

**PLANNING & DEVELOPMENT**

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Timothy Huey  
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: February 13, 2017

Re: **A request from Greater Davenport Redevelopment Corporation (GDRC) to rezone 7.5 acres more or less from “Agricultural General (A-G)”to “Commercial-Light Industrial (C-2)” on property described as the North 250 feet of Scott County Parcel #932733001 in the NW¼ of the SE¼ of Section 27 of Sheridan Township.**

The Planning Commission unanimously recommended approval of this request in accordance with staff's recommendation. This request is to rezone a 7.5 acre portion of a larger 80 acre parcel of land in the Eastern Iowa Industrial Center (EIIC) from Ag-General to Light Industrial. The purpose of the rezoning is to facilitate the future development of the property for the Sterilite project. The majority of the property has being annexed into the City of Davenport, except for the north 250 foot wide strip.. As with the annexation of the previous tract that is being developed for the new Kraft-Heinz facility, neither the of these parcels can be wholly annexed because then the city limits of Davenport and Eldridge would be contiguous and the unincorporated land to the north of these properties would be an “island”, entirely surrounded by incorporated land. This is not permitted by the State of Iowa’s City Development Board.

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission recommends that the rezoning of this property from Agricultural-General (A-G) to Commercial-Light Industrial (C-2) be approved based on its compliance with a preponderance of the criteria of the Revised Land-Use Policies.



PLANNING & ZONING COMMISSION

STAFF REPORT

February 7, 2017



- Applicant:** Greater Davenport Redevelopment Corporation (GDRC)
- Request:** Rezone 7.5 acres more or less from Agricultural General (A-G) to Commercial-Light Industrial (C-2)
- Legal Description:** Parcel #932735005 the north 250 feet of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 27 Sheridan Township.
- General Location:** South of Slopertown Road, 3/4 mile east of Hillandale Road, and west of Division Street
- Existing Zoning:** Agricultural-General (A-G)
- Surrounding Zoning:**
- North:** *Suburban Agricultural – City of Eldridge Designated as heavy industrial on City’s Future Land Use Map*
  - South:** *Light Industrial (M-1) - City of Davenport*
  - East:** *Light Industrial (M-1) - City of Davenport*
  - West:** Commercial-Light Industrial (C-2)

**GENERAL COMMENTS:** This request is to rezone a 7.5 acre portion of a larger 40 acre parcel of land in the Eastern Iowa Industrial Center (EIIC) from Ag-General to Light Industrial. The purpose of the rezoning is to facilitate the development of the property for the Sterilite Manufacturing development. The majority of the property has been annexed into the City of Davenport. However the entire parcel cannot be annexed because then the city limits of Davenport and Eldridge would then be contiguous and the unincorporated land to the north and east of this property would be an “island”, entirely surround by incorporated land. This is not permitted by the State of Iowa’s City Development Board.

**STAFF REVIEW:** Staff has reviewed this request for compliance with the criteria set forth in both the Scott County Zoning Ordinance and the Scott County Land Use Policies (enumerated in the 2008 Scott County Comprehensive Plan) for rezoning applications.

In general, the Scott County Land Use Policies encourage development to locate within cities. However, due to the reasons stated above, this is a fairly unprecedented and unique situation: Normally the entire 40 acre parcel would be annexed prior to development, as the County’s land use polices encourage. But since the State prohibits the creation of unincorporated islands, the rezoning of this portion of the parcel is the most appropriate means of accommodating ongoing development in the EIIC.



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

This land is not shown on the Future Land Use Map as industrial due to its adjacency to the Davenport city limits. As stated above, County policy encourages development to occur within cities so therefore it would generally be expected that land adjacent to a corporate boundary would be annexed into that City prior to development. Therefore, in areas such as this, a future land use map designation was determined not to be necessary when the current map was adopted.

*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. Review of the Soil Survey of Scott County indicated that this portion of the property has soils identified as Muscatine silty clay loam with slopes ranging from 0 to 2% and a Corn Suitability Rating of 100. These soils are classified I for land capability, which indicate few limitations when tilled. Muscatine silty clay loam is also listed in the soil survey as prime agricultural land. This request does not meet this criterion.

