

PLANNING & DEVELOPMENT

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Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning & Development Director

Date: April 10, 2018

Re: Adoption of the Future Land Use Map (FLUM) and related Comprehensive Plan Amendments

The Board of Supervisors held its public hearing on the adoption of the Future Land Use Map on April 5th. This is the culmination of a yearlong process to evaluate, review the future land use in unincorporated Scott County. A significant result of that review is how little is changing from the original map that was first developed and adopted in 1998. Just as when the “new” Comprehensive Plan was adopted in 2008, it bore a striking similarity and consistency with the original Development Plan from 1980 so this “new” Future Land Use Map continues to keep Scott County on a course of Ag-Preservation in the unincorporated areas of the County. This map shows no proposed changes to any of the areas currently zoned Ag-Preservation.

As stated previously, 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.

This Future Land Use Map and Comp Plan amendments are presented with the unanimous recommendation to approve from the Planning Commission. 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 but 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

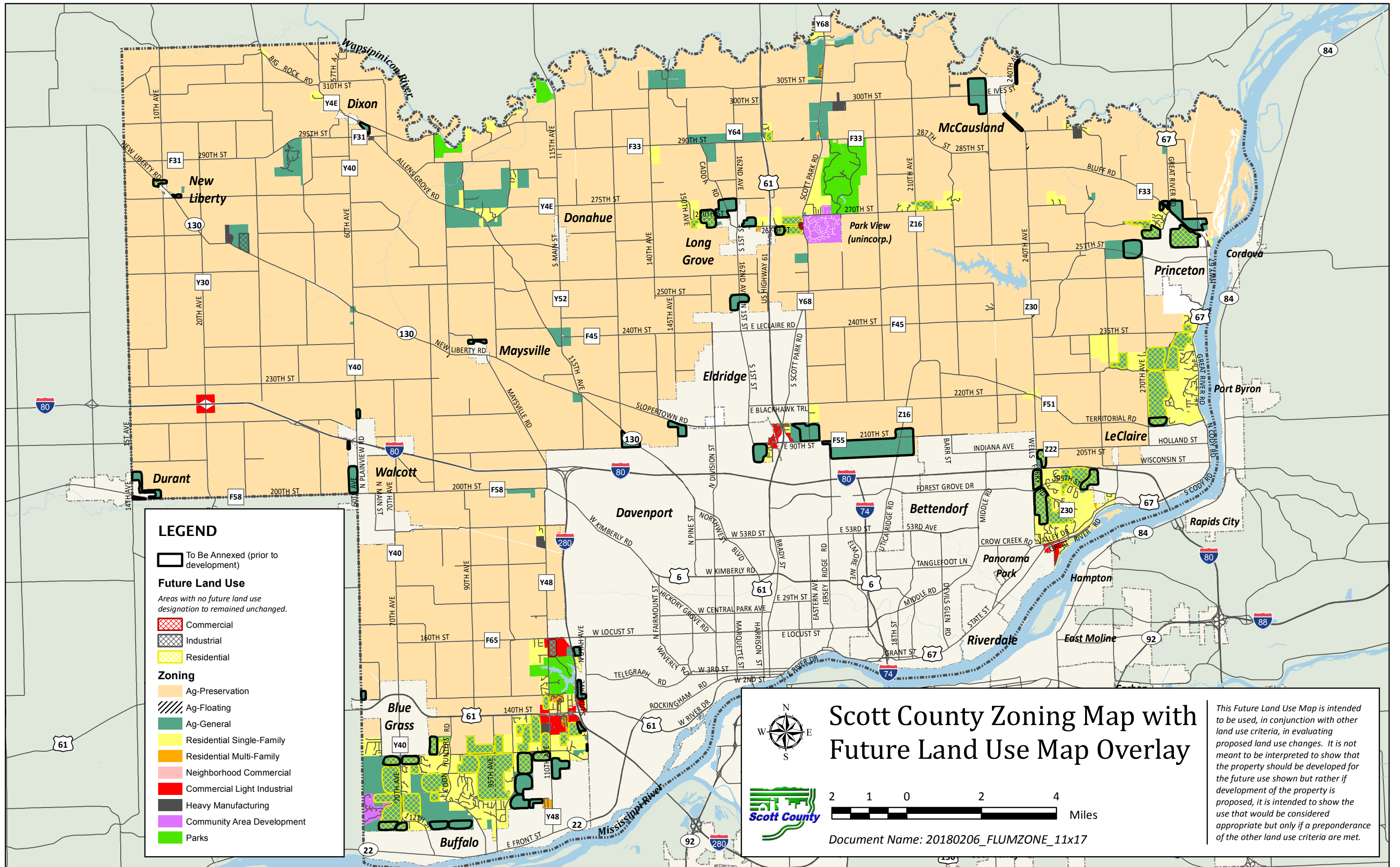
Objective 5. Maintain a Future Land Use Map to graphically illustrate, in areas zoned Ag-General, which is Scott County's designated agricultural "holding zone", whether residential, commercial or industrial development may be appropriate. More importantly this map is also intended to show where areas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

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)

