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Timothy Huey  
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning & Development Director

Date: March 27, 2018

**Re: Planning & Zoning Commission Recommendation on Future Land Use Map (FLUM) and related Comprehensive Plan Amendments**

The Planning Commission prepared the initial Future Land Use Map that the Board of Supervisors adopted in 1998. As stated with the adoption of the map at that time, the Future Land Use Map does not rezone property, but is one of the many criteria used to determine whether a preponderance of those criteria indicate, if such requests can be approved, or should be denied. Such is the essence of a Comprehensive Plan and Future Land Use Map, to guide the decision makers now, and in the future, on how development in the County is to be addressed.

As stated by staff at the various public presentations of this draft map, this FLUM is intended to show where future development may be appropriate but it also shows that in the vast majority of the County no change in zoning is anticipated nor likely to be considered appropriate. In that sense this current map represents very little change from the original 1998 FLUM or the updated FLUM that was adopted as part of the 2008 Comprehensive Plan.

The main difference in this proposed map from the previous editions is how it addresses the Ag-General zoned land that is immediately adjacent to city limits. The original map showed most of those areas as being "A-P" as their future use. This was due to the County's primary goal of encouraging development to occur within the established cities. In 1981, when the current zoning map was created that established the A-P and A-G zoning districts, a sizable amount of land adjacent to most of the cities in Scott County was zoned A-G as a "holding zone" until development was proposed. In 1998, the thinking was the FLUM should designate most of those A-G areas for downzoning to A-P rather than upzoning for development. The purpose of that designation was to ensure that due consideration of annexation was given first, before any application to rezone such property under the County's jurisdiction was considered.

This proposed FLUM and Comp Plan text amendment are intended to more clearly state that objective by designating such property as, "To be Annexed" on the FLUM. The amended Land Use Policy Objective 5, is also intended to clearly state that objective. There are a few A-G zoned areas that continue to carry a "residential" future designation in addition to the "To be Annexed" designation, which indicates that even though consideration of annexation should be considered first, if such an annexation is not approved, then such land may possibly still be rezoned to allow its development and remain unincorporated.

In addition to the recent public hearing, the Planning Commission also held a series of three public meetings to give the public an opportunity to comment on the revised map. It was also an

opportunity to present, generally, the purpose and intent of Scott County's FLUM and the part it plays in reviewing rezoning applications. Following the presentations of the revised Future Land Use Map it was the consensus of the Planning Commission that the adoption of the new map also include an amendment to the language in the Comprehensive Plan's Chapter Two: Vision, Goals, and Objectives. The attached proposed amendment is intended to better explain the purpose, intent and meaning of the Future Land Use Map. The Planning Commission recommended that this proposed amendment be approved in conjunction with the adoption of the Future Land Use Map.

Additionally, to paraphrase the language in the proposed text amendment, the following note has been placed on the Future Land Use Map.

This Future Land Use Map is intended to be used, in conjunction with other land use criteria, in evaluating proposed land use changes. It is not meant to be interpreted to show that the property **should** be developed for the future use shown but rather if development of the property is proposed, it is intended to show the use that **would** be considered appropriate but only **if** a preponderance of the other land use criteria are met.

Finally, in response to comments received following the presentations and public hearing, some of the future residential designations in Buffalo Township have been removed from land owned by various property owners that have requested their land be shown as remaining agricultural. Those areas include land currently owned by the Saur/Gesling/Porstmann families and the Linwood Mining and Continental Cement companies. Staff also deleted the future residential land use designation from a portion of Ag General zoned land that is currently inaccessible for development.

Staff is pleased to present this Future Land Use Map and Comp Plan amendments with the unanimous recommendation to approve from all seven Planning Commissioners. It represents the diligent and thorough work of the Planning Commission to continue to steer Scott County on a steady course of Ag Preservation while still allowing some reasonable areas for future development and also encouraging most development to occur within our cities.

## Scott County Comprehensive Plan Chapter 2 Vision, Goals, Objectives

### Existing:

**Objective 5.** Maintain a Future Land Use Map to graphically illustrate where the general areas for residential, commercial and industrial development within the unincorporated areas of Scott County may be appropriate and where areas are expected to be preserved for farmland, conservation or natural areas or recreation.

### Proposed

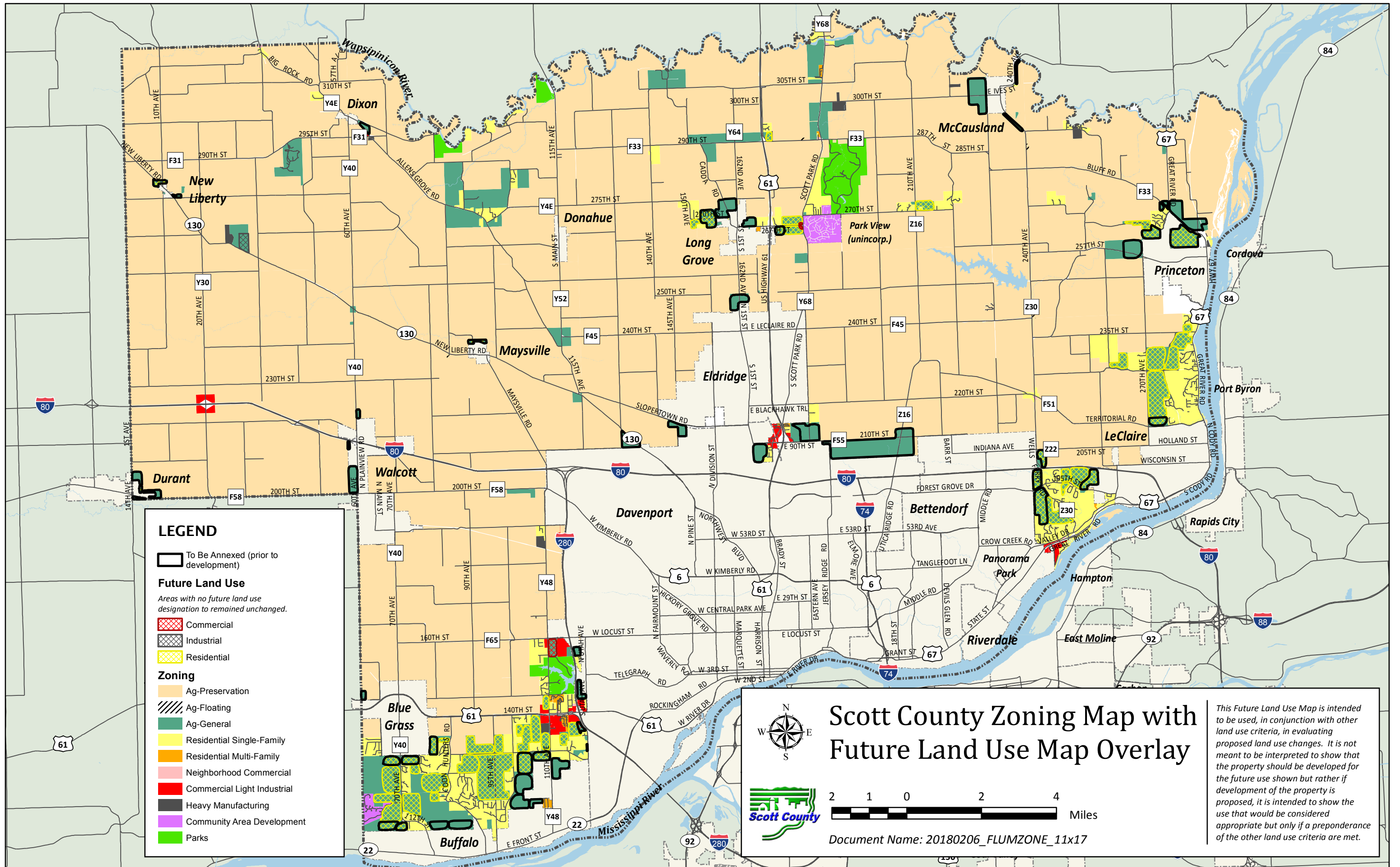
**Objective 5.** Maintain a Future Land Use Map to graphically illustrate, in areas zoned Ag-General, which is Scott County's designated agricultural "holding zone", whether residential, commercial or industrial development may be appropriate. More importantly this map is also intended to show where areas are expected to be preserved as farmland, conservation, or natural areas or for recreation.