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

The State Department of Transportation has approved RISE grant funding to upgrade and construct the roads adjacent to this property. Therefore this request meets this criterion.

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

The reason this area was chosen for the development of the EIIC was that the necessary public utilities had been or will be extended to serve the future development. Therefore this request meets this criterion.

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

The Eastern Iowa Industrial Center was established twenty years ago for the future development of business and industries that would expand employment opportunities for Scott County and the Quad Cities region. The property is near I-80, rail service and the Davenport Municipal airport. Therefore this request meets this criterion.

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

The Greater Davenport Redevelopment Corporation leases the undeveloped land it owns in the EIIC for crop production. The undeveloped land adjacent to this property that is privately owned is also row cropped. Therefore, it would appear that this request meets this criterion.



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February 7, 2017



*Does the area have stable environmental resources?*

This area was chosen for development of an industrial park due to its stable environmental factors, among other reasons. Therefore, it would appear that this request meets this criterion.

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

Again, one of the reasons this area was chosen for development of an industrial park was because there was little surrounding land uses that would require buffering. Therefore, it would appear that this request also meets this criterion.

*Is there a recognized need for such development?*

When the City of Davenport in conjunction with Scott County, Mid American Energy and the Chamber of Commerce developed the Eastern Iowa Industrial Center twenty years ago it was intended to provide suitable sites for large site industrial development that would expand employment opportunities and the tax base for Scott County and the City of Davenport. The property is near I-80, rail service and the Davenport Municipal airport.

In addition to the conditions for development as noted above, the adopted land use policies identify that proposed industries may be required to meet the following conditions, as appropriate for the specific proposal:

*In an area where industries are located.*

The GDRC was formed as a public-private corporation to facilitate the development of the EIIC. This property was purchased by the GDRC specifically for industrial development.

*Have adequate access to roads, rails, and airport.*

This request would meet this criterion.

*In an area removed or adequately buffered from residential development.*

Again, as stated above, one of the reasons this area was chosen for development of an industrial park was because there was little surrounding land uses that would require buffering. Therefore, it would appear that this request also meets this criterion.

*Existing industrial uses, that meet a preponderance of these policies, may be maintained, expanded, and/or redeveloped.*

The land use policies appear to provide for applications such as this to allow the relocation of an existing industries and/or a new development in this future industrial area.



