

**PLANNING & DEVELOPMENT**

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Timothy Huey  
Director

To: Dee Bruemmer, County Administrator

From: Timothy Huey, Planning Director

Date: February 7, 2012

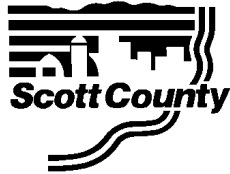
**Re: A request by Susan Leander and Cory and Heather Reed to rezone 15 acres more or less from Agricultural General (A-G) to Single Family Residential (R-1) located west of Great River Rd, south of Olethea Golf Course in part of the SW<sup>1</sup>/<sub>4</sub> of the SW<sup>1</sup>/<sub>4</sub> of Section 14, LeClaire Township..**

The Planning Commission unanimously recommended approval of the rezoning in accordance with staff's recommendation based on their determination that the request met a preponderance of the criteria of the land use policies. The parcel was determined to have poor to marginal soils, it had access to US Hwy 67/Great River Road, and it was adjacent to other property that was zoned R-1. Additionally the property is not zoned A-P, designated for preservation for ag uses but rather is currently zoned A-G, the designated holding zone until appropriate development is proposed.

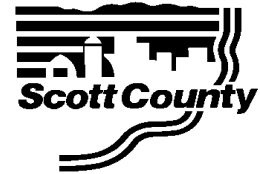
The one of the applicants that was the proposed purchaser of the property was at the public hearing and stated if the rezoning was approved that it was his intention to build one residence on the property with an accessory horse stable. The horse stable would be private for his family's use and designed to be compatible with the design of the new house. There were five adjacent property owners present that had questions and concerns with the impacts of the house and stables on their view and property values. The applicant stated that due to the steep topography of the property and the proposed placement of the house and stable the structures would not be visible from their houses in the Woods and Meadows Subdivision. Another neighbor located adjacent to the east side of the property stated her concerns with stormwater runoff from the property making erosion on her property worse.

A portion of the area to be rezoned is heavily wooded and the rest is currently used as the driving range for the existing Olethea Golf Course. It has access to US Hwy 67 through an adjacent undeveloped lot that has frontage on Great River Road. There is existing R-1 zoning adjacent to two sides of the property, that is developed with single family homes. The golf course is adjacent to the other two sides of the property.

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission recommends approval of the request to rezone 15 acres (more or less) from Agricultural-General (A-G) to Single-Family Residential (R-1) based on its compliance with a preponderance of the criteria of the Revised Land-Use Policies.



PLANNING & ZONING COMMISSION  
STAFF REPORT  
December 20, 2011



**Applicant:** Susan Leander and Cory and Heather Reed

**Request:** Rezoning of 15 acres more or less from Agricultural General (A-G) to Single Family Residential (R-1)

**Legal Description:** Part of the SW ¼ of the SW ¼ of Section 14, LeClaire Township

**General Location:** West of Great River Rd and south of Olethea Golf Course

**Zoning:** Agricultural General (A-G)

**Surrounding Zoning:**

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

**GENERAL COMMENTS:** This request is to rezone 15 acres of existing golf course property from Agricultural-General (A-G) to Single Family Residential (R-1). The applicant has indicated that the buyer intends to build a single residence on the property with an accessory private horse stable. The property has frontage on and access to US Hwy 67/Great River Road. The property currently serves as the driving range for the Olathea Golf Course. Woods and Meadows, a residential subdivision is adjacent to the south side of this property and is zoned R-1. The adjacent lots on the east side of this property that front on Great River Road are also zoned R-1. The adjacent property to the north and west is the main golf course property and is zoned A-G.

**STAFF REVIEW:** Staff has reviewed this request for compliance with the criteria of the Scott County Zoning Ordinance and the Revised Scott County Land Use Policies for review of rezoning applications. The Zoning Ordinance states that it is the intent of the Agricultural-General District to act as a holding zone until compatible urban development is approved through a rezoning or special use permit. The Scott County Land Use Policies state that proposed changes in land use and zoning should comply with a preponderance of the applicable land use policies.

