

PLANNING & DEVELOPMENT

500 West Fourth Street
Davenport, Iowa 52801-1106
E-mail: planning@scottcountyia.com
Office: (563) 326-8643 Fax: (563) 326-8257



Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: November 8, 2016

Re: Approval of the first of two readings of an ordinance to rezone a 1.57-acre portion of Scott County Parcel #952705003, deed holder Paul Schwarz, from “Agricultural-General (A-G)” to “Single-Family Residential (R-1),” described as Part of the NW¼ of the NE¼ of Section 27 of LeClaire Township.

The Board of Supervisors held a public hearing on this rezoning on November 3rd. The Planning Commission had 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. Even though the parcel was determined to have prime ag soils, it did meet a preponderance of other criteria such as having access and frontage on a hardsurfaced county maintained road, and being adjacent to other property that was zoned R-1. Additionally the property is currently zoned A-G, the designated holding zone until appropriate development is proposed and is shown on the Future Land Use Map as an area appropriate for residential development.

The applicant’s representative, Dan Schneckloth, was present at the Board’s public hearing to answer any questions and to from the Board of Supervisors. He said the storm water runoff problems that began when the current property owners took ownership would be addressed by Mr. Coffman by changing farming techniques.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommended approval of the request to rezone 1.57 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 as enumerated in the Planning Staff Report. Vote 6-0

Prepared by: Scott County Planning and Development, 500 West Fourth Street, Davenport Iowa

SCOTT COUNTY ORDINANCE NO. 16-_____

AN ORDINANCE TO AMEND THE ZONING MAP BY REZONING APPROXIMATELY 1.57 ACRES IN SECTION 27, LECLAIRE TOWNSHIP FROM AGRICULTURAL-GENERAL (A-G) TO SINGLE-FAMILY RESIDENTIAL (R-1) , ALL WITHIN UNINCORPORATED SCOTT COUNTY.

BE IT ENACTED BY THE BOARD OF SUPERVISORS OF SCOTT COUNTY
IOWA:

Section 1. In accordance with Section 6-31 Scott County Code, the following described unit of real estate is hereby rezoned from Agricultural-General (A-G), to Single-Family Residential (R-1) to-wit:

Part of the Northwest Quarter of the Northeast Quarter of Section 27, Township 79 North, Range 5 East of the 5th Principal Meridian, more particularly described as follows:

Commencing at the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 27 then West 520 feet to the Centerline of County Road 277th Avenue, thence NNW along said centerline 350 feet to the Point of Beginning, thence WSW, perpendicular to said Centerline, 275 feet, thence NNW parallel to said Centerline 250 feet, thence ENE, perpendicular to said centerline, 275 feet, thence SSE along said Centerline 250 feet to the Point of Beginning. The above described Tract contains 1.57 acres, more or less.

Section 2. This ordinance changing the above described land to Single-Family Residential (R-1) is approved as recommended by the Planning and Zoning Commission.

Section 3. The County Auditor is directed to record this ordinance in the County Recorder's Office.

Section 4. Severability Clause. If any of the provisions of this Ordinance are for any reason illegal or void, then the lawful provisions of the Ordinance, which are separate from said unlawful provisions shall be and remain in full force and effect, the same as if the Ordinance contained no illegal or void provisions.

Section 5. Repealer. All ordinances or part of ordinances in conflict with the provisions of the Ordinance are hereby repealed.

Section 6. Effective Date. This Ordinance shall be in full force and effect after its final passage and publication as by law provided.

Approved this _____ day of _____ 2016.

Jim Hancock, Chairman
Scott County Board of Supervisors

Roxanna Moritz, County Auditor