

**PLANNING & DEVELOPMENT**

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Timothy Huey  
Director

To: Dee F Bruemmer, County Administrator

From: Timothy Huey, Planning Director

Date: September 6, 2011

**Re: Discussion of residential subdivisions in Ag-Preservation Zoning District**

Since the initial adoption of Scott County's Ag-Preservation Land Use Policies in 1980 residential subdivisions have not been approved in A-P Zoning Districts. In fact the stated "General Intent" of the A-P Zoning District in the current ordinance reads: *"The "A-P" District is intended and designed to serve the agricultural community and protect agricultural land from encroachment of urban development. This District is not intended to be used for non-farm residential, commercial, industrial, or governmental buildings or uses, especially away from existing urban development and adequately paved roads."*

Furthermore there is language in the adopted Comprehensive Plan and the Zoning Ordinance stated that residential developments should not be created by rezoning A-P zoned areas but rather only in areas that are currently zoned R-1 or by rezoning areas that are zoned A-G and determined to meet a preponderance of the criteria for rezoning such areas. The quality of the agricultural soils, the adequacy of the adjacent roads and the proximity to other development are some of the important criteria evaluated in the event of a rezoning request. The adopted Future Land Use Map is also used as a guide to determine if a rezoning is appropriate.

Scott County has a long and established history of applying these ag preservation land use policies and has in fact downzoned hundreds of acres from A-G to A-P in areas near Scott County Park, Lost Grove Lake and the former town of Plainview.

I will be available at the next Committee of the Whole meeting to answer the Board's questions on residential subdivisions in the ag zoned areas of the County.