In general, the Scott County Land Use Policies encourage development to locate within cities, however the guidelines for reviewing development proposals in rural areas are:

*Is the development in compliance with the adopted Future Land Use Map*

The Future Land Use Map indicates that entire golf course property, that is currently zoned Ag General, does not have any designation for future land use changes. At the time the Future Land Use Map was created, and most recently reviewed, the understanding appeared to be that because the property was currently developed and used for golf course purposes, there was no need to designate a “future” land use. Certainly

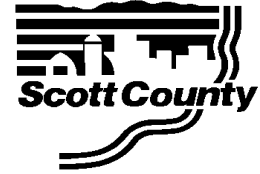


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golf courses and residential development are compatible land uses. Golf courses are a permitted use in A-G zoning. Therefore, even though the Future Land Use Map does not show this property as likely to develop for residential uses, staff would still regard this proposed rezoning as compatible and appropriate with the existing land use.

*Is the development on marginal or poor agricultural land?*

The land use policies rank any soil with a CSR of 60 or greater as productive agricultural soil. The Natural Resources Conservation Service has not, as of yet, responded to the notification of this rezoning request. However, since as stated above, this property has not been used for agricultural purposes but rather as a driving range for the golf course the soil types are less significant. Review of the Soil Survey of Scott County indicated that this property has soils identified as Fayette silt loam with slopes ranging from of 2% to 40% and Corn Suitability Ratings ranging from a high of 60 down to 20. These soils are classified IIIe to IVe for land capability, which indicate they have severe to very severe limitations requiring limited to special soil conservation practices when tilled. It would appear that most of this property would not be considered prime agricultural land. Therefore, it would appear this request does meet this criterion.

*Does the proposed development have access to adequately constructed paved roads?*

This property has frontage on US Hwy 67/Great River Road a State Iowa DOT maintained roads. Even though at this point no subdivision is proposed, any future subdivision of the property would have to meet the requirements of the Subdivision Regulations. Those regulations encourage access to lots to be provided from an interior street rather than directly on to the County road. The County Engineer did not express concerns relating to access to this property off the State highway. The Iowa DOT must review and approve any future driveway or road access to this property.

*Does the proposed development have adequate provision for public or private sewer and water services?*

The property is not currently served by either public sewer or water service; therefore any development would have to comply with State health regulations for private wells and on-site wastewater disposal. The Health Department has reviewed this proposed rezoning request and did not have any concerns regarding well and septic systems on this property.

*Is the area near existing employment centers, commercial areas and does not encourage urban sprawl?*

The property is adjacent to the existing rural subdivision, Woods and Meadows, that was developed forty years ago in LeClaire Township. It is located 2 miles north of the City of LeClaire and less than one mile south of the City limits of Princeton. Due to its proximity to these existing cities, other rural subdivisions and the existing State highway system, it would appear that the re-development of this property for a residential use would not contribute to urban sprawl.



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*Is proposed development located where it is least disruptive to existing agricultural activities?*

None of the land adjacent to this property is used for agricultural purposes. There are numerous subdivisions developed with single-family residences located north and south of this property. It would appear that the additional residence that is proposed with the approval of this rezoning would not impact any agricultural activities in this area.

*Does the area have stable environmental resources?*

The topography of this property is relatively rolling. There is an existing intermittent creek that crosses the property south to north and is the west boundary of the area to be rezoned. At this point the applicant has indicated that the proposed buyers only propose to build one house on the property with an accessory private horse stable. This proposed development would appear to have minimal effect on the area environment.

*Is the proposed development sufficiently buffered from other less intensive land uses?*

The additional residence that is proposed to be developed if this rezoning is approved would not appear to require buffering from either the golf course or the existing residences in the area.

*Is there a recognized need for such development?*

The adopted land use policies do recognize that there is a need for providing opportunities for a variety of housing types in Scott County.

**RECOMMENDATION:** Staff recommends that the rezoning of this property from Agricultural-General (A-G) to Single-Family Residential (R-1) be approved based on its compliance with a preponderance of the criteria of the Revised Land-Use Policies.