The areas zoned Ag-General, that are currently deemed appropriate for future development are shown on the map with an established color code to designate the type of development that is anticipated. Those areas without any future land use color designation are not expected to change zoning but rather are expected to be used for the purposes permitted under whatever their current zoning district regulations are. To clarify and for example, areas currently zoned A-P are expected to remain A-P and areas zoned R-1 are expected to remain R-1 and etc.

The Future Land Use Map is intended to be used, in conjunction with other land use criteria, in evaluating proposed rezoning, subdivision or other land use changes. It is not meant to be interpreted to show that the property **should** be developed for the future use shown but rather if development of the property is proposed the map shows the use that **would** be considered appropriate **if** a preponderance of the other land use criteria are met for such a proposed change.

Additionally there is a designation on the map of certain areas adjacent to current city boundaries that are designated with a black border as areas of future annexation. This designation is only meant to imply that such property should be considered for annexation prior to development only if and when the property is proposed for development. If, for whatever reason, the adjacent city cannot or does not annex such property then the rezoning under the County's jurisdiction may be considered. Again the "future annexation" recommendation would only apply to property proposed to be developed, if no development of the property is being proposed the map is not intended to recommend any annexation.

Finally and to reiterate, the vast majority of unincorporated Scott County land is shown without any future designation. This is intended to indicate that land use changes are neither anticipated nor deemed appropriate in those areas, unless other criteria are met. All of the areas that are currently zoned Ag-Preservation are intended to remain so zoned and are shown without any future designation.



**LEGEND**

To Be Annexed (prior to development)

**Future Land Use**  
 Areas with no future land use designation to remained unchanged.

Commercial

Industrial

Residential

**Zoning**

Ag-Preservation

Ag-Floating

Ag-General

Residential Single-Family

Residential Multi-Family

Neighborhood Commercial

Commercial Light Industrial

Heavy Manufacturing

Community Area Development

Parks

**Scott County Zoning Map with Future Land Use Map Overlay**

2 1 0 2 4 Miles

Document Name: 20180206\_FLUMZONE\_11x17

*This Future Land Use Map is intended to be used, in conjunction with other land use criteria, in evaluating proposed land use changes. It is not meant to be interpreted to show that the property should be developed for the future use shown but rather if development of the property is proposed, it is intended to show the use that would be considered appropriate but only if a preponderance of the other land use criteria are met.*



# Scott County Zoning Map with Future Land Use Map Overlay

## Inset Areas

**LEGEND**

To Be Annexed (prior to development)

