



## PLANNING & DEVELOPMENT

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Timothy Huey  
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

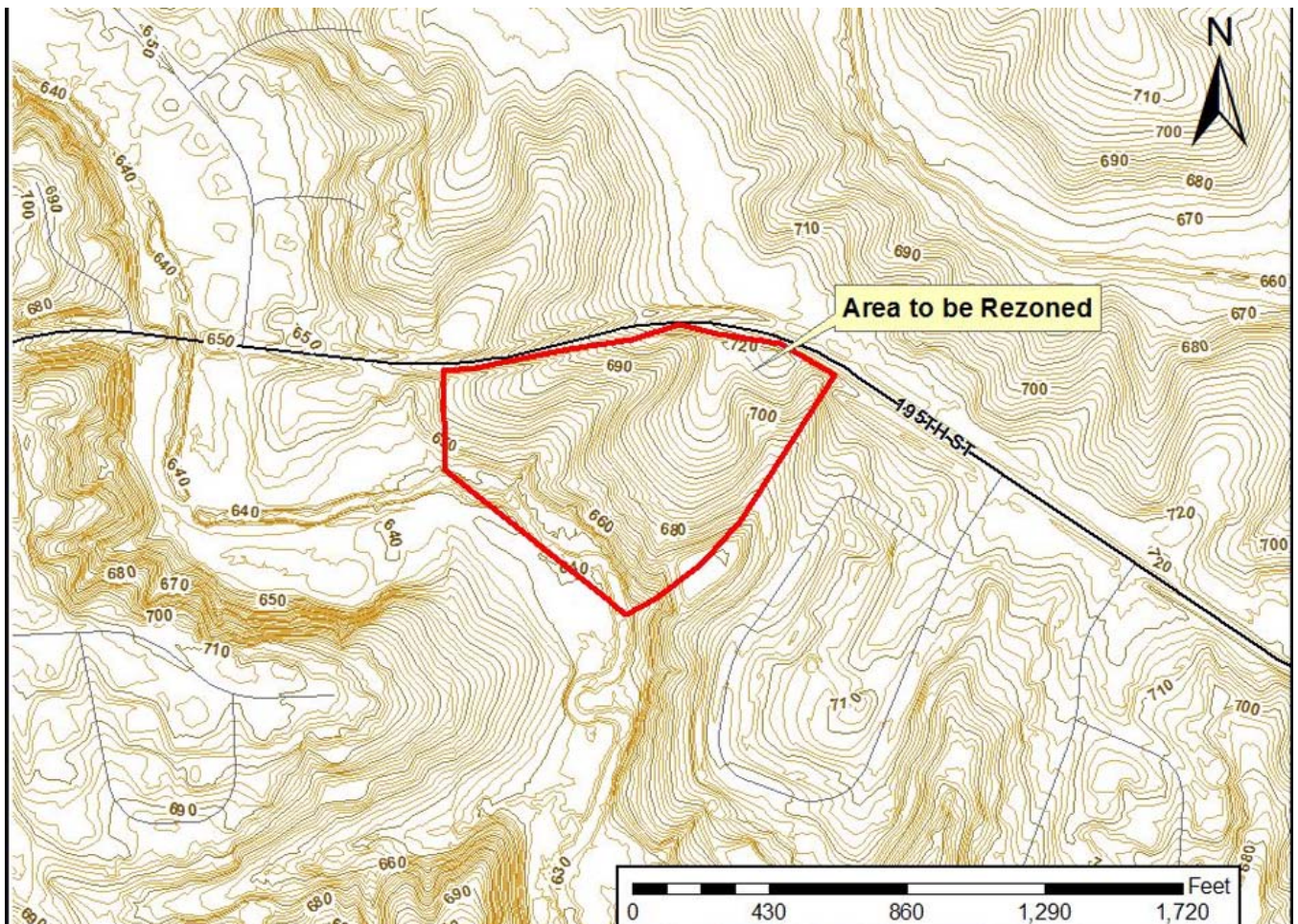
Date: June 4, 2018

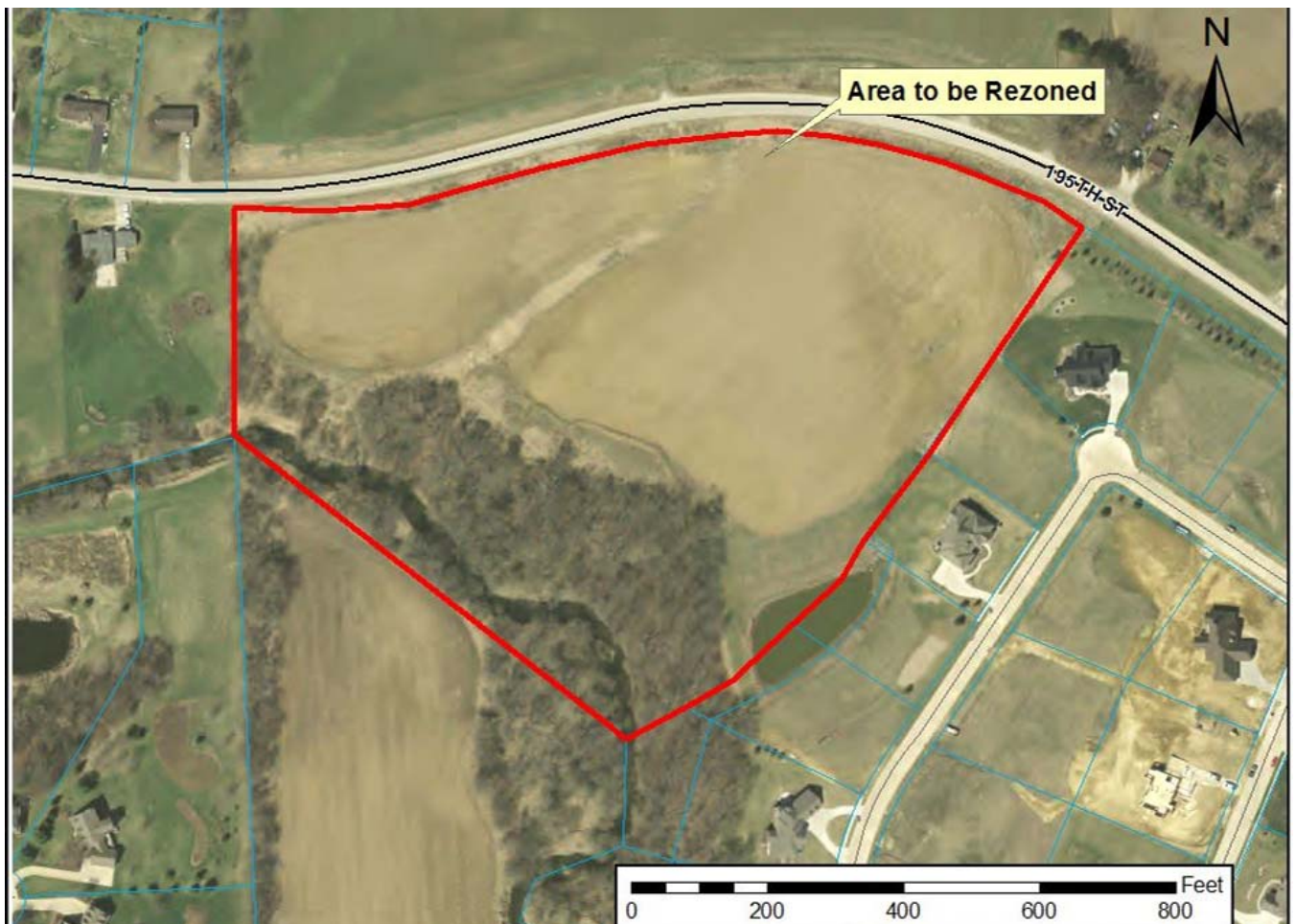
**Re: Discussion of Public Hearing and Presentation of Planning & Zoning Commission's recommendation on the application of R & MS Land Co., L.C. to rezone a 17.65-acre tract, more or less, from "Agricultural-General (A-G)" to "Single-Family Residential (R-1)," legally described as Part of the East ½ of Section 6 of Pleasant Valley Township, south of 195<sup>th</sup> Street, adjacent to Stoney Creek North 2<sup>nd</sup> Addition.**