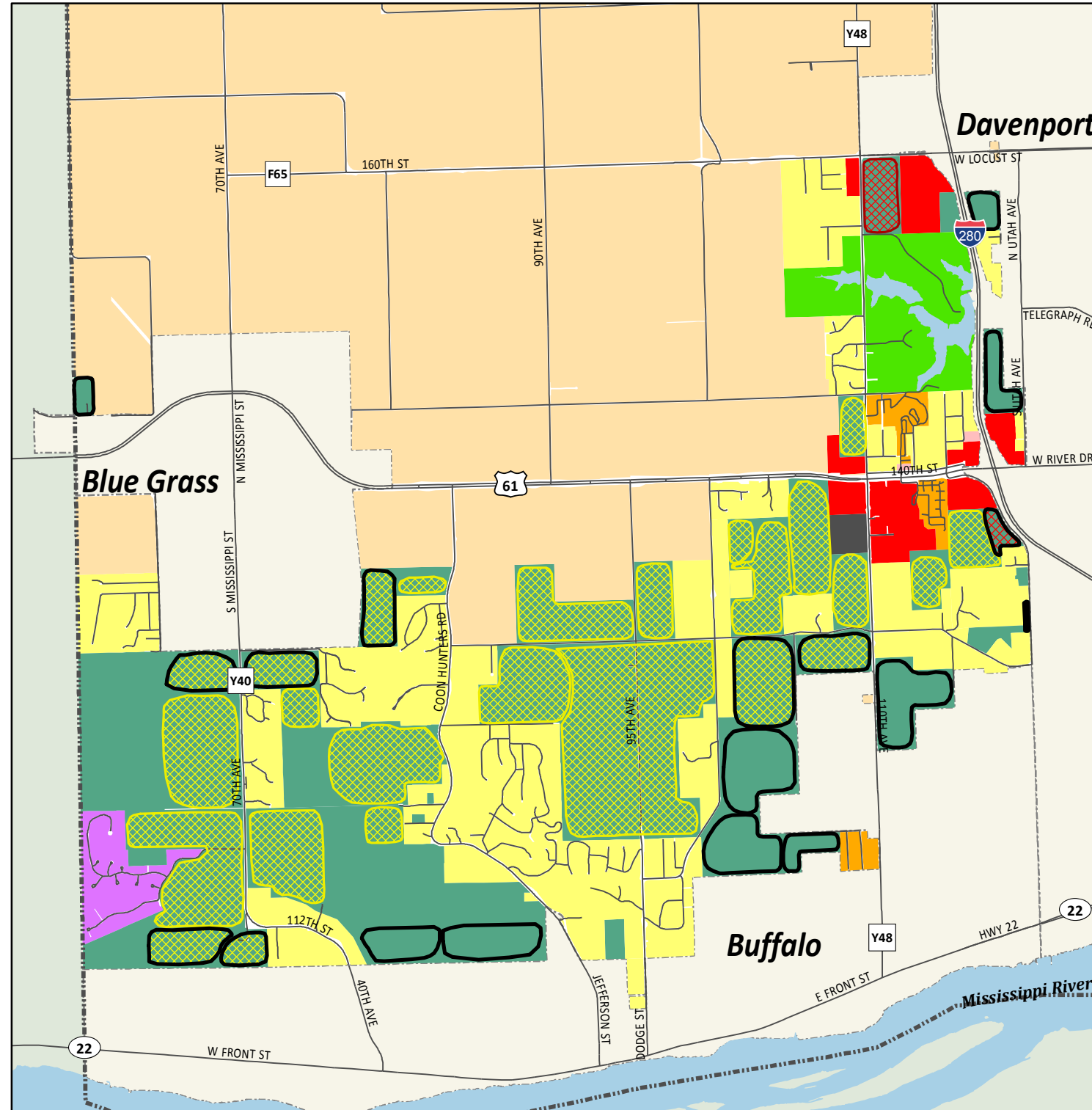
Future Land Use
Areas with no future land use designation to remained unchanged.