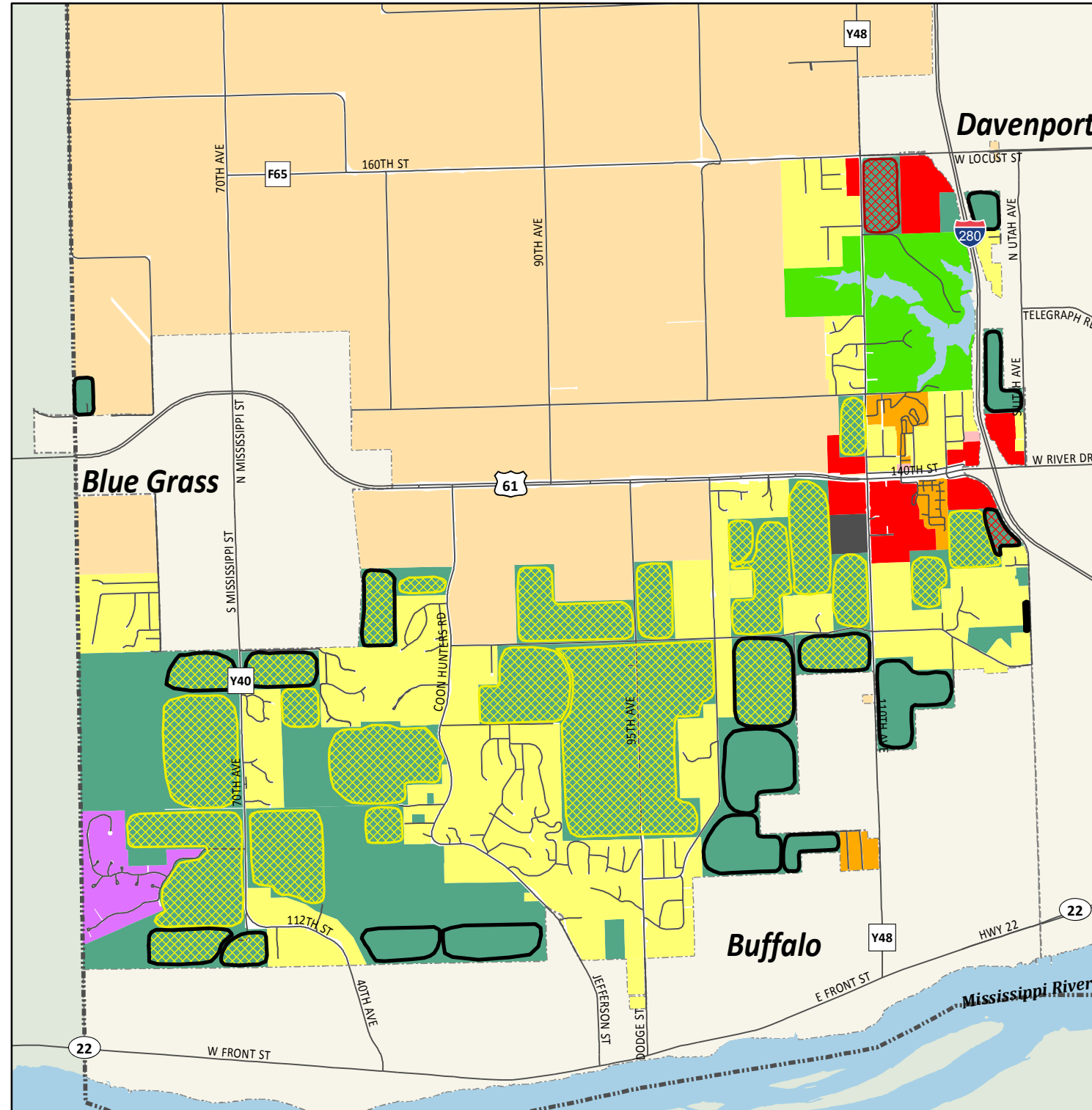
**Future Land Use**  
Areas with no future land use designation to remained unchanged.

- Commercial
- Industrial
- Residential

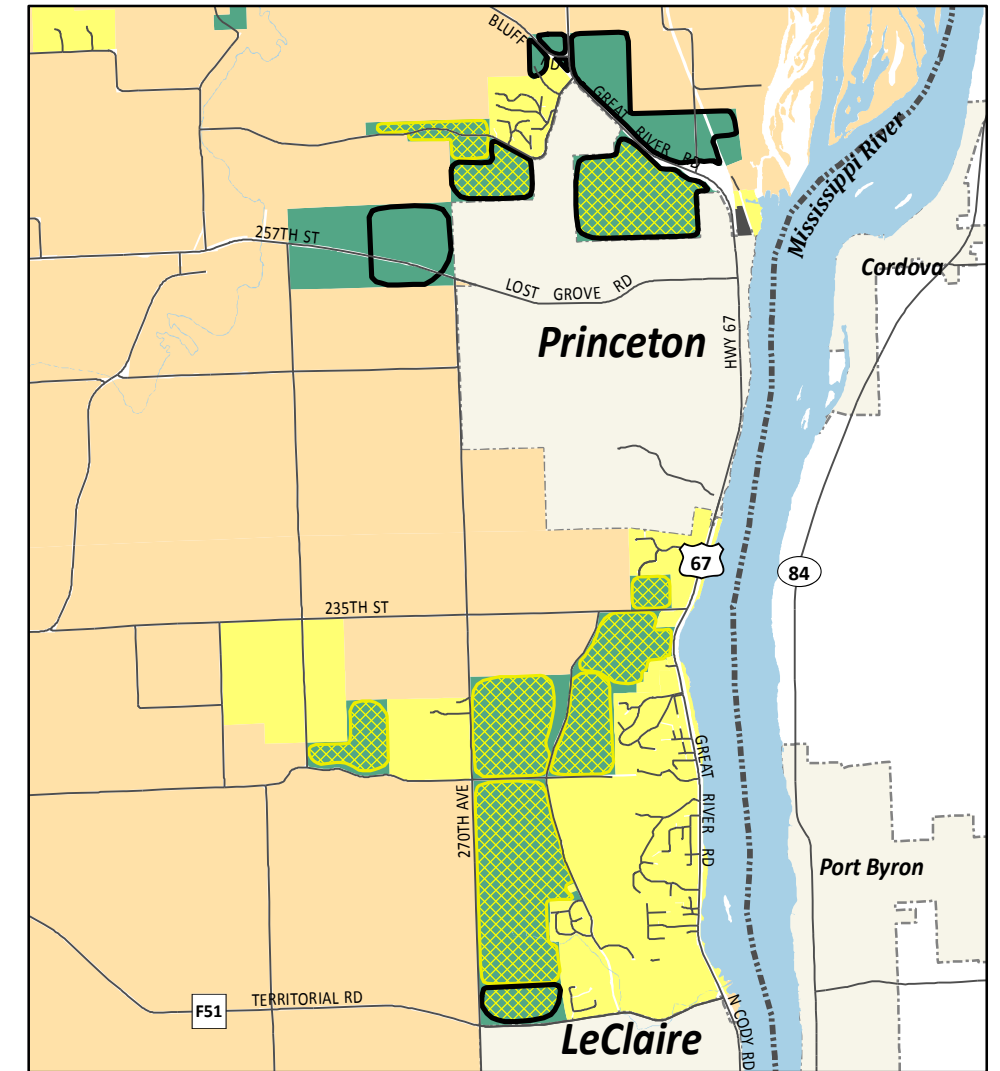
**Zoning**

- Ag-Preservation
- Ag-Floating
- Ag-General
- Residential Single-Family
- Residential Multi-Family
- Neighborhood Commercial
- Commercial Light Industrial
- Heavy Manufacturing
- Community Area Development
- Parks