Submitted by:  
Timothy Huey, Director  
December 16, 2011



**AREA TO BE REZONED**

Bud Creek

270TH AVE

235TH ST

281ST AVE

238TH ST

GREAT RIVER RD

67

Mississippi River

229TH ST  
230TH ST

277TH AVE

229TH ST

229TH ST

229TH AVE

230TH ST

227TH ST

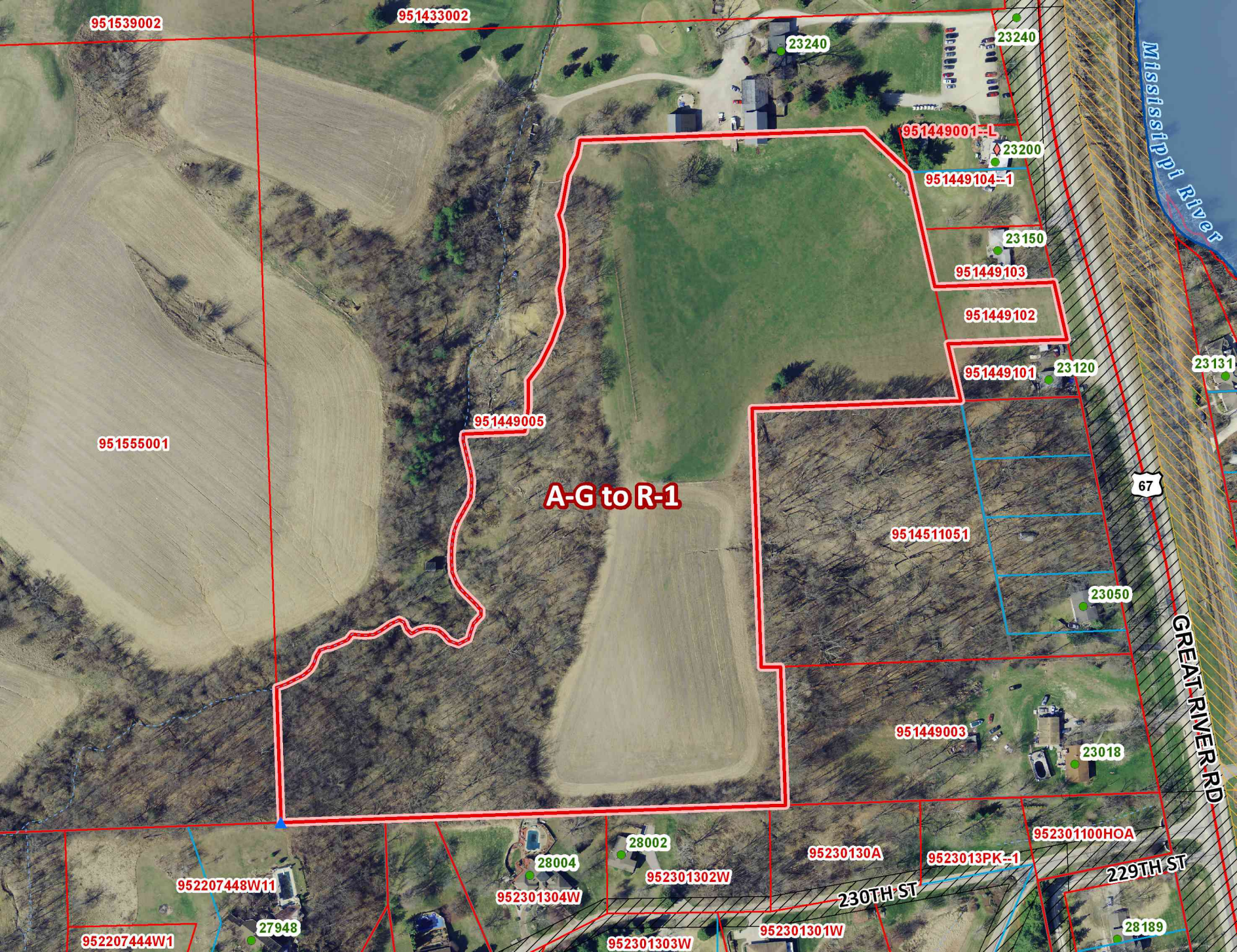
225TH ST

226TH ST

225TH ST

223RD ST

222ND ST



951539002

951433002

23240

23240

951449001-L

23200

951449104-1

23150

951449103

951449102

951449101

23120

23131

951555001