- Commercial
- Industrial
- Residential

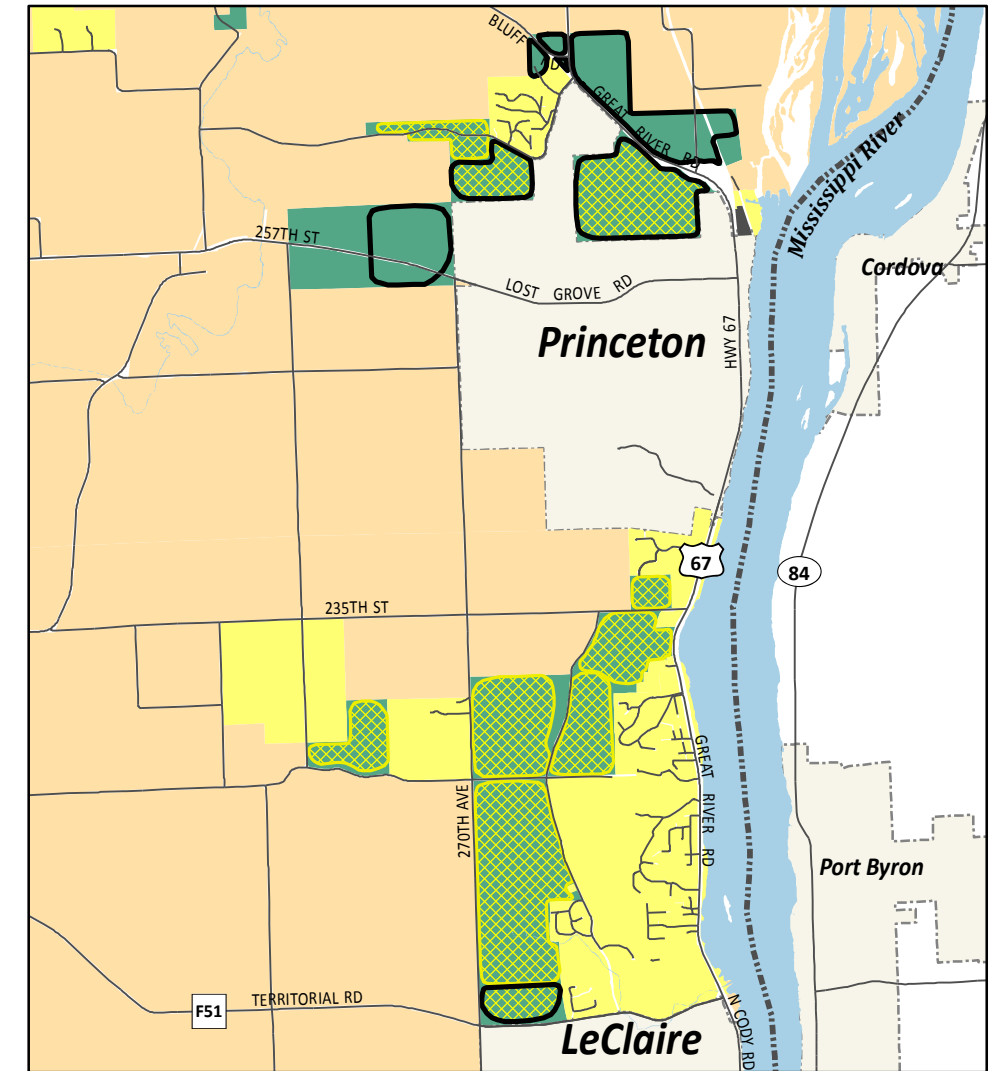
Zoning

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