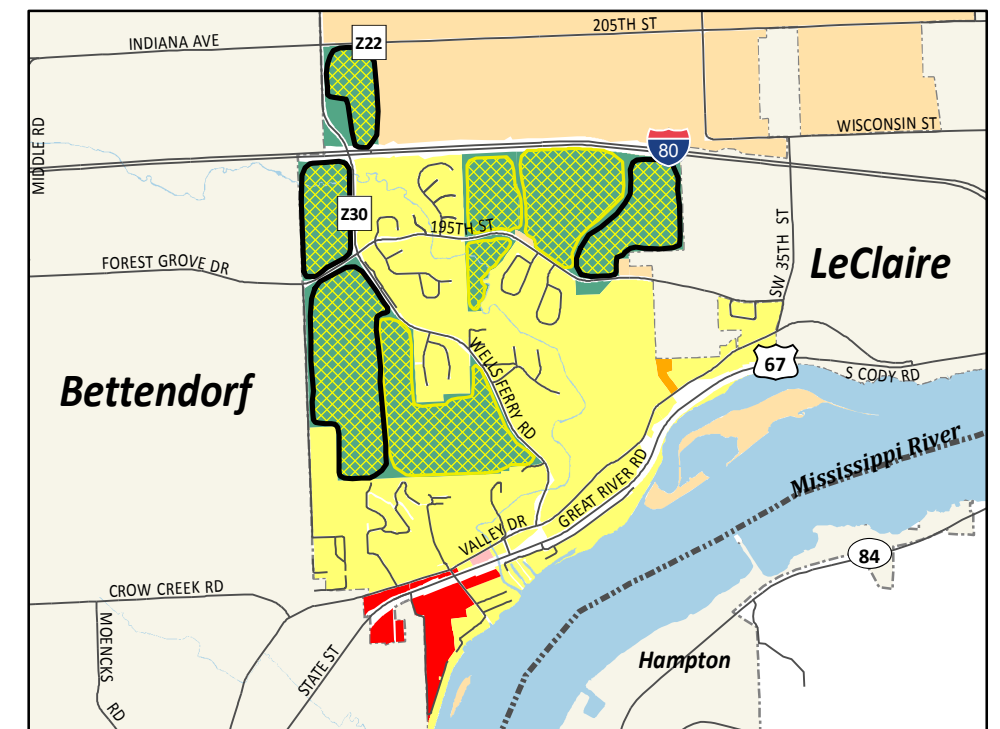
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20180206\_FLUMZONE\_11x17\_Inset



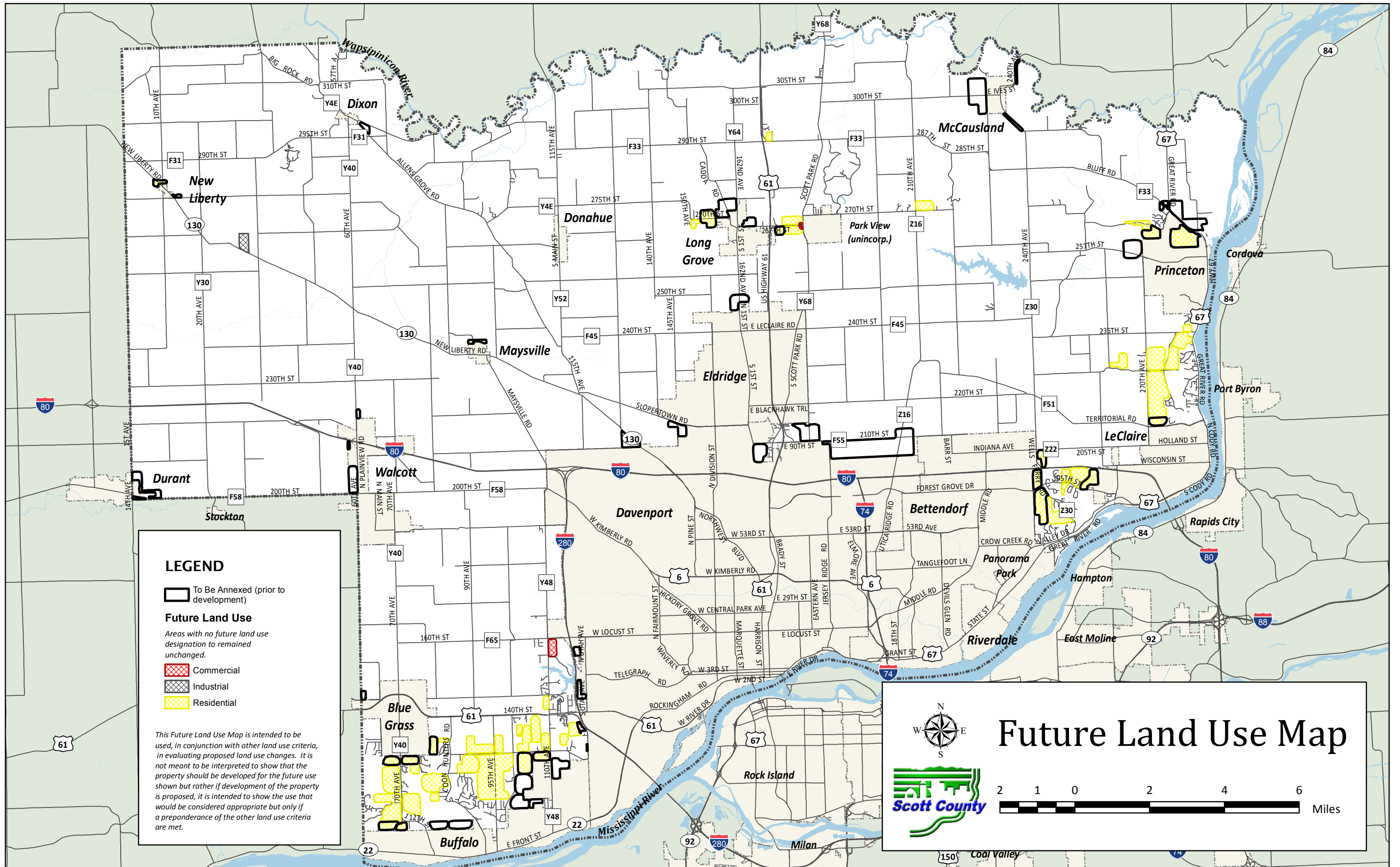
Buffalo/Blue Grass Inset



LeClaire/Princeton Inset



Pleasant Valley Inset



**LEGEND**

To Be Annexed (prior to development)

**Future Land Use**

Areas with no future land use designation to remain unchanged.