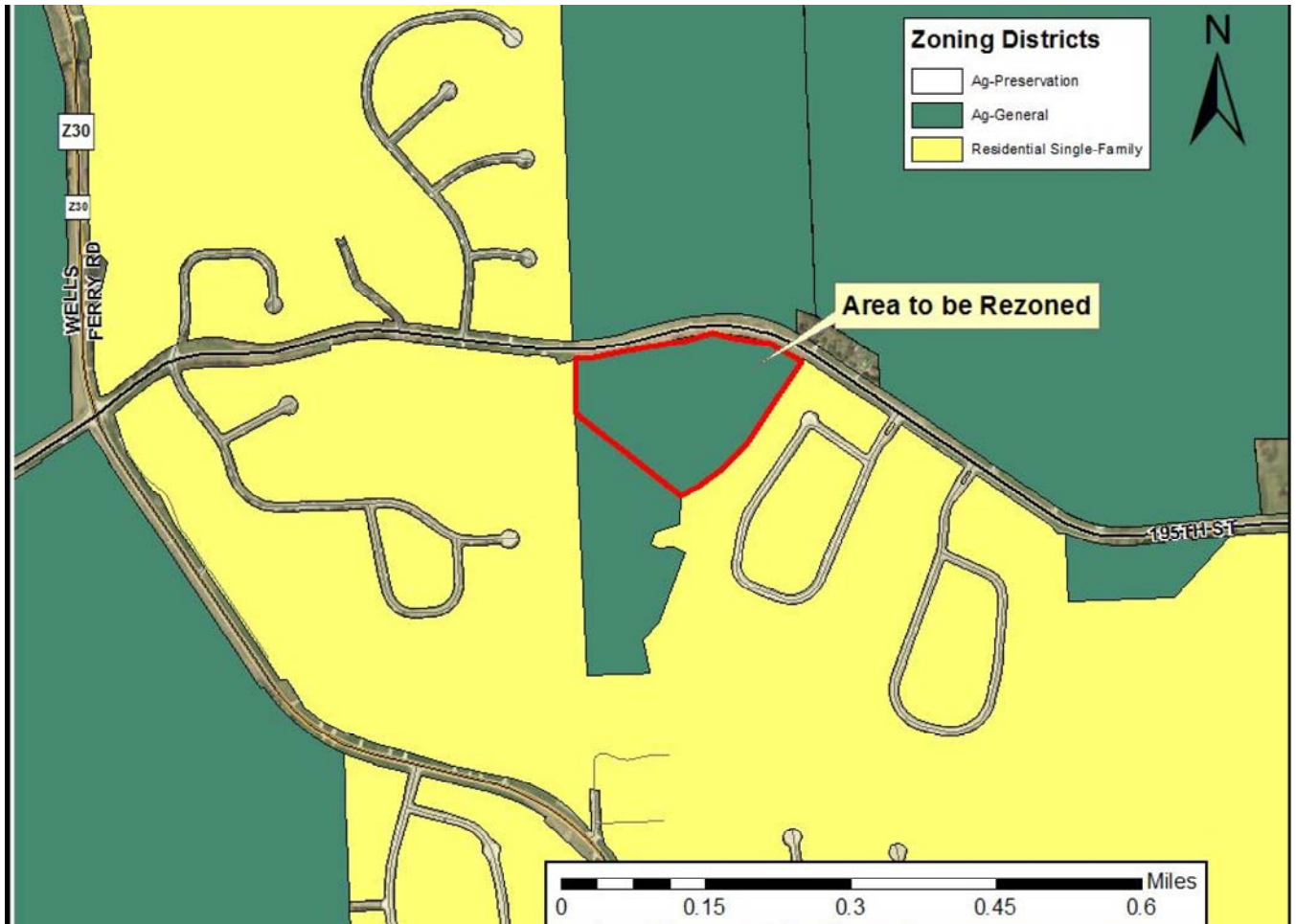
The Planning Commission unanimously recommended approval of the rezoning in accordance with staff's recommendation. The Commission determined that the request met a preponderance of the criteria of the land use policies. The area is shown on the Future Land Use Map as appropriate for residential development, it is near employment and commercial centers, it has access to a paved road and it is adjacent to other residential development. The property for Stoney Creek North and Stoney Creek North II was rezoned from A-G to R-1 in 2000 and 2005, respectively.

Staff has not received any calls or comments on this request. The applicant, Tim Dolan, who also developed the adjacent Stoney Creek North II, Stoney Creek North and the original Stoney Creek Subdivision, south of Spencer Creek, was the only person in attendance and spoke in favor of his request.