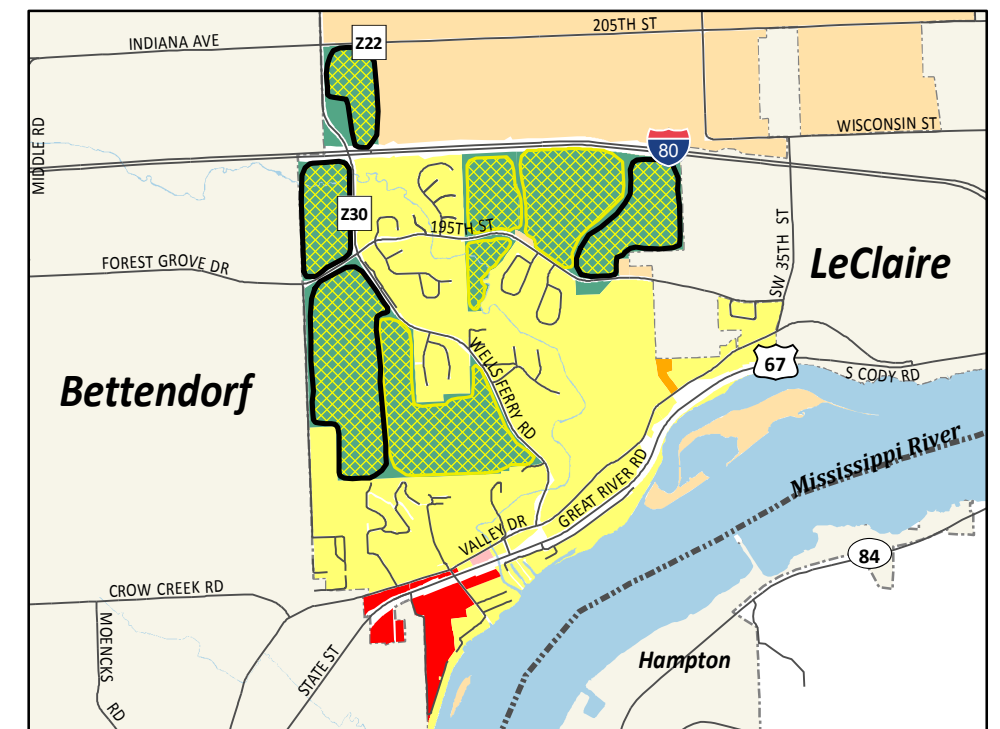
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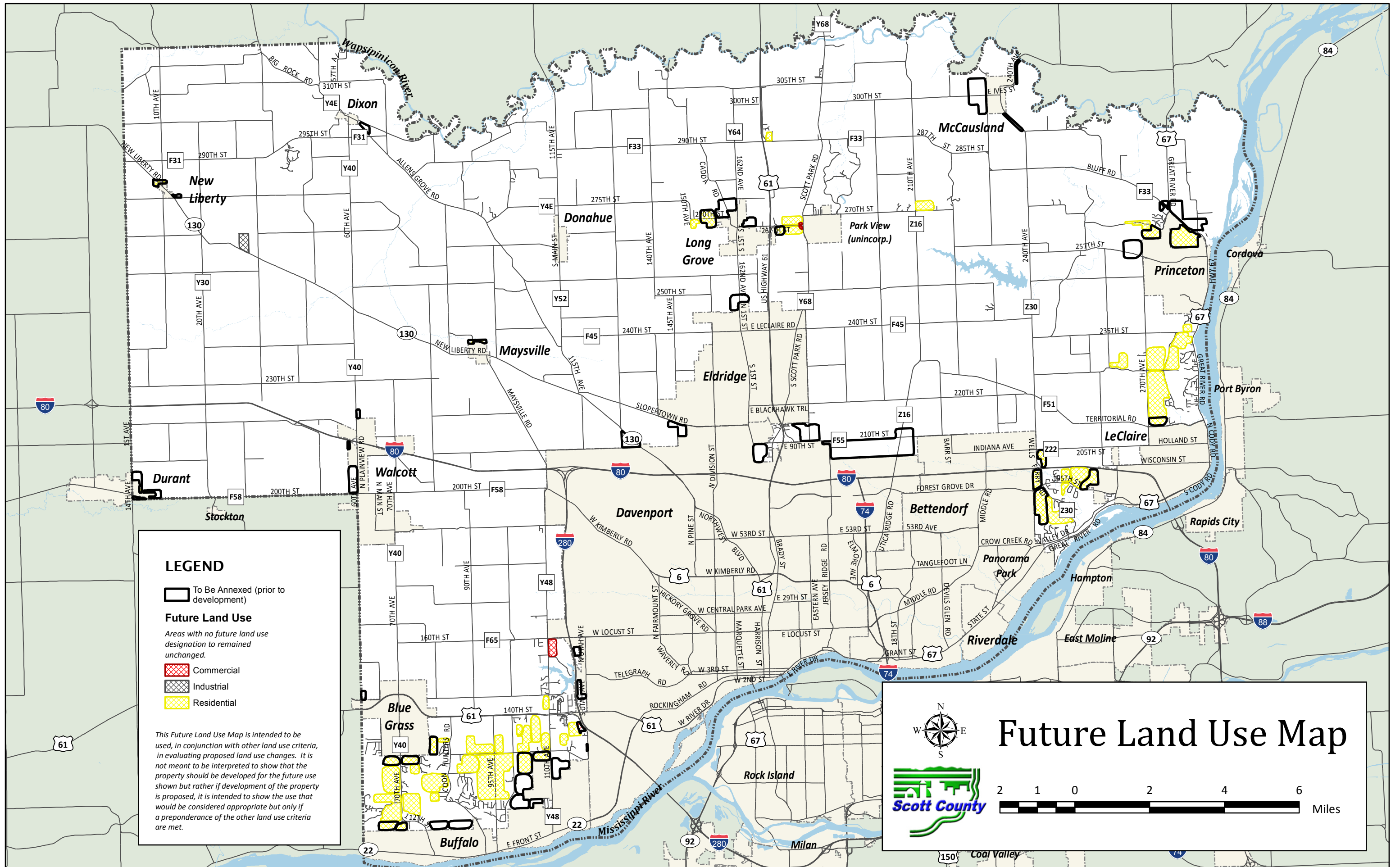
Buffalo/Blue Grass Inset