- Commercial
- Industrial
- Residential

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# Future Land Use Map

2 1 0 2 4 6 Miles



# Future Land Use Map

## Inset Areas

**LEGEND**

To Be Annexed (prior to development)

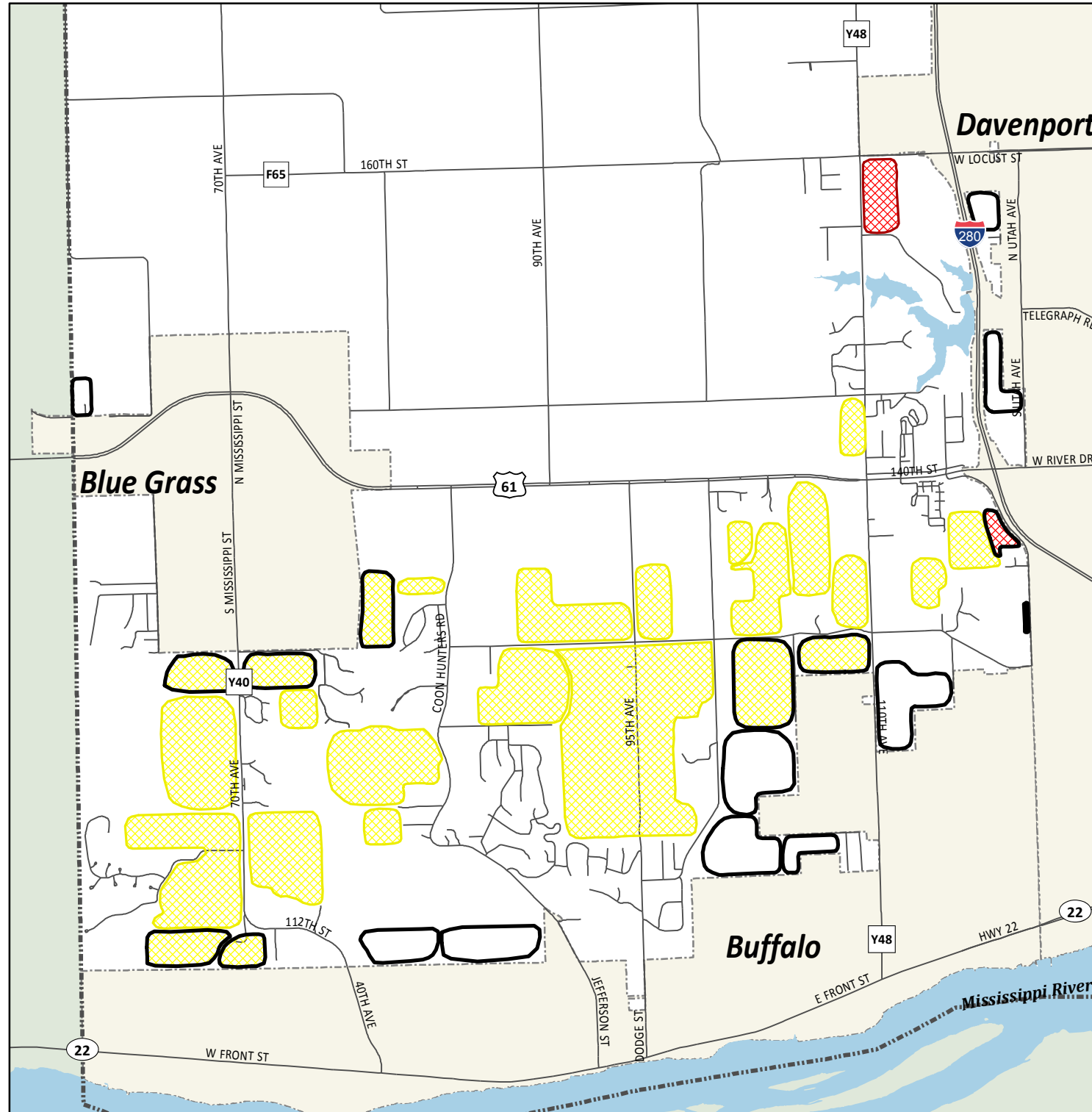
**Future Land Use**  
*Areas with no future land use designation to remained unchanged.*