PLANNING & ZONING COMMISSION  
STAFF REPORT  
February 7, 2017



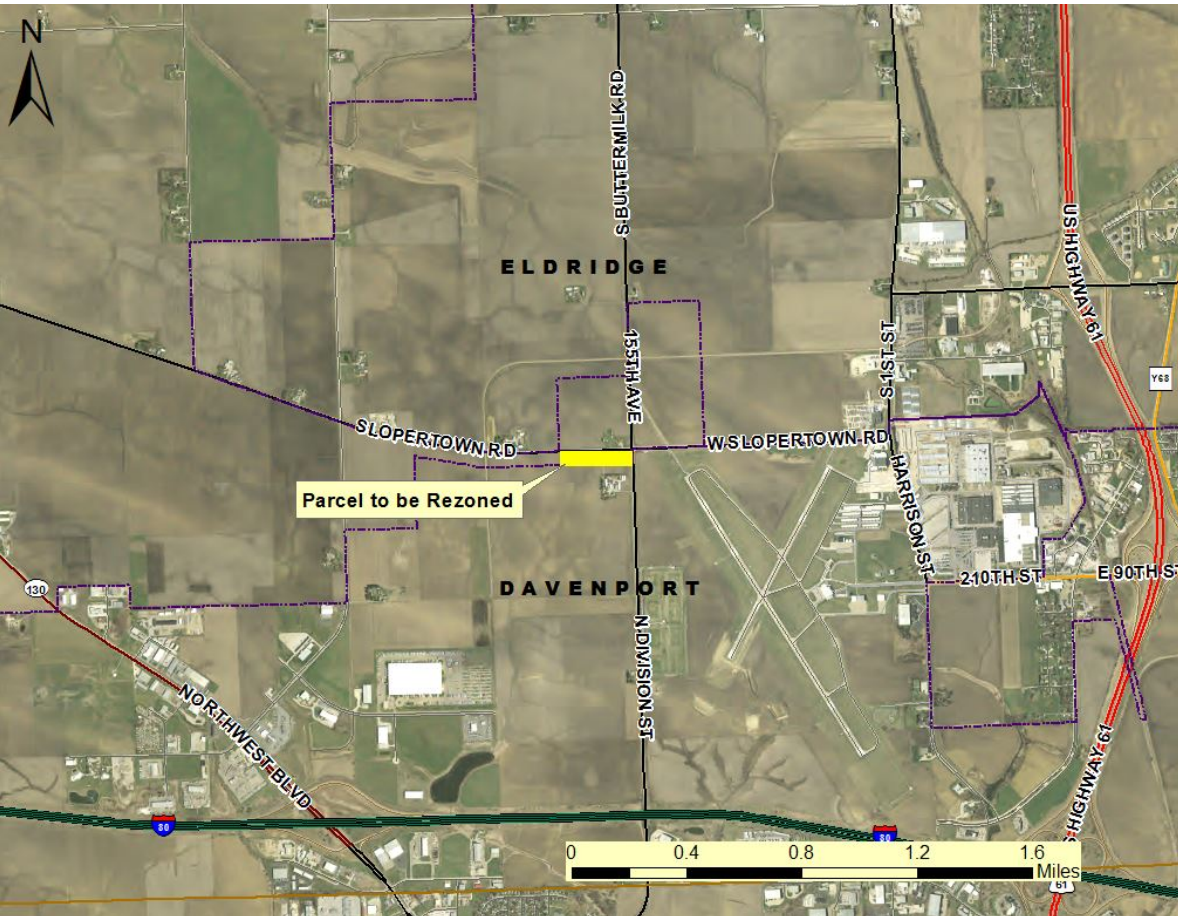
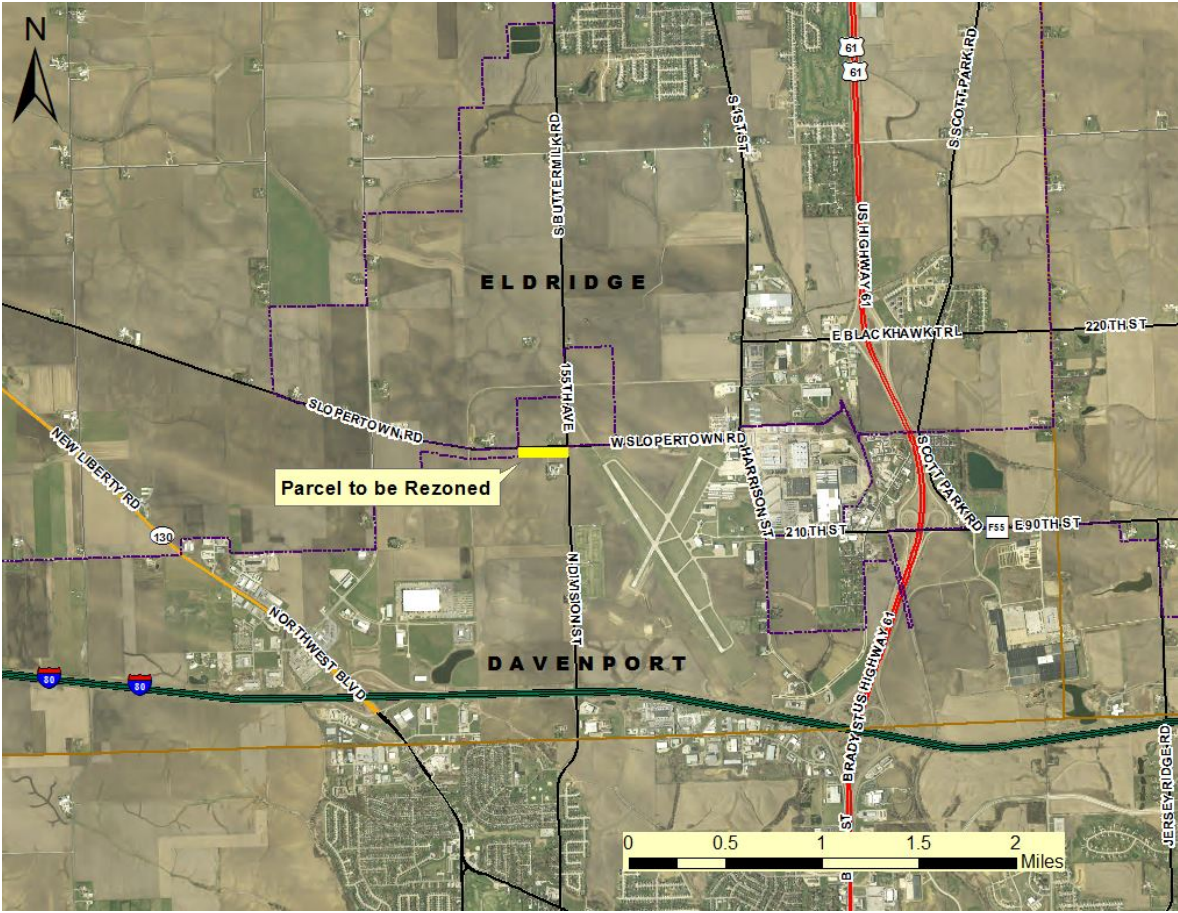