LeClaire/Princeton Inset



Pleasant Valley Inset



New Liberty

Dixon

Donahue

Long Grove

McCausland

Park View (unincorp.)

Princeton

Maysville

Eldridge

Cordova

Port Byron

Durant

Walcott

Davenport

Bettendorf

LeClaire

Rapids City

Stockton

Panorama Park

Hampton

Blue Grass

Buffalo

Rock Island

Milan

Riverdale

East Moline

Coal Valley



Future Land Use Map

Inset Areas

LEGEND

To Be Annexed (prior to development)

Future Land Use

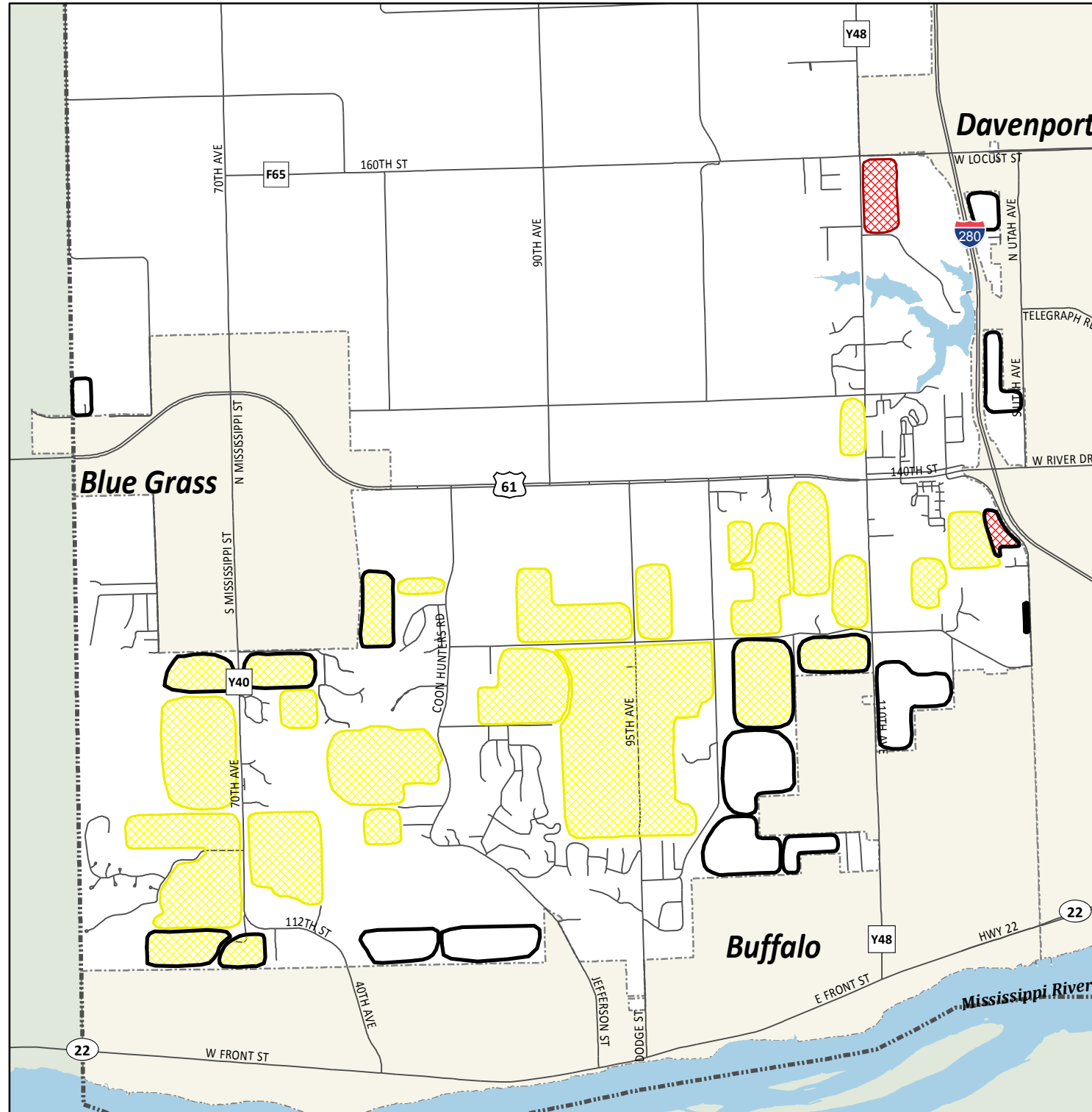
Areas with no future land use designation to remained unchanged.