Commercial

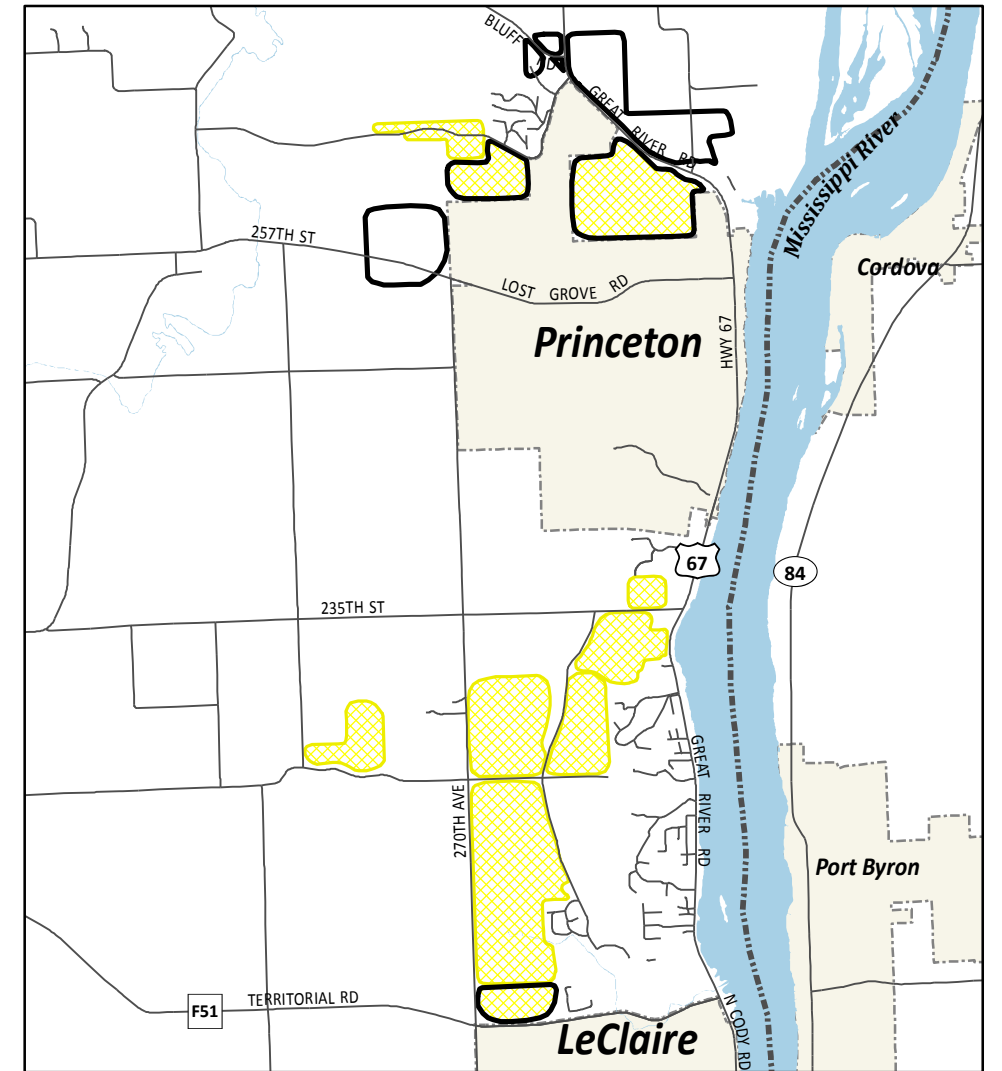
Industrial

Residential

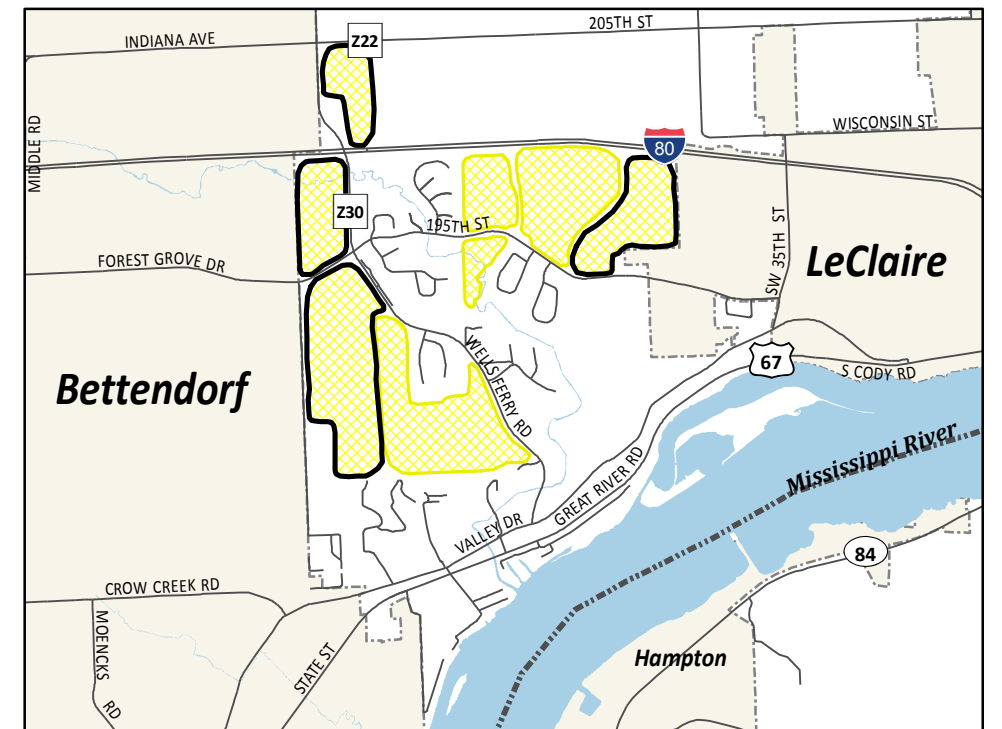
*This Future Land Use Map is intended to be used, in conjunction with other land use criteria, in evaluating proposed land use changes. It is not meant to be interpreted to show that the property should be developed for the future use shown but rather if development of the property is proposed, it is intended to show the use that would be considered appropriate but only if a preponderance of the other land use criteria are met.*



