of the proposed plat is on the reverse side of this notice and can be viewed in the 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.



STATE ST

STATE ST

GREAT RIVER RD

67

WELLS FERRY RD

20

Area to Be Subdivided

195TH ST

FOREST GROVE RD

SW 35TH ST

SCODY RD

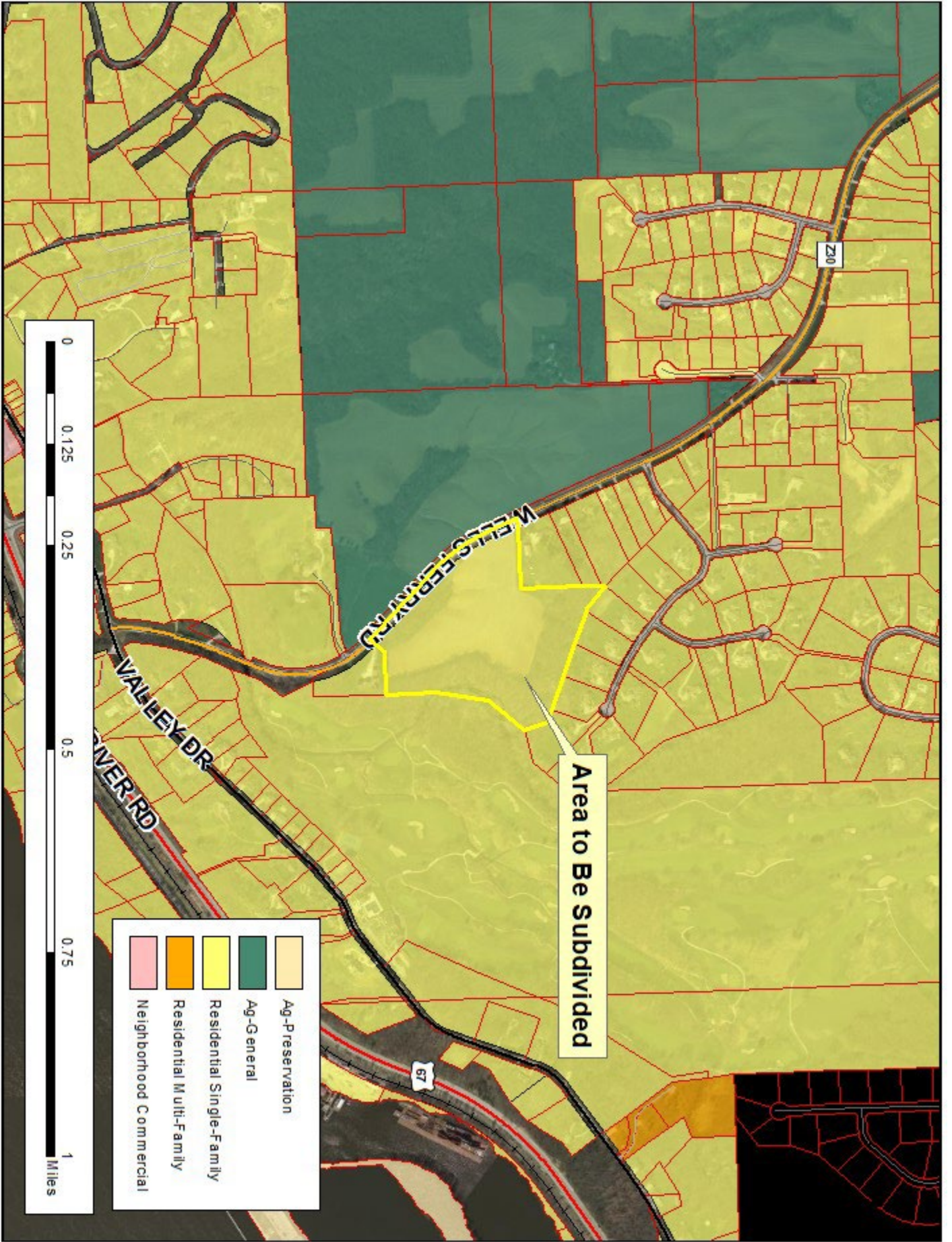
VALLEY DR

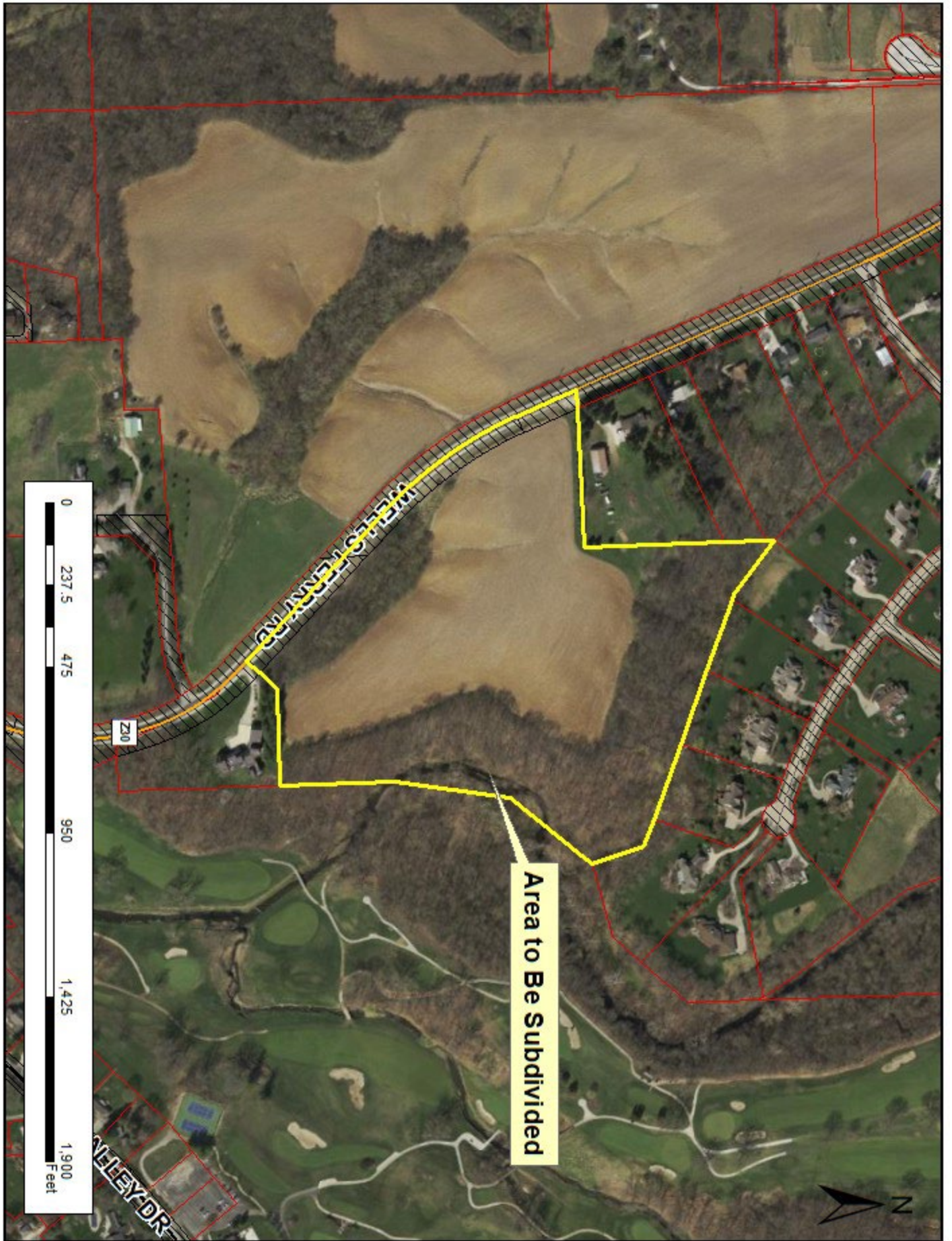




Area to Be Subdivided







Area to Be Subdivided

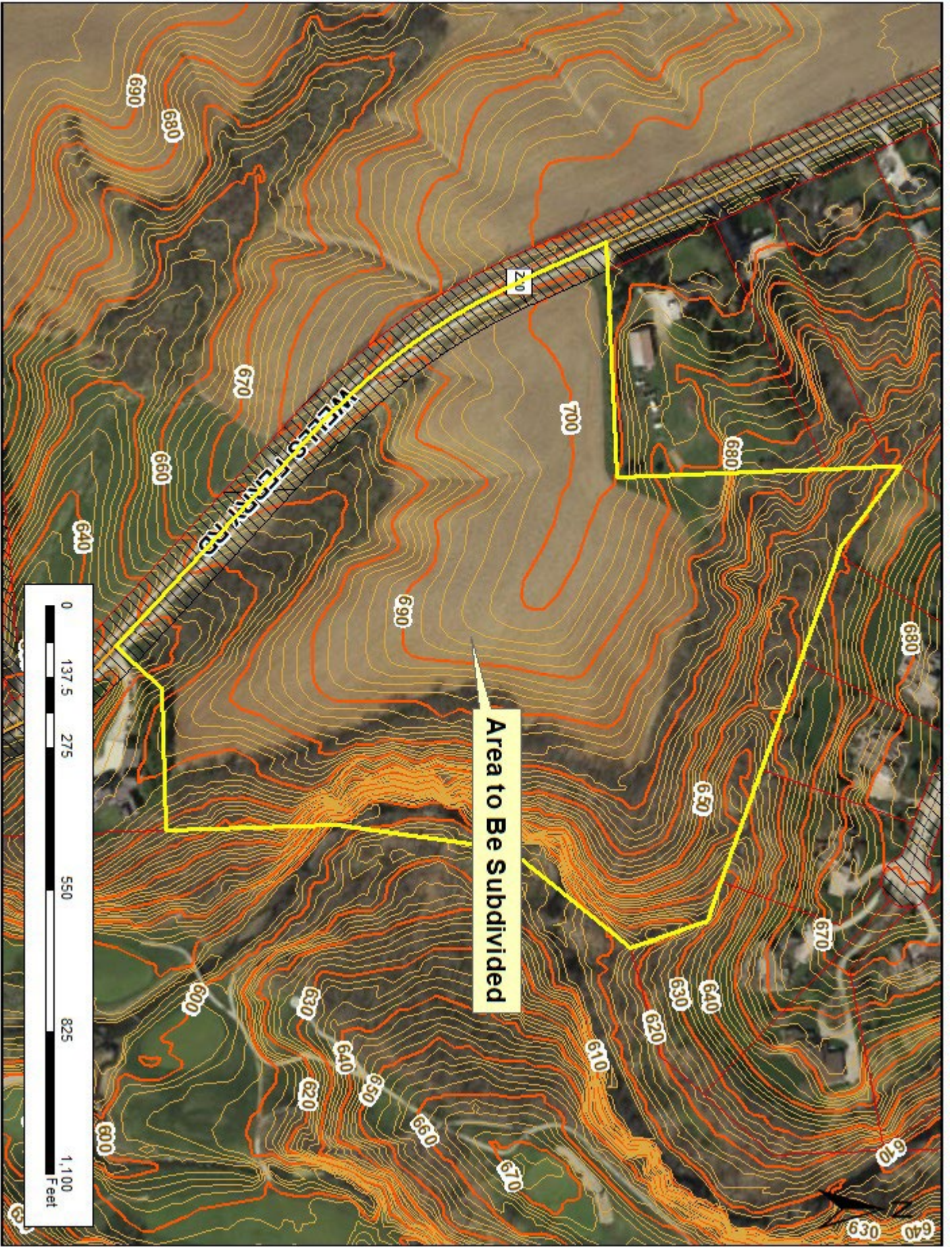
0 237.5 475 950 1,425 1,900 Feet

VALLEY DR

Z20

WINDY HOLLOW RD





National Flood Hazard Layer FIRMette



90°25'20"W 41°35'2"N



Legend

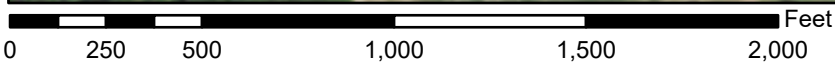
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | |
|---|---|
| <p>SPECIAL FLOOD HAZARD AREAS</p> | <ul style="list-style-type: none"> Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> Regulatory Floodway |
| <p>OTHER AREAS OF FLOOD HAZARD</p> | <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> Area with Flood Risk due to Levee <i>Zone D</i> |
| <p>OTHER AREAS</p> | <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> Effective LOMRs Area of Undetermined Flood Hazard <i>Zone D</i> |
| <p>GENERAL STRUCTURES</p> | <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
| <p>OTHER FEATURES</p> | <ul style="list-style-type: none"> B 20.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature |
| <p>MAP PANELS</p> | <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/19/2024 at 1:38 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



1:6,000

90°24'42"W 41°34'35"N