Commercial

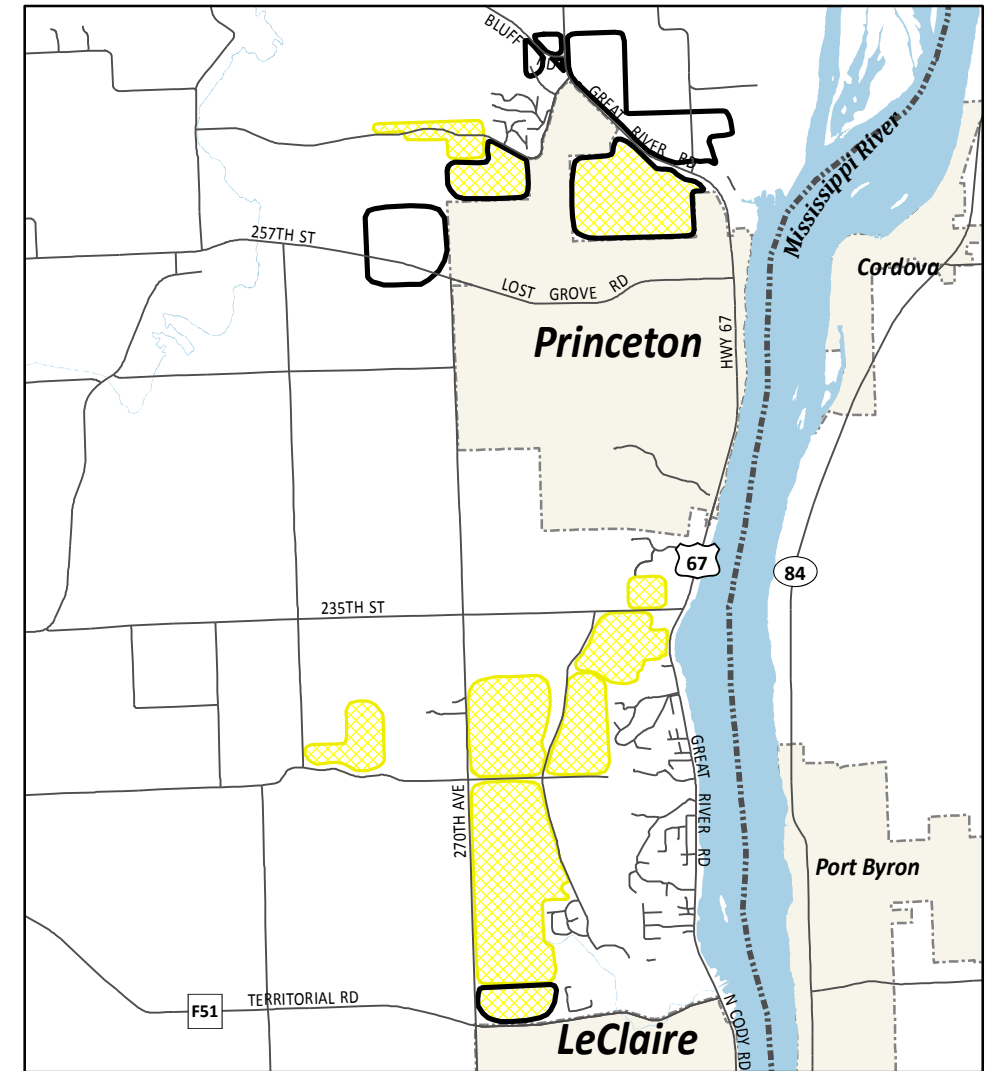
Industrial

Residential

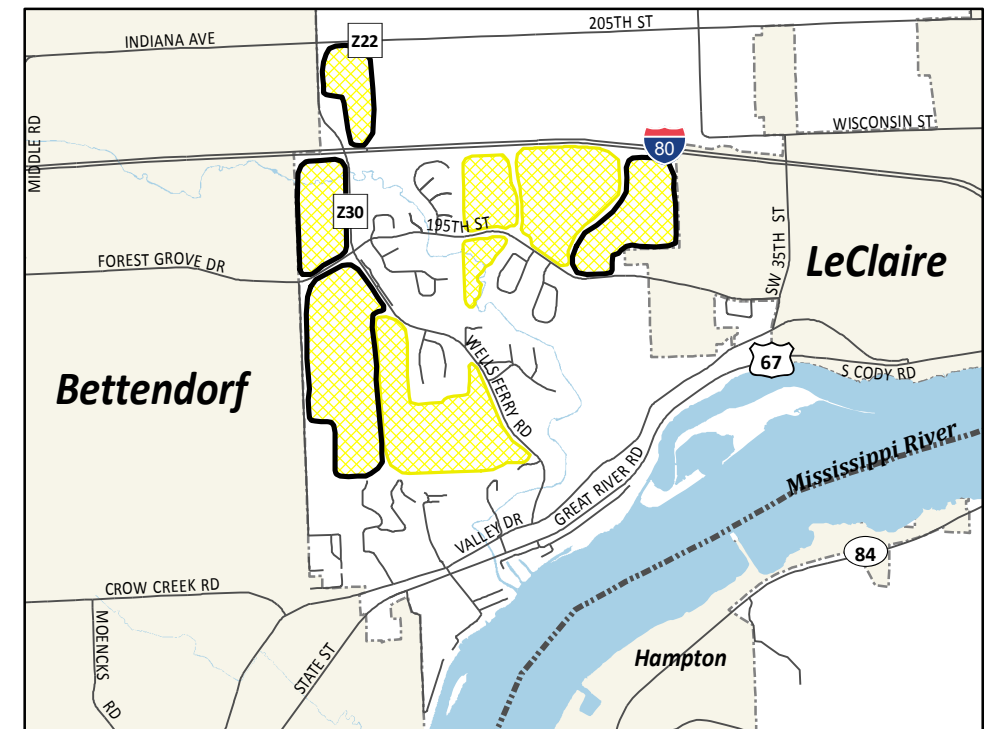
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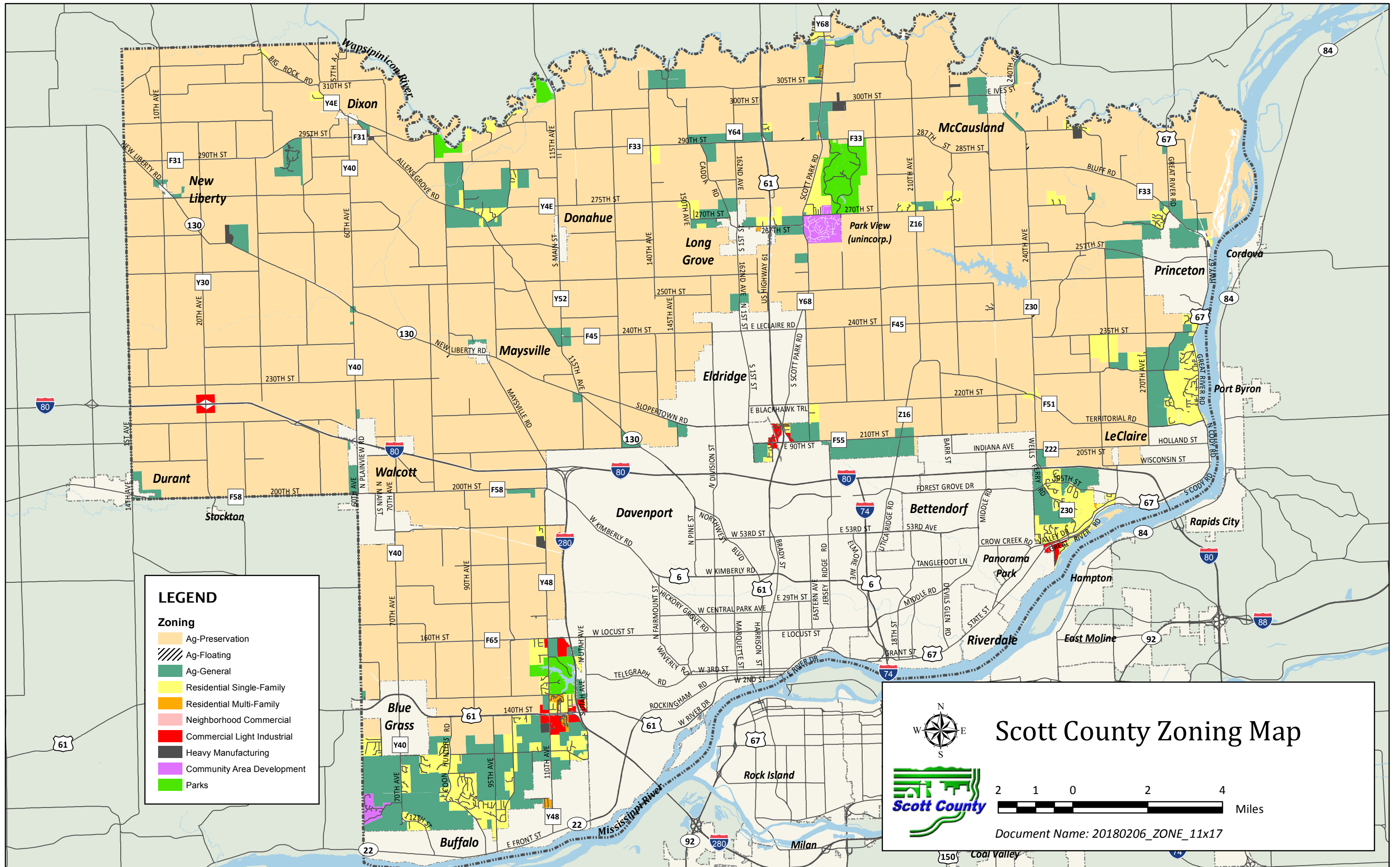
Buffalo/Blue Grass Inset