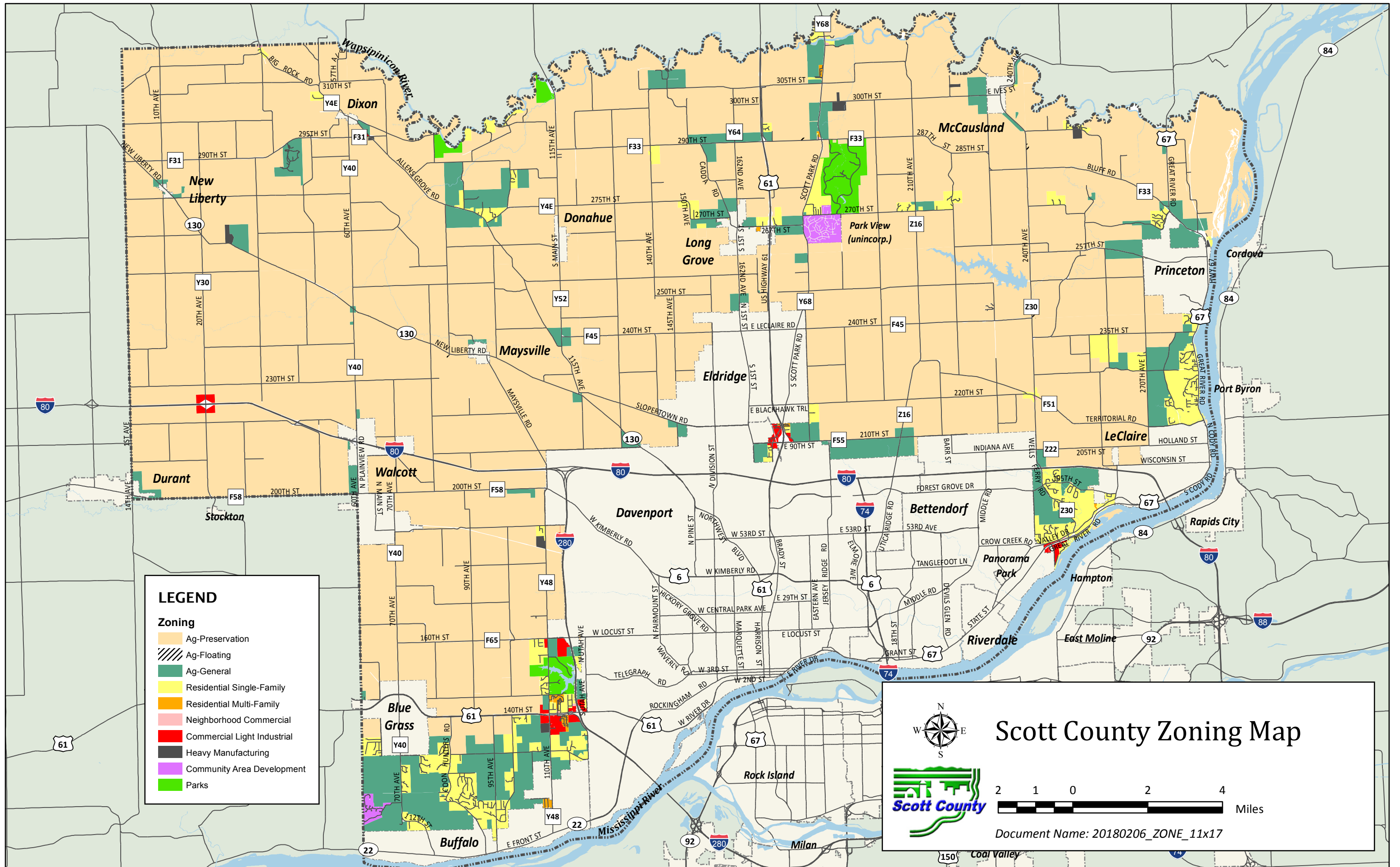
Buffalo/Blue Grass Inset



LeClaire/Princeton Inset



Pleasant Valley Inset



**LEGEND**

**Zoning**

- Ag-Preservation
- Ag-Floating
- Ag-General
- Residential Single-Family
- Residential Multi-Family
- Neighborhood Commercial
- Commercial Light Industrial
- Heavy Manufacturing
- Community Area Development
- Parks

**Scott County Zoning Map**

2 1 0 2 4 Miles











Document Name: 20180206\_ZONE\_11x17

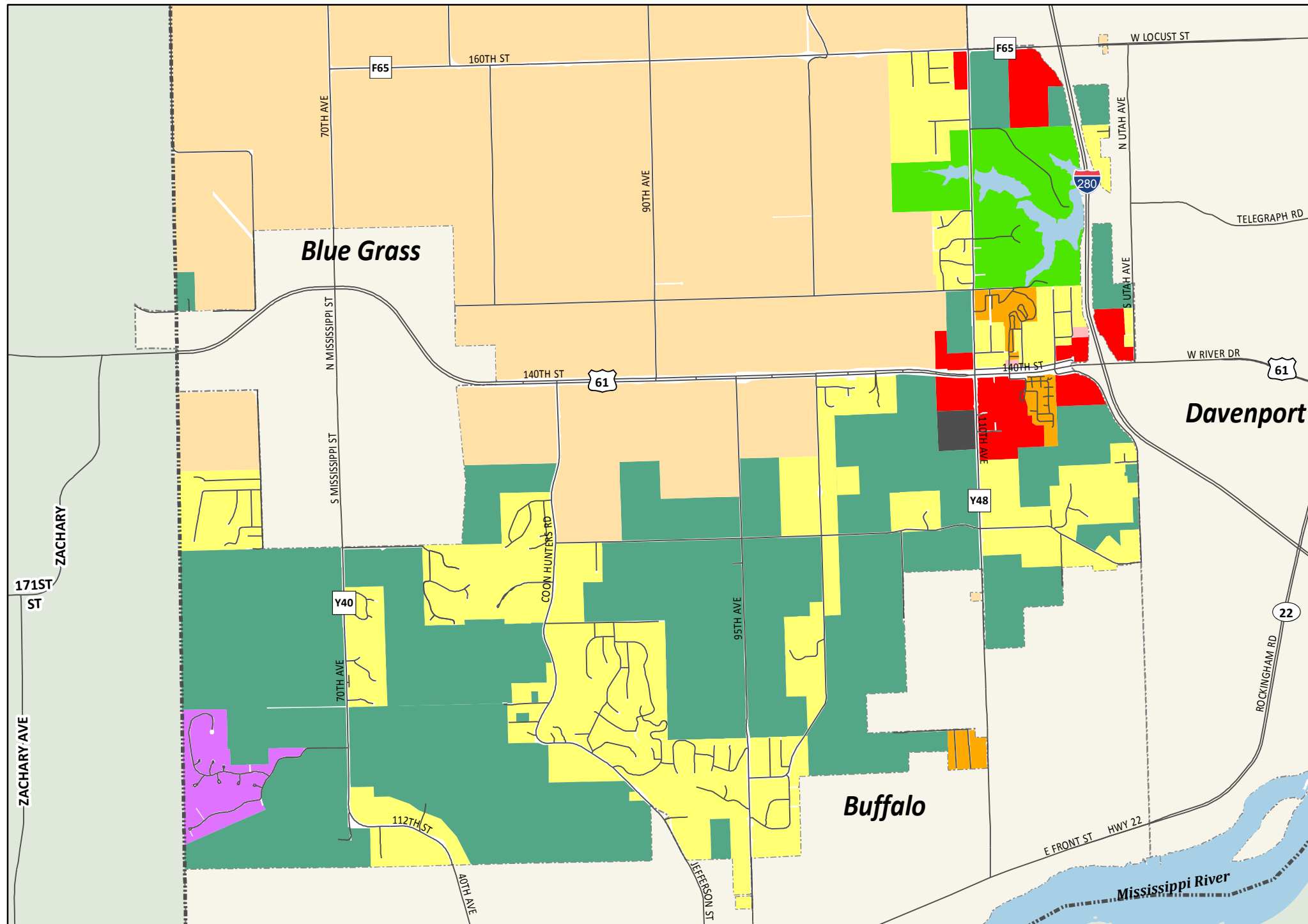
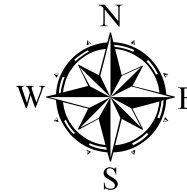