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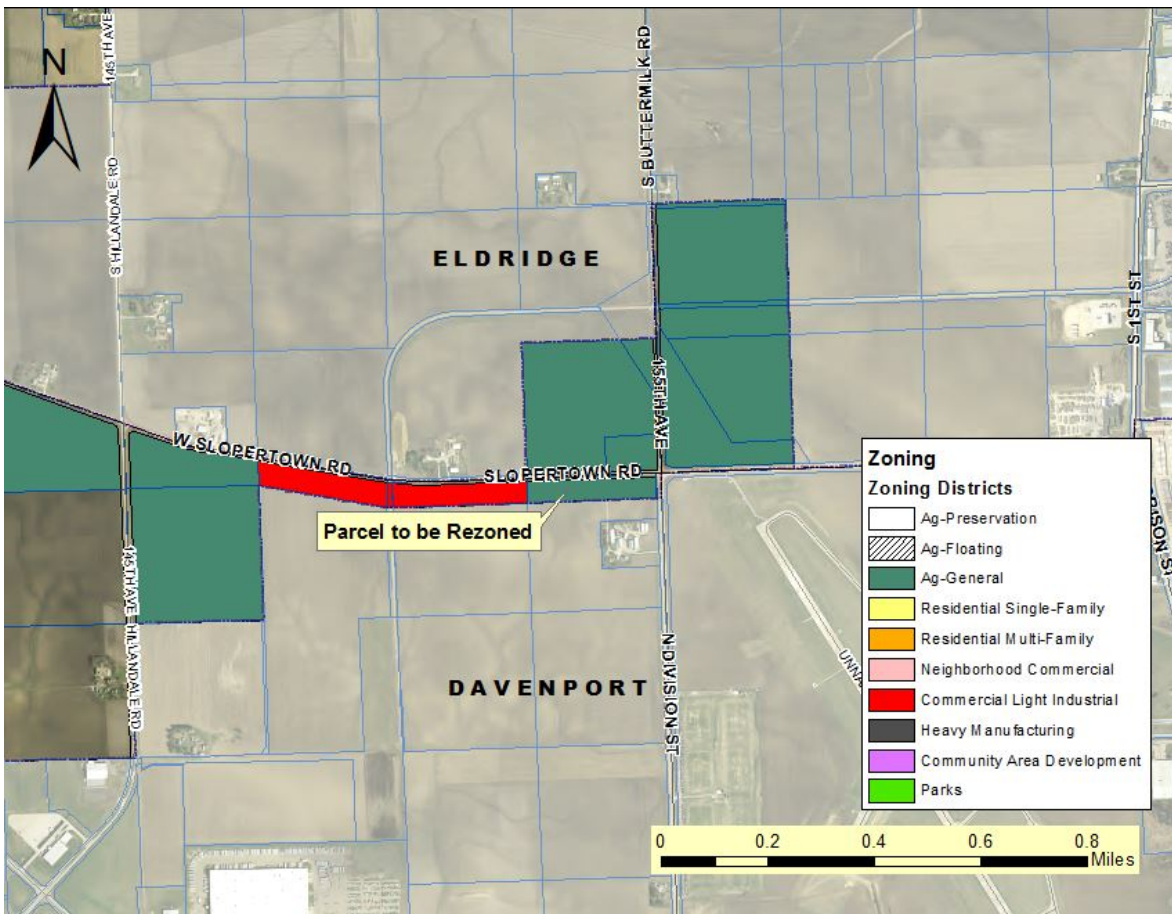
Neither the County Health Department nor the County Engineer had any comments on this request.