951449005

**A-G to R-1**

9514511051

23050

951449003

23018

95230130A

28002

28004

952301302W

952301304W

952301303W

952301301W

952301100HOA

9523013PK-1

229TH ST

230TH ST

GREAT RIVER RD

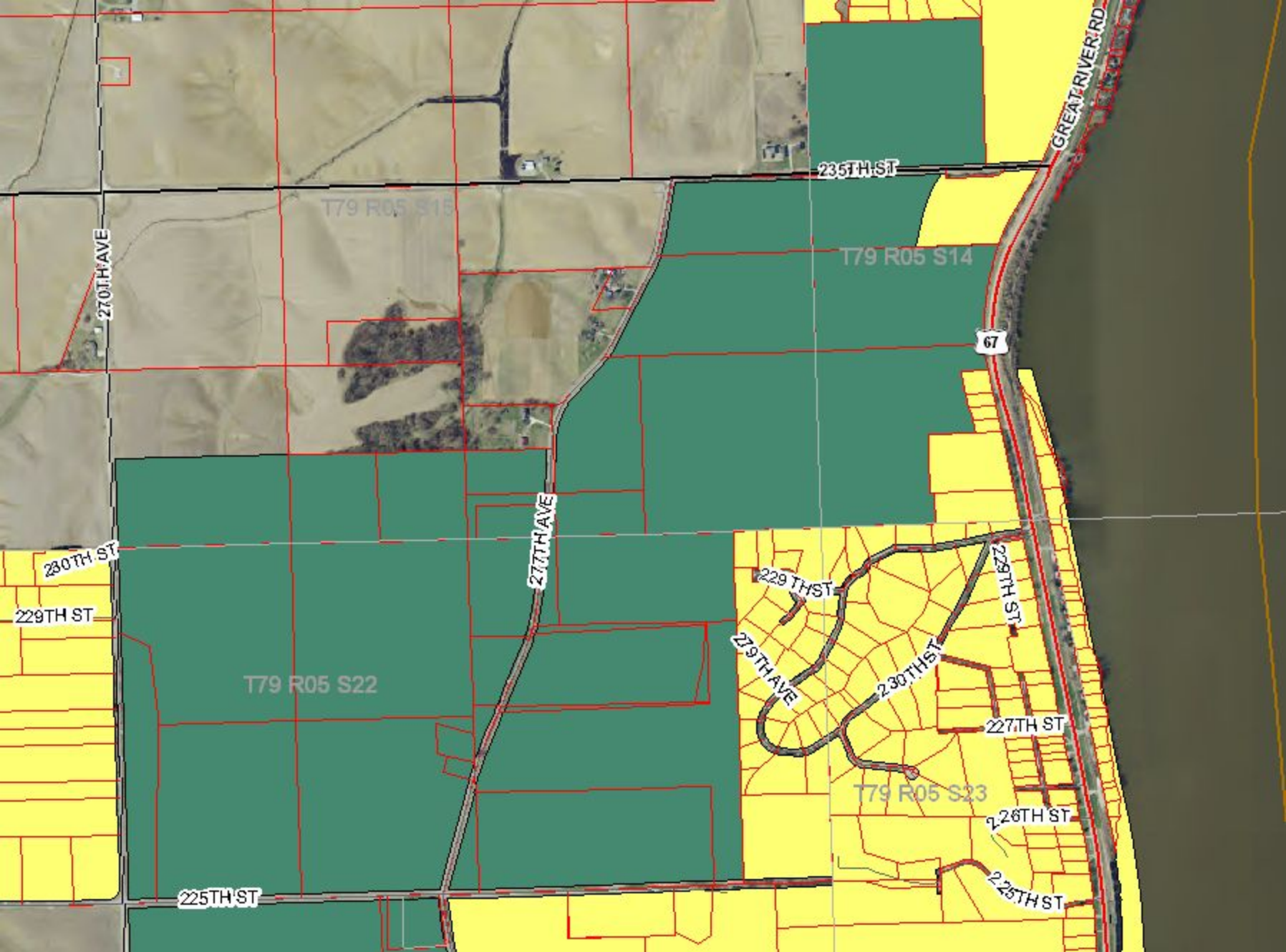
67

28189

952207448W11

27948

952207444W1



GREAT RIVER RD

235TH ST

T79 R05 S15

T79 R05 S14

67

270TH AVE

270TH AVE

230TH ST

229TH ST

T79 R05 S22

229TH ST

229TH ST

229TH AVE

230TH ST

227TH ST

T79 R05 S23

226TH ST

225TH ST

225TH ST