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission recommends approval of the request to rezone this property 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

May 15, 2018



- Applicant:** R & MS Land Co., L.C.
- Request:** Rezone 17.65 acres, more or less, from Agricultural-General (A-G) to Single-Family Residential (R-1)
- Legal Description:** Part of the East ½ of Section 6 in Pleasant Valley Township
- General Location:** South of 195<sup>th</sup> Street/Forest Grove Road, about midway between city limits of Bettendorf and LeClaire, west of Stoney Creek North 2<sup>nd</sup> Addition and north and east of Spencer Creek.
- Existing Zoning:** Agricultural-General (A-G)
- Surrounding Zoning:**
- North:** Agricultural-General (A-G), Agricultural-Preservation (A-P)
  - South:** Agricultural-General (A-G), Single-Family Residential (R-1)
  - East:** Agricultural-General (A-G), Single-Family Residential (R-1)
  - West:** Single-Family Residential (R-1)

**GENERAL COMMENTS:** This request is to rezone a 17.65 acre tract of land located south of Forest Grove Road and west of Stoney Creek North II from Agricultural General (A-G) to Single Family Residential (R-1). The plat of the first Stoney Creek Subdivision, a 28-lot subdivision which is located south of Spencer Creek and off of Wells Ferry Road, was approved and recorded in 1995. The rezoning of the 39 acres for Stoney Creek North, a 27-lot subdivision located north of Spencer Creek and south of Forest Grove Road, was approved in 2000. The rezoning of the 39 acres, just to the west of that, for Stoney Creek North II, a 25-lot subdivision, was approved in 2005. The rezoning of this property must be approved prior to any review of a preliminary plat for the property.

**STAFF REVIEW:** Staff has reviewed this request for its adherence to the Scott County Zoning Ordinance and to the Scott County Land Use Policies. Any proposed changes in zoning in the rural unincorporated area of the county should comply with a preponderance of the applicable Scott County Land Use Policies:

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

The area to be rezoned is shown on the Future Land Use Map as appropriate for future residential development. The request meets this criterion.

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

Approximately half of the area to be rezoned is currently in agricultural production. The portion in agricultural production has Corn Suitability Ratings (CSR's) ranging from the mid-teens to as high as 90. The other half contains Spencer Creek and its associated



PLANNING & ZONING COMMISSION

STAFF REPORT

May 15, 2018



ravine, which is poorly suited for agricultural use. Therefore, the area to be rezoned as a whole would be considered marginal agricultural land at best.

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

The area to be rezoned has frontage along 195<sup>th</sup> Street, an adequately-constructed, paved County road.

*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, and therefore any development must comply with State and County health regulations for private wells and on-site wastewater treatment unless sewer is extended. The County Health Department did not have any comments regarding the proposal at this time since a subdivision proposal including number of development lots and lot configurations has not yet been submitted. According to the Web Soil Survey from the Natural Resources Conservation Service, the entire property is considered “Very limited” for “Septic Tank Absorption Field Suitability.” Further review by and comment from the Health Department would thus be an important element for the consideration of any subdivision proposals.

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

The area to be rezoned is about midway between the corporate city limits of LeClaire and Bettendorf. There has been an historic trend of residential development in this area of the county and the Future Land Use map indicates most of the undeveloped land in the vicinity is appropriate for future residential development. Since the proposal would adhere to nearby development trends, it would not be seen as encouraging urban sprawl.

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

The intent of the Scott County land use policies is not only to limit or prevent the conversion of prime agricultural land for development, but also to prevent the incursion of non-farming neighbors into agricultural areas. The area to be rezoned is near other residential development and fits the residential development trends that have taken place in Pleasant Valley Township.

*Does the area have stable environmental resources?*

According to the Web Soil Survey from the Natural Resources Conservation Service (NRCS), the property’s soils have only slow and very slow infiltration rates, so stormwater runoff potential is very high. This would indicate that any construction on this property would need to meet design and construction standards set by a professional civil and/or structural engineer. Spencer Creek, which runs through the southern half of the



PLANNING & ZONING COMMISSION

STAFF REPORT

May 15, 2018

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area to be rezoned, is also prone to flooding so the NRCS has rated the soils near its banks as having “Frequent” Flooding Frequency.

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

Since residential development has historically occurred throughout Pleasant Valley Township, the rezoning would not be inconsistent with the general vicinity’s land use patterns and would not require buffering.

*Is there a recognized need for such development?*

Even in a strict agricultural preservation county like Scott County, it must be recognized that there is a demand (“need”) for residential development in the rural areas.

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 as not, as of yet, received any calls or comments on this request.

Staff has also notified the County Engineer, County Health Department, Scott County soil conservationist, Bi-State Regional Commission, and the cities of LeClaire and Bettendorf for review and comment. The memo and supplemental maps received from Bi-State planning staff is included with this report.

**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  
May 11, 2018