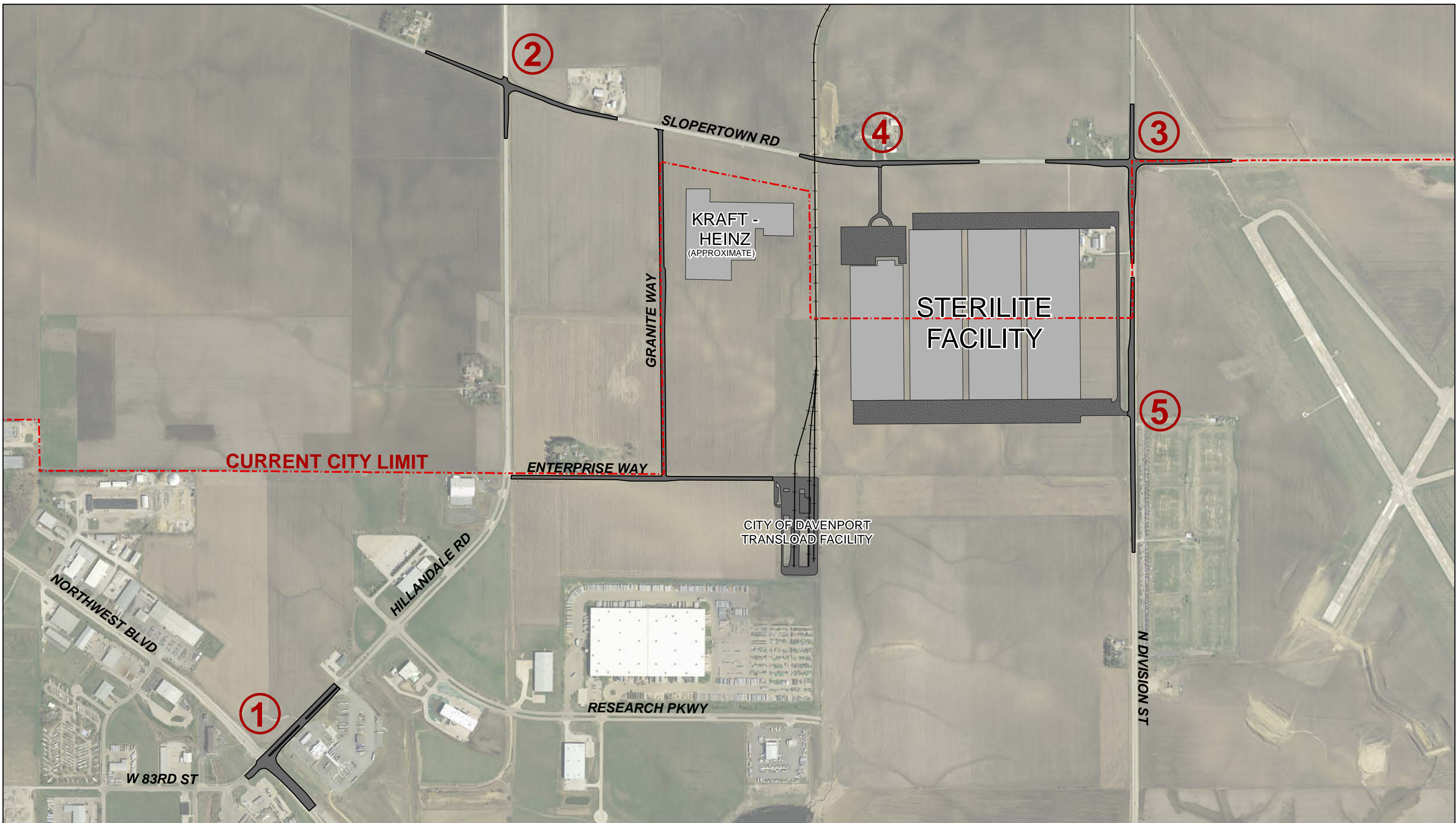
Staff has mailed notification to the adjacent property owners within five hundred feet (500') of this property of this hearing. A sign has also been placed on the property stating the date and time this request would be heard by the Planning and Zoning Commission. Staff has not, as of yet, received any calls or comments on this request.