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

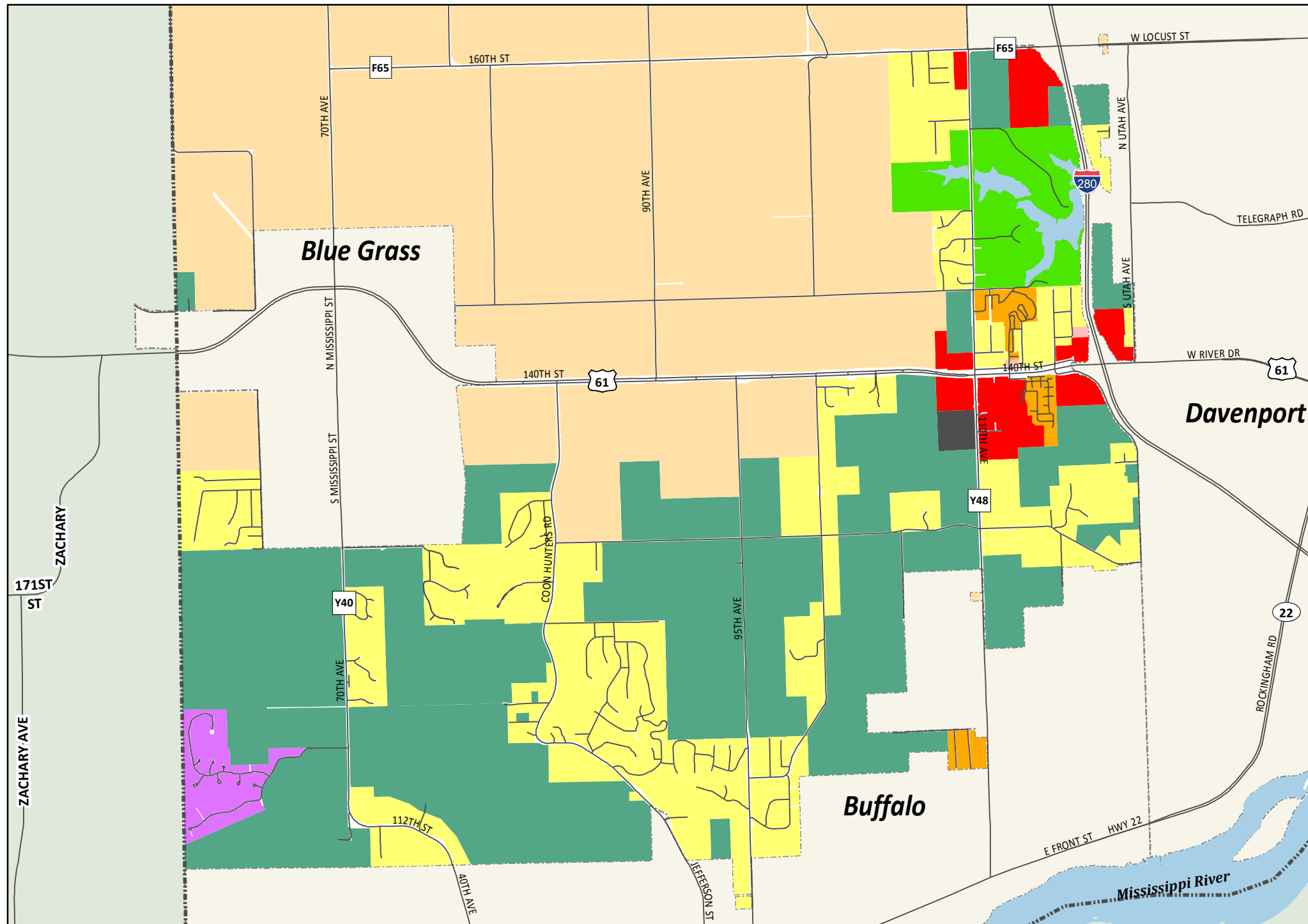
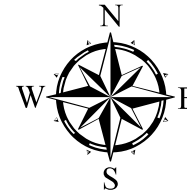
Document Name: 20180206_ZONE_11x17