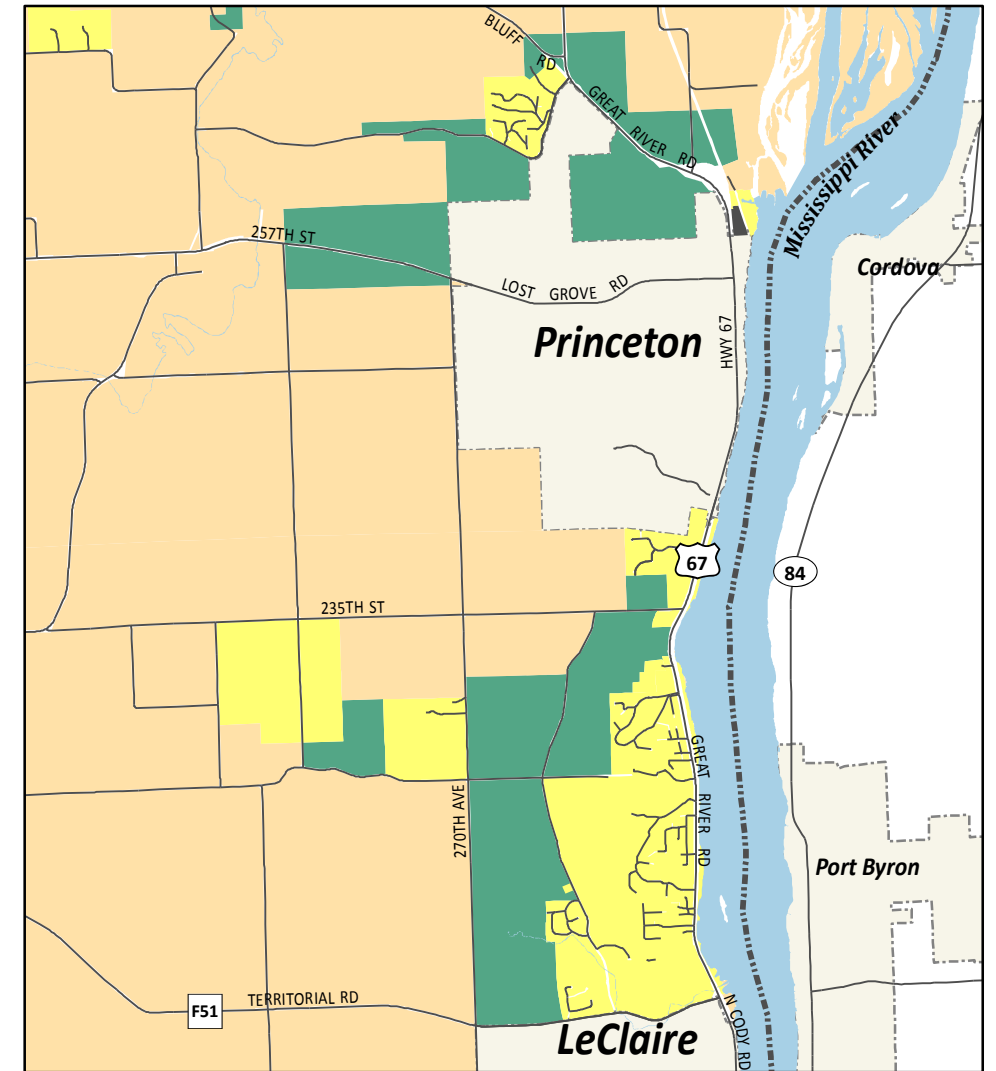
# Scott County Zoning Map Inset Areas

## Zoning

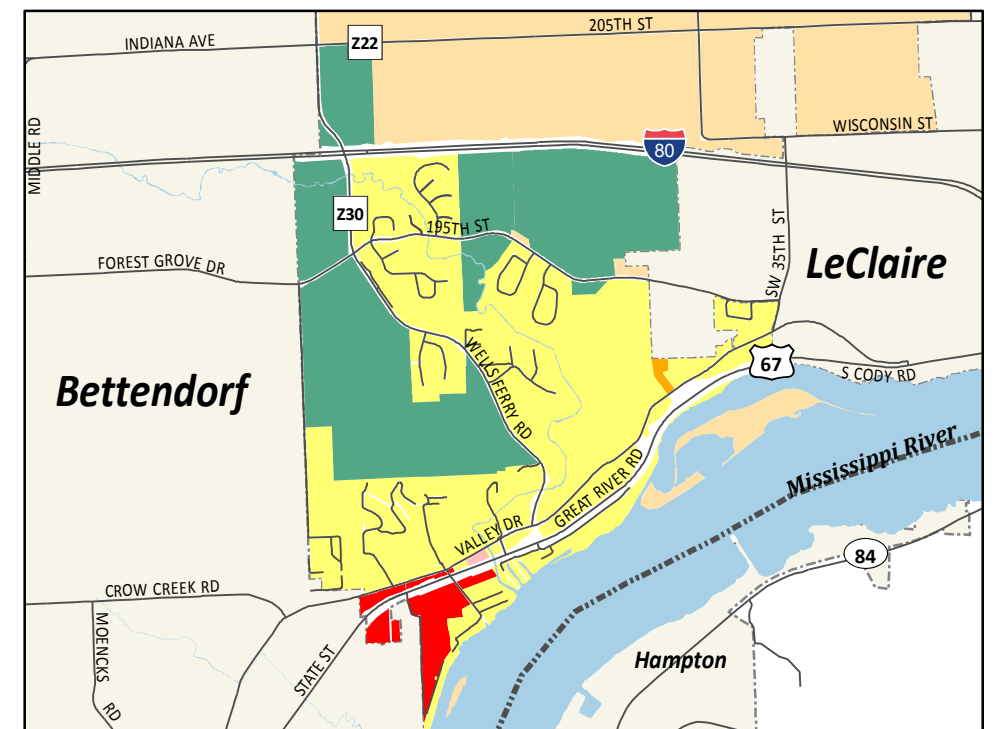
- |  |   |
|--|---|
|  Ag-Preservation           |  Neighborhood Commercial     |
|  Ag-Floating               |  Commercial Light Industrial |
|  Ag-General                |  Heavy Manufacturing         |
|  Residential Single-Family |  Community Area Development  |
|  Residential Multi-Family  |  Parks                       |



Buffalo/Blue Grass Inset



LeClaire/Princeton Inset



Pleasant Valley Inset