**RECOMMENDATION:** Staff recommends that the rezoning of this property from Agricultural-General (A-G) to Commercial-Light Industrial (C-2) be approved based on its compliance with a preponderance of the criteria of the Revised Land-Use Policies.

Submitted by:  
Timothy Huey, Director  
February 3, 2017

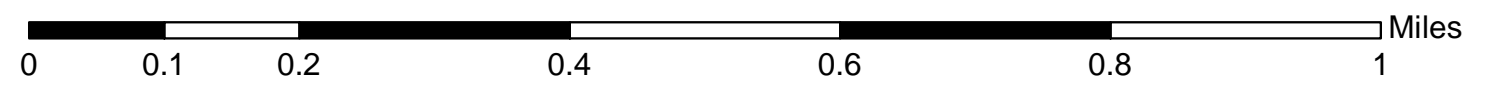




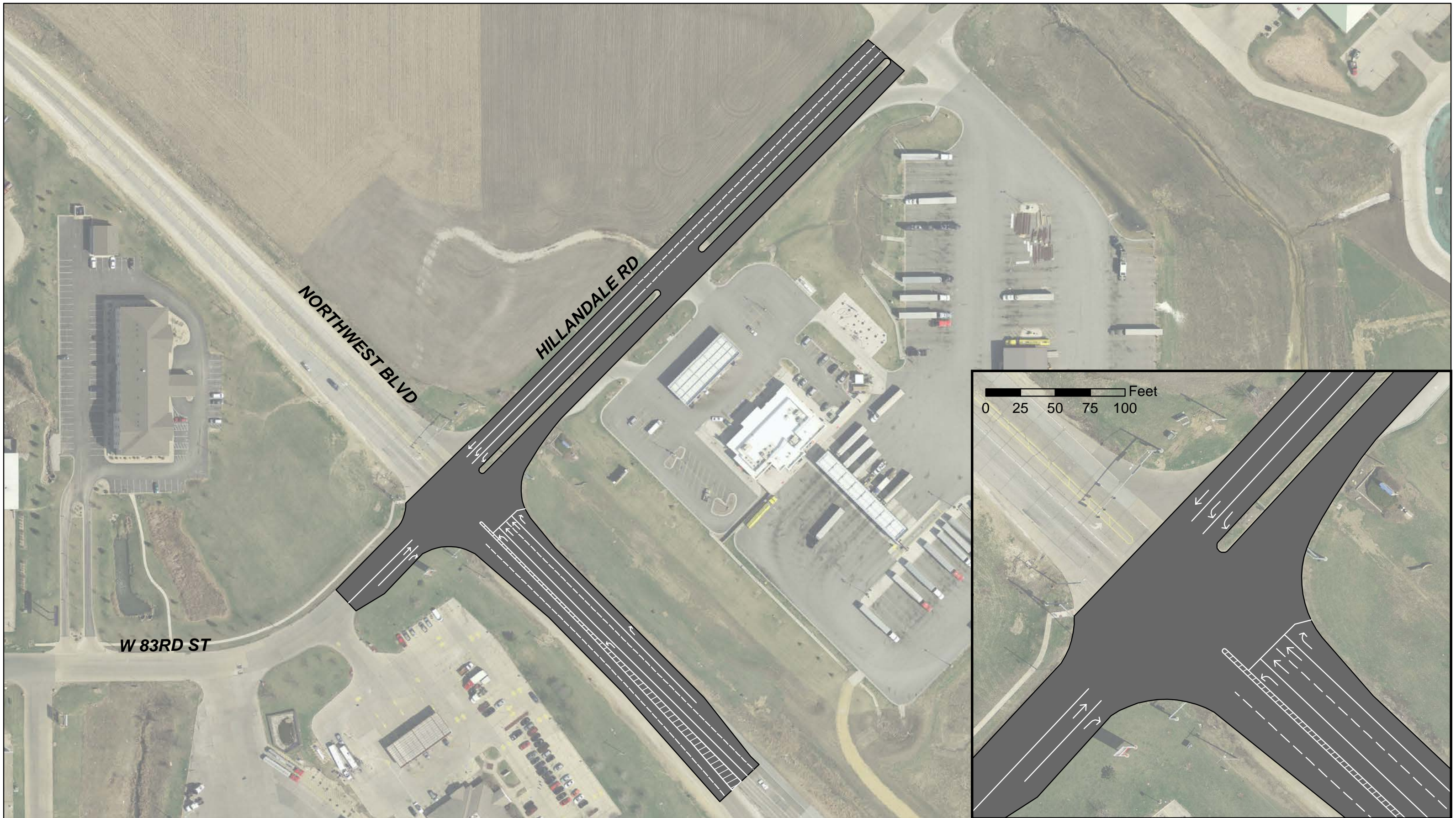


# STERILITE AREA DEVELOPMENT

JANUARY, 19 2017



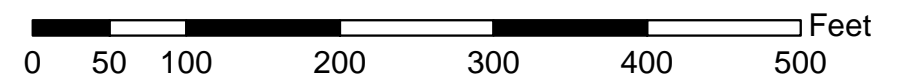




LOCATION  
**1**

# STERILITE AREA DEVELOPMENT

HILLANDALE RD & NORTHWEST BLVD



JANUARY, 19 2017

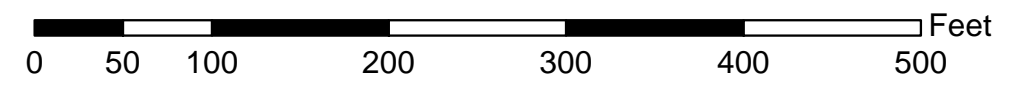




LOCATION  
**2**

**STERILITE AREA DEVELOPMENT**  
HILLANDALE RD & SLOPERTOWN RD

JANUARY, 19 2017

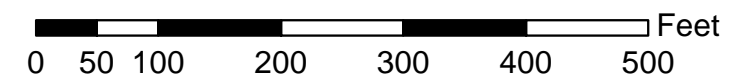