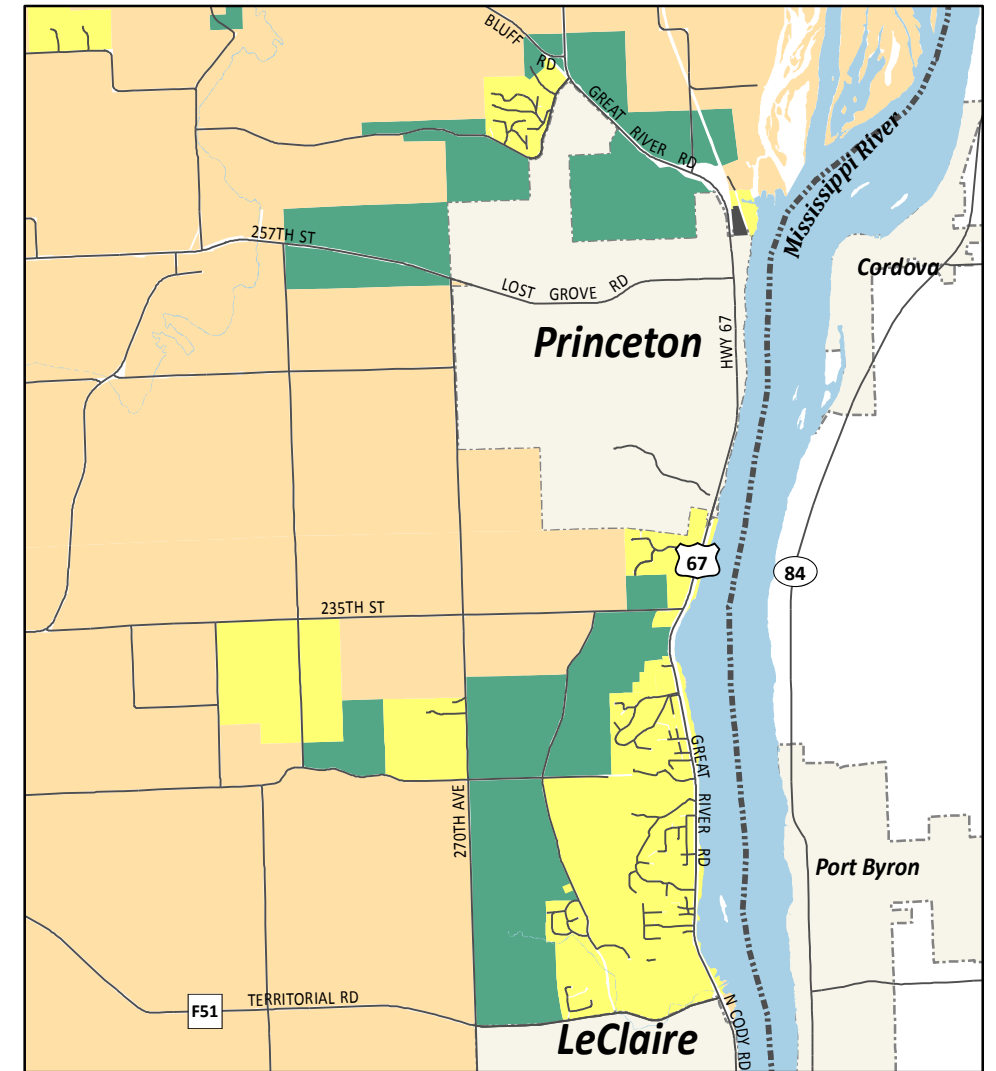
Scott County Zoning Map Inset Areas

Zoning

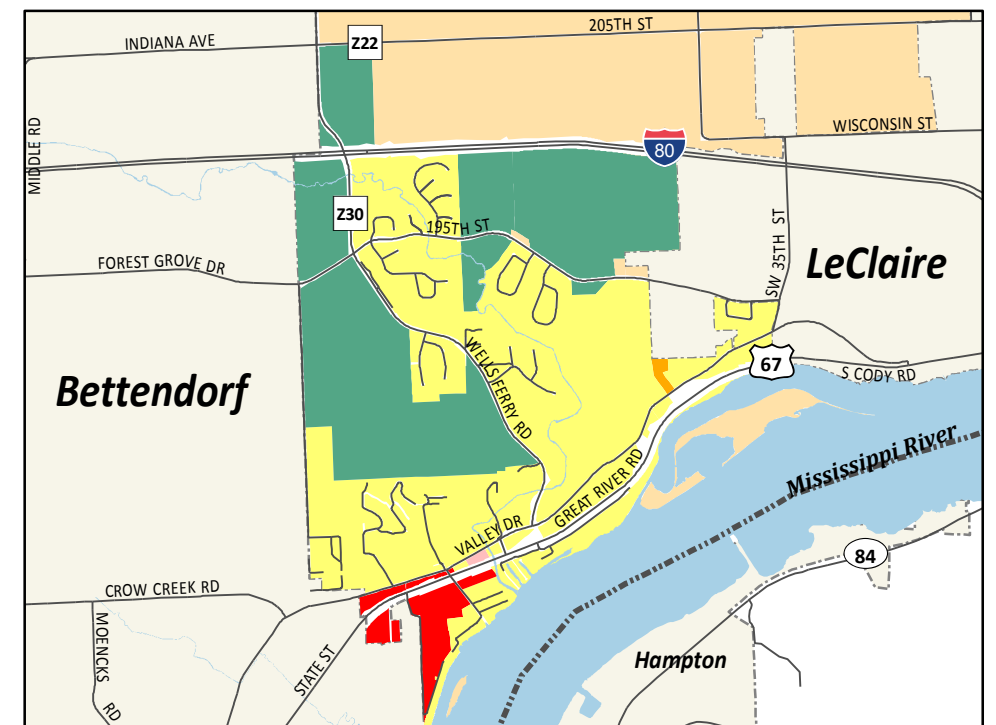
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|--|---|
|  Ag-Preservation |  Neighborhood Commercial |
|  Ag-Floating |  Commercial Light Industrial |
|  Ag-General |  Heavy Manufacturing |
|  Residential Single-Family |  Community Area Development |
|  Residential Multi-Family |  Parks |



Buffalo/Blue Grass Inset



LeClaire/Princeton Inset



Pleasant Valley Inset

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES THAT
THIS RESOLUTION HAS BEEN FORMALLY APPROVED BY
THE BOARD OF SUPERVISORS ON _____
DATE _____

SCOTT COUNTY AUDITOR

RESOLUTION
SCOTT COUNTY BOARD OF SUPERVISORS
April 19, 2018
APPROVING THE ADOPTION OF A NEW FUTURE LAND USE MAP AND AN
AMENDED SECTION OF CHAPTER TWO OF THE SCOTT COUNTY
COMPREHENSIVE PLAN BOTH IN ACCORDANCE WITH THE
RECOMMENDATION OF THE SCOTT COUNTY PLANNING AND ZONING
COMMISSION

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

- Section 1. The Scott County Planning and Zoning Commission held a Public Hearing on March 20, 2018 to consider and take public comments on a new Future Land Use Map and an amendment to the language of Chapter Two: Vision, Goals and Objectives of the Comprehensive Plan that would more fully explain the purpose and intent of the Future Land Use Map listed as Objective 5 under Land Use Objectives in said Chapter.
- Section 2. The Planning and Zoning Commission held three public meetings at various locations in Scott County that were duly noticed and advertised to present the draft map and allow opportunities for public comment on the map.
- Section 3. As adopted the Future Land Use Map is intended to be one of the criteria used in evaluating land use changes, zoning map amendments and development proposals for compliance with all the various goals, objectives, policies and criteria established in the Scott County Comprehensive Plan, as adopted and amended.
- Section 4. As stated when it was originally adopted in 2008, the Comprehensive Plan is not intended to be a static document but an active and dynamic Plan that will be regularly reviewed and updated.
- Section 5. The Board of Supervisors held its own public hearing on this proposed Future Land Use Map and text amendment on April 5, 2018.
- Section 6. The Board of Supervisors hereby adopts and incorporates this new Future Land Use Map and amendment to Chapter Two: Vision, Goals and Objectives as elements of the Scott County Comprehensive Plan.
- Section 7. This resolution shall take effect immediately.