LOCATION  
**3**

**STERILITE AREA DEVELOPMENT**  
N DIVISION ST & SLOPERTOWN RD

JANUARY, 19 2017





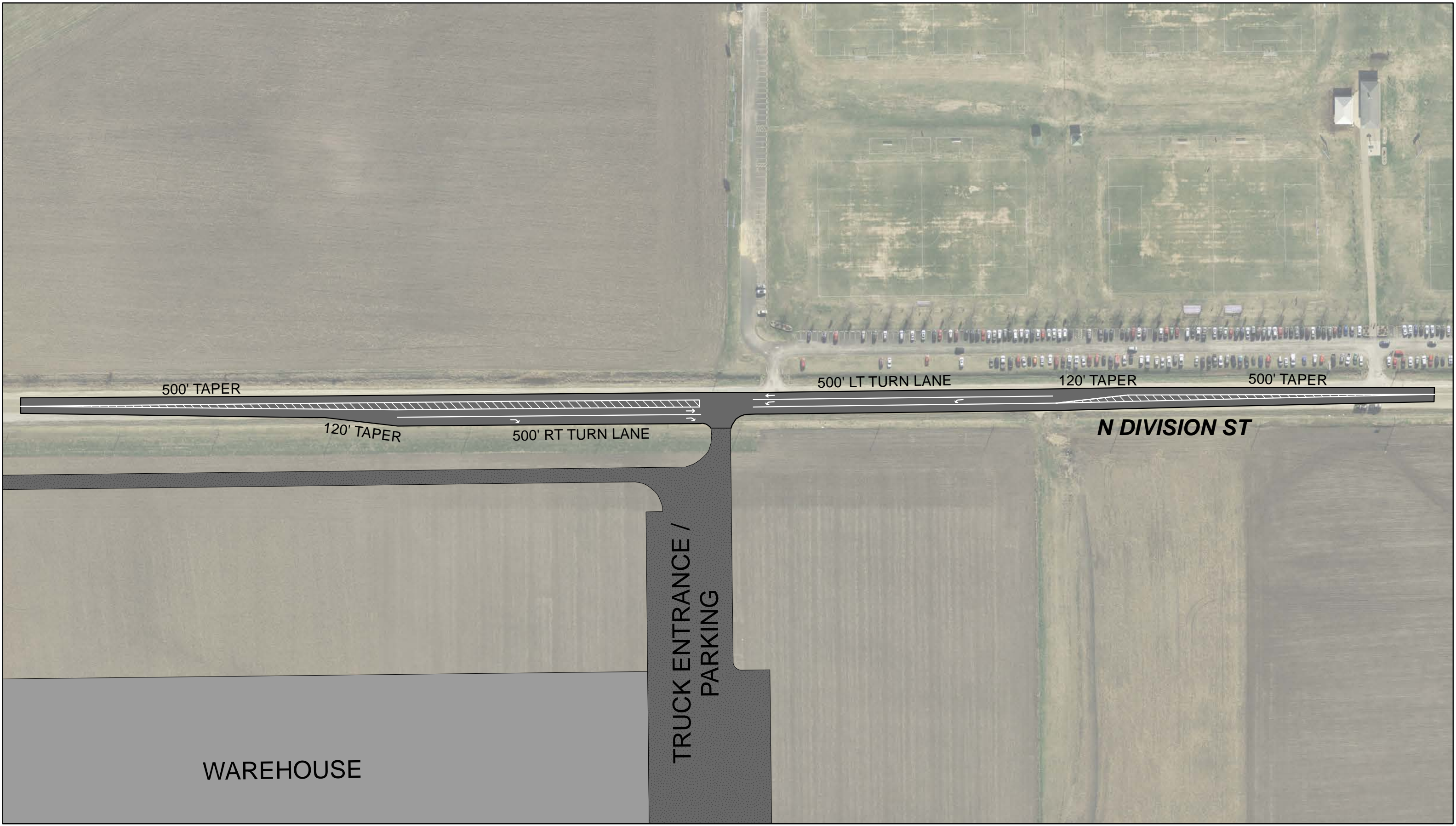
LOCATION  
**4**

# STERILITE AREA DEVELOPMENT

NORTHWEST EMPLOYEE ENTRANCE TO STERILITE

JANUARY, 19 2017

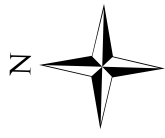
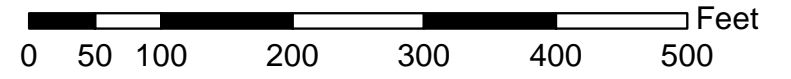




LOCATION  
**5**

**STERILITE AREA DEVELOPMENT**  
SOUTHEAST TRUCK ENTRANCE TO STERILITIE

JANUARY, 19 2017



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

SCOTT COUNTY ORDINANCE NO. 17-\_\_\_\_\_

AN ORDINANCE TO AMEND THE ZONING MAP BY REZONING APPROXIMATELY 7.5 ACRES IN SECTION 27, SHERIDAN TOWNSHIP FROM AGRICULTURAL-GENERAL (A-G) TO COMMERCIAL-LIGHT INDUSTRIAL (C-2) , 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 Commercial and Light Industrial (C-2) to-wit:

The north two hundred and fifty (250) feet of the Northwest Quarter of the Southeast Quarter (NW<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>) of Section 27, Township 79 North, Range 3 East of the 5th Principal Meridian (Sheridan Township). The described Tract contains an area of 7.5 acres, more or less.

**Section 2.** This ordinance changing the above described land to Commercial Light Industrial (C-2) 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 \_\_\_\_\_ 2017.

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Carol Earnhardt, Chair  
Scott County Board of Supervisors

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Roxanna Moritz, County Auditor